



Application for Resource Consent

Form 9 of the Resource Management Act 1991

South Taranaki District Council
Private Bag 902, Hawera 4640
Telephone: 06 278 0555 or 0800 111 323



| | | | |
|---|---|--|--------------------------|
| 1. Applicant Details | | | |
| 1a. Name | RICHARD WALLIS | | |
| 1b. Contact person | 315 SOUTH ROAD | | |
| 1c. Postal Address | | | |
| 1d. Street address / registered office | | 1e. Contact numbers | Phone |
| | | | Mobile 0272787977 |
| | | | Fax |
| 1f. Email address | | | |
| 2. Property Details | | | |
| 2a. Site Address | Corner Rowe St and Princess St. | | |
| 2b. Legal Description | Lot 1 DP 4825 & Lot 2 DP 4825 & Lot 24 DP 3791 & PT 107 & DP 3791 | | |
| 2c. Valuation Number | 1234060800 | | |
| 2d. Property Owner | | | |
| 3. Project Description | | | |
| Build dwelling less than 3m from boundaries. | | | |
| * POST SUBDIVISION | | | |
| 4. Other Consents Required | | | |
| 4a. The following additional resource consents are required for this project: | | | |
| <input type="radio"/> Consent to dam, divert or use water | | <input type="radio"/> Consent for structures affecting a river or lake bed | |
| <input type="radio"/> Consent to discharge contaminants | | <input type="radio"/> Consent for structures in the Coastal Marine Area | |
| 4b. Applications for these additional consents have been made: | | <input type="radio"/> Yes | <input type="radio"/> No |
| 5. Additional Information | | | |
| 5a. An Assessment of Environmental Effects required by Section 88 and the Fourth Schedule of the Resource Management Act 1991 is attached: | | <input type="radio"/> Yes | <input type="radio"/> No |
| 5b. Other further information required by the District Plan is attached: | | <input type="radio"/> Yes | <input type="radio"/> No |
| Privacy Statement | | | |
| Information on these forms is required to be provided under the Acts, Plans and Bylaws administered by the Council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the Council, Council's approved contractors and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the Council and you can also request that the Council correct any personal information it holds about you. | | | |
| X. | | / / | |
| Signature of owner / agent on behalf of and with the authority of the owner | | Date 31-1-11 | |
| R. WALLIS. | | | |
| Name (print clearly) | | | |

Approval from Person Affected by an Application for a Resource Consent



(Kevin & Megan King)

I/We, Crown Equities Ltd -

being the owner(s) and occupier(s) ☐

Please note that Council requires the approval of all legal owners and all occupiers of the property.

being the owner(s) ☒

being the occupier(s) ☐

of the property at:

17 Albion St, Hawera

give my approval for the application at:

Corner of Princess & Rave St. Hawera.

The proposal is to:

Build unit

and does not meet the following District Plan requirements:

1. Bulk of locations
- 2.
- 3.

- ☐ The proposal has been explained to me and I understand its effects on me.
(See reverse of form for a list of some possible effects)
- ☐ I have signed a copy of the site plan and any other relevant documents.
- ☐ I have signed a copy of the photos. (where the application is to relocate a building)
- ☒ I also understand that if I give my approval, the application may be processed without notification and the Council cannot take into account any effects that the proposal may have on me, when it considers the application.

Signed _____ Date _____

If you do not fully understand the proposal or do not agree with the proposal
do not sign this form

Please note you may withdraw your consent at any time prior to the Council making a
decision on the application

If you have any questions contact a Planner at the South Taranaki District Council on
278 0555 or 0800 111 323

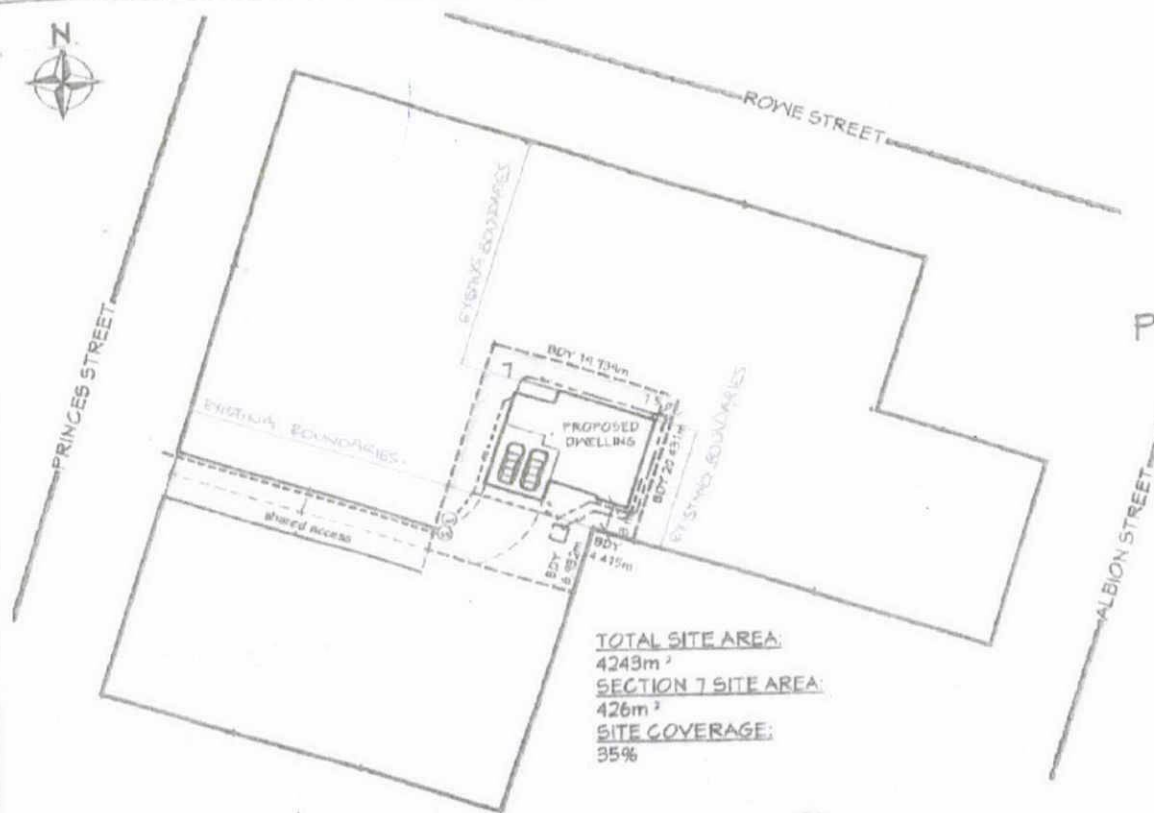
Plans all sweet!

See
PLANS
Notes

The following is a list of effects that you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - (a) Traffic Generation
 - (b) Noise
 - (c) Odour
 - (d) Vibration
 - (e) Air Pollution
 - (f) Shading, loss of daylight and sunlight
 - (g) Loss of Privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.

Jeff Wallis 0274452207



TOTAL SITE AREA:
4243m²
SECTION 7 SITE AREA:
426m²
SITE COVERAGE:
35%

PROPOSED DWELLING FOR PARKWOOD PROJECTS LTD

AT
SECTION 7
PROPOSED SUB DIVISION
CORNER OF

PRINCES, ROWE AND ALBION STREETS
HAWERA

We approve the distance
to the boundaries

Kevin & Megan King
owners of 17 Albion St
Hawera

[Signature]
Kevin King

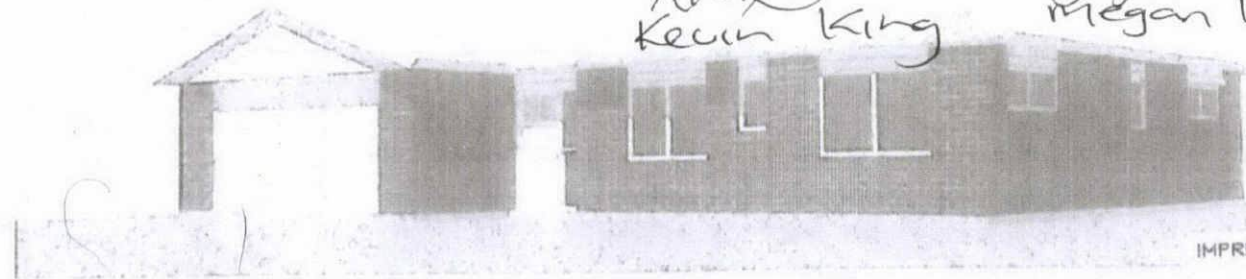
[Signature]
Megan King

[Signature]

Lot Number.....
DP Number.....

Site Plan
scale 1:500

- Main Contractor to confirm:
- all services locations and invert levels prior to any excavation
 - all measurements and dimensions prior to any excavation
 - provide proposed and as built site elevation plan and PFL datum



IMPRESSION ONLY



Project Name and Location:
**Proposed Dwelling
146m²
Section 7, Princes Street
Hawera**

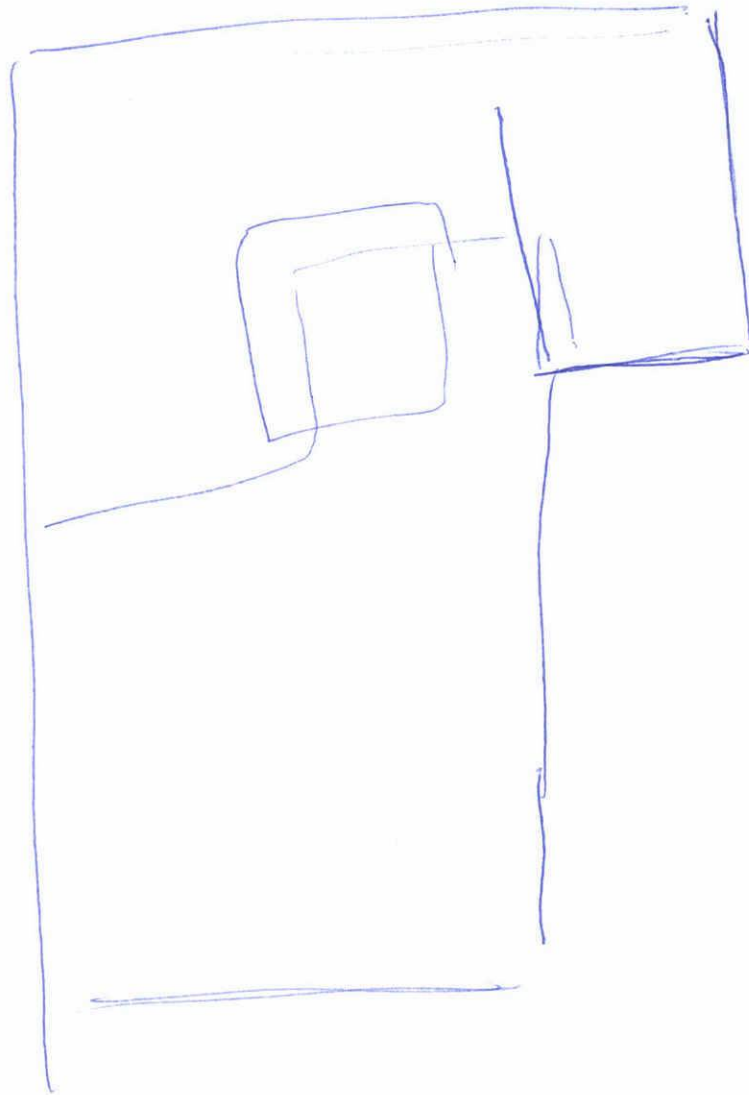
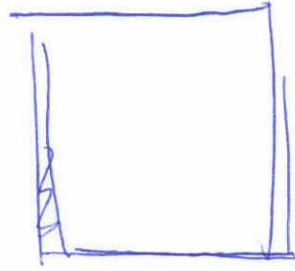
Client:
Parkwood Projects

contractor shall verify all
conditions and dimensions
and notify the architect of
any dimensional errors
within a discrepancy
before beginning or
fabricating any work all
work to be carried out to
local council standards and
to NZS1014 1994

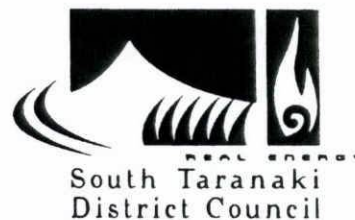
| Read with Amendments | |
|----------------------|-------------|
| Date | Reference # |
| | |

| | |
|----------|-------------------|
| Designed | Wind Zone High |
| Drawn | EQ Zone A |
| Checked | Contract Grant |

| | |
|------------------|--------------|
| Date: 29/11/2010 | Sheet # 1 |
| Job # 111117 | Issue: P410 |
| Drawing Title: | Site Plan |
| Scale: | A3/1:500 |



Approval from Person Affected by an Application for a Resource Consent



| | |
|--|---|
| I/We, <u>Norton Kahu</u> | being the owner(s) and occupier(s) <input type="checkbox"/> |
| Please note that Council requires the approval of <u>all</u> legal owners and <u>all</u> occupiers of the property. | being the owner(s) <input type="checkbox"/> |
| | being the occupier(s) <input checked="" type="checkbox"/> |
| of the property at: <u>17 Albion St. Hawera.</u> | |
| give my approval for the application at: | |
| <u>corner of Princes, Rowe and Albion</u> | |
| The proposal is to: | |
| <u>Build dwelling less than 3m from boundaries</u> | |
| and does not meet the following District Plan requirements: | |
| 1. 2. 3. | |
| <input checked="" type="checkbox"/> The proposal has been explained to me and I understand its effects on me. (See reverse of form for a list of some possible effects) | |
| <input checked="" type="checkbox"/> I have signed a copy of the site plan and any other relevant documents. | |
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| Signed <u>[Signature]</u> | Date <u>30-1-11</u> |

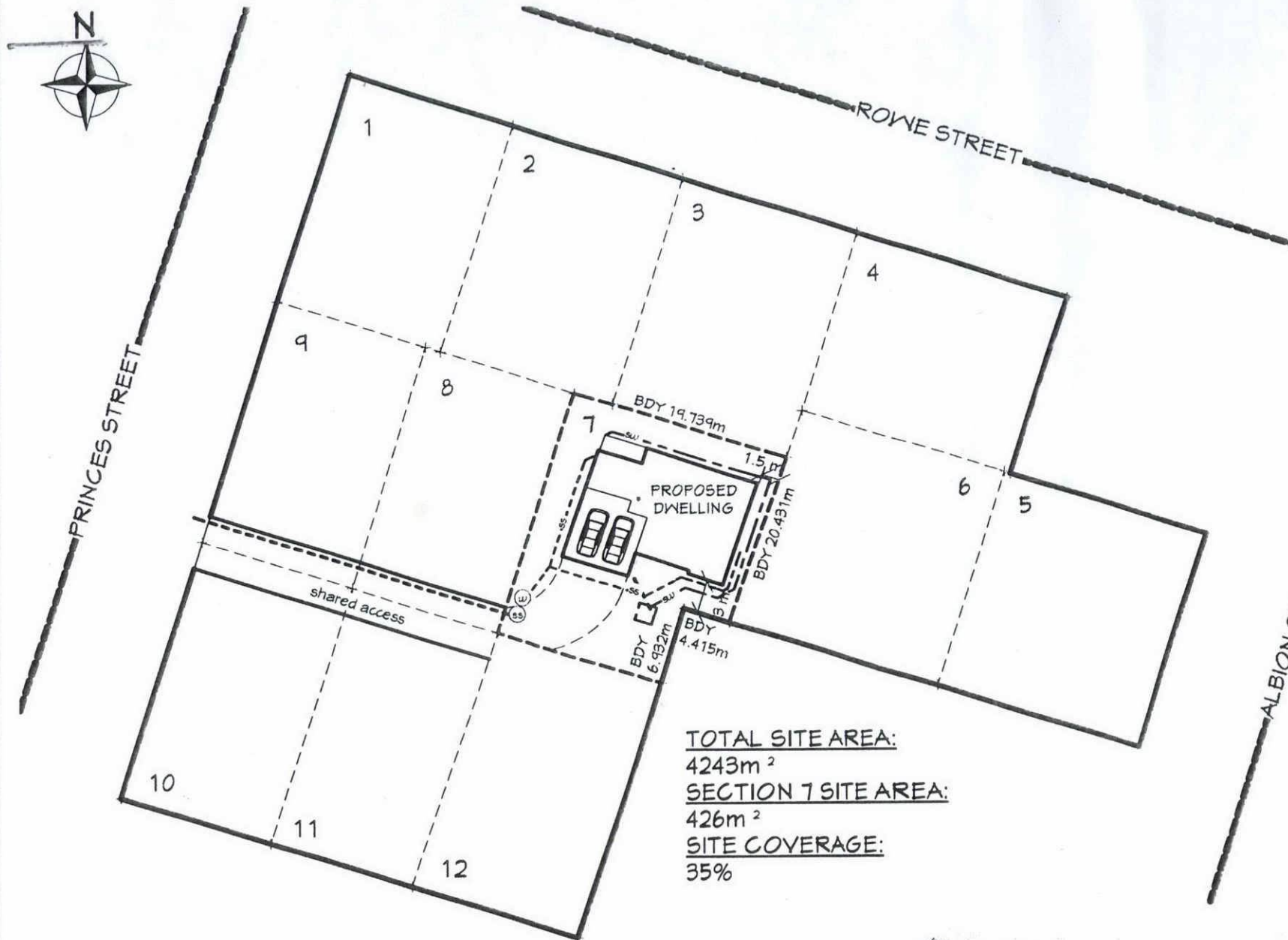
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do not sign this form

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278 0555 or 0800 111 323

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PARKWOOD PROJECTS LTD
AT
SECTION 7
PROPOSED SUB DIVISION
CORNER OF
PRINCES, ROWE AND ALBION STREETS
HAWERA

We approve the distance
to the boundaries.
- occupiers of 17 Albion St.

Norton Kahu
Dawn Kahu APP.

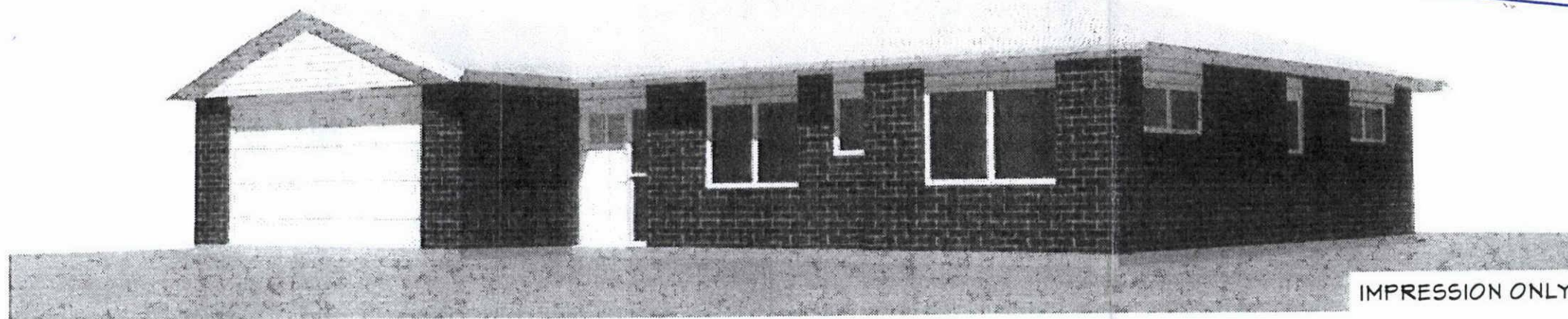


Lot Number.....
DP Number.....

Site Plan
scale 1:500

Main Contractor to confirm:

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- provide proposed and as built site elevation plan and FFL datum.



IMPRESSION ONLY

Parkwood
PROJECTS LIMITED
Ph. 0272787977
Richard Wallis

Project Name and Location:
Proposed Dwelling
146m²
Section 7, Princes Street
Hawera

Client:
Parkwood Projects

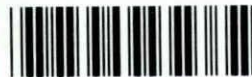
contractor shall verify all
conditions and dimensions
and notify the architect of
any dimensional errors,
omissions or discrepancies
before beginning or
fabricating any work all
work to be carried out to
local council standard and
to NZS3604:1999

Read with Amendments:
Date: Reference #

| | |
|-----------|------------|
| Designed: | Wind Zone: |
| Drawn: | EQ Zone: |
| T. G. | A |
| Checked: | Contact: |
| B.M. | Grant |

Date: 25/11/2010
Job # 111117 Issue: FWD
Drawing Title: **Site Plan**
Scale: A3/ 1:500

Sheet #
1
of 12



PROC

RESOURCE CONSENT APPLICATION

Application Number: RM 411004

Non-Notified

Notified

Building Consent

36100693

Applicant: Richard Wallis.

Contact Person:

Property: Corner Lowe & Princes Streets, Hawera.

Described: 12340 / 608 / 00. Property Number: 10061

Application Received 31 / 1 / 2011

Application Type (Please complete)

Yard Dispensation - Build Dwelling less than
3m from boundaries.

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: Land Use

Activity: erect dwelling 2.4m high on the northern &
southern property boundaries

Activity Status: Discretionary

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR

ENVIRONMENTAL EFFECTS ARE
WITHIN PERMITTED BASELINE

AFFECTED NEIGHBOURS HAVE GIVEN CONSENT



Planning Manager

Approved/Not Approved

Authorised Officer

411004 - Richard Wallis
Corner Lowe & Princes St. Hawera

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

Land Use Consent Report

RML11004

| | |
|---------|--|
| To | Blair Sutherland, Planning Manager |
| From | Andrea Te Puni, Planner |
| Date | 8 February 2011 |
| Subject | Yard reduction and height-to-boundary dispensation for new dwelling, Richard Wallis, 32 Princes Street, Hawera |

Zone: Residential
Type of Activity: Discretionary
Date of Site Visit: 7 February 2011

DISTRICT PLAN REQUIREMENTS

Section 4 – Residential Zone

4.01.4 Discretionary Activities

- (a) Any activity, other than an activity listed in Sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in Sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity.

4.02.01 Bulk and Location Performance Standards

2. Rear sites not directly adjacent to a public road:
 - (a) A building other than an accessory building shall be located no closer than:
 - (i) 3 metres to any site boundary.
3. Corner sites, directly adjacent to 2 or more public roads:
 - (a) Buildings other than an accessory building shall be located no closer than:
 - (i) 4.5 metres to one road boundary and 3 metres to any other road boundary; and
 - (ii) 1.5 metres to any site boundary not being a road boundary; and
 - (iii) A dwelling shall be located a minimum of 5 metres from one site boundary that is not a road boundary.
5. No part of any building may extend above the natural ground level at the nearest site boundary by more than 3 metres plus the horizontal distance between that part of the building being measured and the nearest site boundary.

Section 2 – General Objectives and Policies

2.04.1 Residential Zone Objectives

- (a) Maintain and improve the character and amenity values of residential neighbourhoods ensuring:
 - * Activities do not detract from those amenity values
 - * Access to privacy, open space around buildings, adequate living space; and

2.04.2 Policies

- (a) To control the bulk and location of buildings to maximise the penetration of daylight and sunlight to adjacent sites, the availability of open space around dwelling units and the accessibility of dwelling units for vehicles.

APPLICATION

The applicant, Richard Wallis, is proposing to build a dwelling on the property situated on the corner of Princes Street and Rowe Street, Hawera. The dwelling would abut the existing northern and southern side boundaries.

As the dwelling would not comply with the bulk and location requirements of the District Plan, the application is treated as a Discretionary Activity.



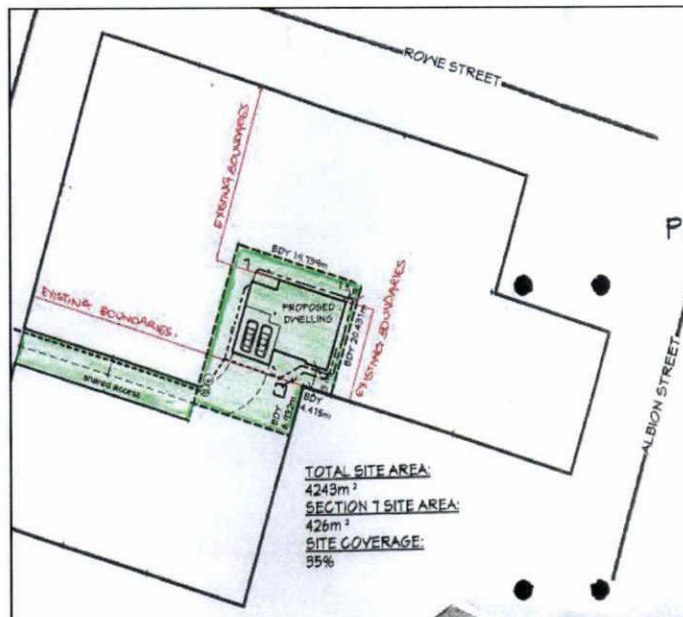
EVALUATION

Bulk and Location

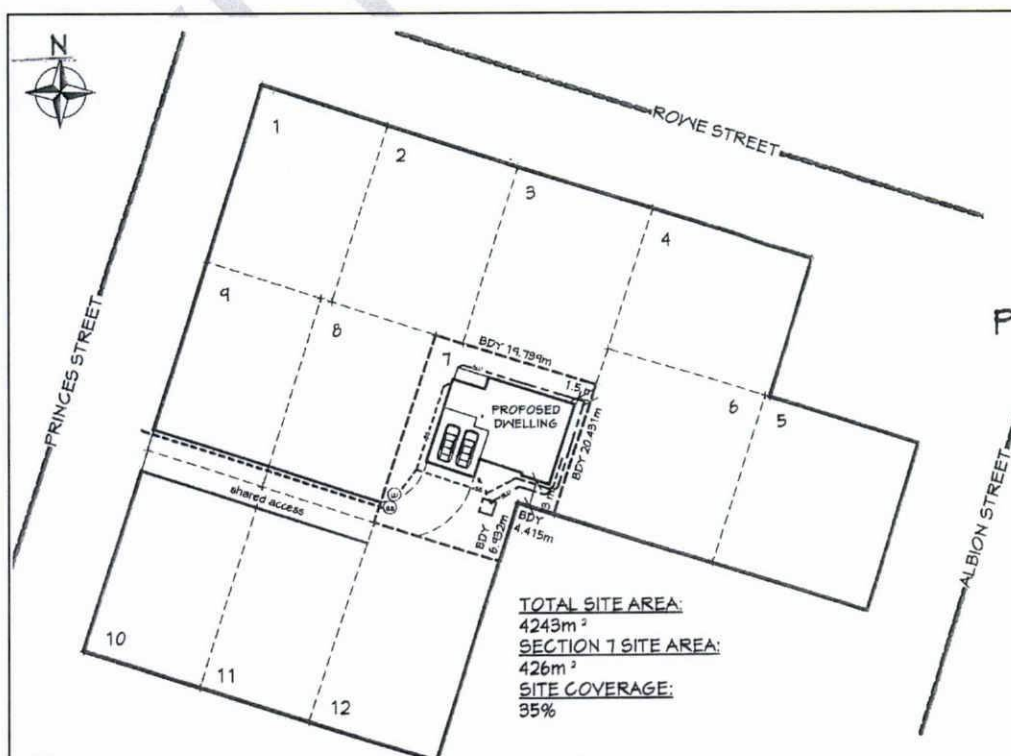
The District Plan requires dwellings on corner sites to be located at least 4.5 metres from one road boundary, 3 metres from another road boundary, 1.5 metres to any boundary not being a road boundary and five metres from another boundary. The District Plan requires dwellings on rear sites to be located at least 3 metres from any property boundary.

The District Plan also requires that the height of any dwelling does not extend above the natural ground level by more than three metres plus the horizontal distance between the building and the boundary.

The dwelling would abut the northern and southern boundaries (both side boundaries), 4 metres from the eastern (side) boundary and approximately 30 metres from the western (Princes Street) boundary. At the points on the northern and southern boundaries the dwelling would be 2.4 metres high.



The property is a corner site however from the streetscape the property actually appears to be a rear section. The area where the dwelling is being constructed would not be on the corner of two roads so the performance standards do not have the same environmental outcome. For this reason, I consider that it is appropriate to assess the dwelling in accordance with the rear section requirements as well. It is also appropriate to apply the rear section performance standards, as it is the applicant's intention to apply for a subdivision consent in the near future which would make the property a rear section.



In assessing the environmental effects of the yard reduction and height-to-boundary dispensations, objective 2.04.1(a) and policy 2.04.2(a) of the Plan should be considered. This objective and policy seek to ensure that development maintains open street frontages and the character and amenity of the environment are preserved. The wider environment is mixed commercial and residential in nature. Pak n Save is located immediately north and Smith and Smith Glass to the west of the property, both of which are located in the Commercial Zone.

The dwelling would be used for residential purposes and would change the appearance of the bare land which has been that way for some years. The proposal would be of similar character and scale to other surrounding residential buildings and I consider that the proposed dwelling would not be inconsistent with the objectives and policies of the District Plan. I consider that the proposal would not give rise to more than minor effects on the interfacing Commercial Zone properties.

The District Plan encourages landscaping of front yards where the effects can be mitigated. In my opinion, the impact of the non-compliance in terms of amenity of the street frontage would be minor because the proposed dwelling would be setback significantly from both roads.

Policy 2.04.2(a) relates to ensuring penetration of daylight into adjacent sites and access to open space. The dwelling would be three metres from the south-eastern boundary and I consider that this would provide sufficient distance for the penetration of daylight into the adjoining property. Given the large separation from the other boundaries, the property in its current state gives effect to the sense of 'openness' in the area. For this reason I believe that access to open space and daylight would not be restricted and the yard reduction and height-to-boundary non-compliance would not detract from the amenity of the immediate environment.

Under Section 104(3)(b) of the Act, the effects on parties who have given their written approval to the proposal must be disregarded. The applicant has provided written approval from the owners and occupier of the property south-east of the dwelling.

Part II of the Resource Management Act 1991

When considering the application, the Council must consider the purpose and principles of the Resource Management Act.

Section 5 outlines the requirement for activities to avoid, remedy or mitigate any adverse effects on the environment. I consider that the existing environment could receive a yard reductions and height-to-boundary dispensations without giving rise to any adverse effects that are more than minor.

Section 7 outlines the requirement to ensure the ongoing maintenance and enhancement of amenity values and the quality of the environment. I consider that the proposal would maintain the amenity values and quality of the environment for the reasons outlined within the evaluation section of this report.

There are no matters of national importance or known Treaty of Waitangi issues which relate to this application.

CONCLUSION

I consider that the yard reductions and height-to-boundary dispensations for the dwelling would not give rise to any adverse environmental effects that are more than minor. The dwelling would be consistent with the applicable objectives and policies of the District Plan and the purpose and principles of the Resource Management Act 1991.

Written approval has been received from the affected parties.

RECOMMENDATION

THAT consent be granted to Richard Wallis to construct a dwelling 2.4 metres high on the northern (side) and southern (side) boundaries of the property at 32 Princes Street, Hawera (Lot 24 DP 3791 and Part Lot 6 DP 3791) pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991.

For the following reasons:

1. The proposal is consistent with the objectives and policies of the District Plan.
2. The proposal is consistent with Part II of the Resource Management Act 1991.
3. All affected parties have provided written approval to the yard reductions and height-to-boundary dispensations.

Subject to the following condition:

1. That the dwelling is constructed in accordance with the site plans submitted to the South Taranaki District Council and signed by the affected parties.

Andrea Te Puni
Planner

[Approved/Not Approved]

Blair Sutherland
Planning Manager

Date:.....

Memorandum

Central File Ref BC100693
RML11004

To Richard Wallis, Developer
Ian Dickey, BTW Company Limited

From Andrea Te Puni, Planner

Date 31 January 2011

Subject Meeting re Subdivision and Land Development

Puzzle Design Limited – Corner Princes Street and Rowe Street, Hawera

A meeting was held at the Council with Richard Wallis, Andrea Te Puni and Wayne Bloor re the current building being constructed on the site, resource consent for this building and the overall subdivision and development of the site.

From that meeting, the subdivision consent application (not yet submitted) would change in approach at the advice of Andrea Te Puni.

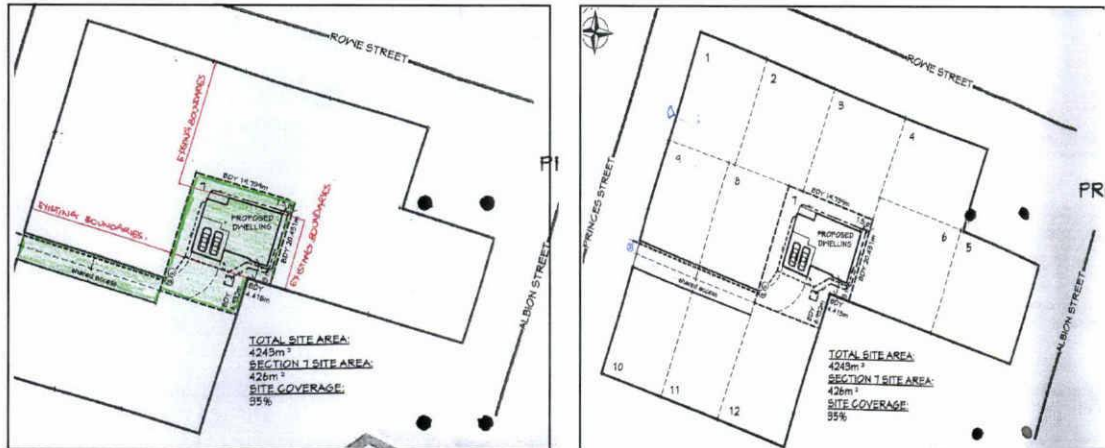
Originally the developer was going to apply for a staged subdivision with land use dispensations for all lots. There were six units that were going to be marketed for each lot and compliance with the District Plan was not likely.

Ian Dickey at BTW Company was to prepare a report for the subdivision where these six units were evaluated on each of the lots. Affected party approval would need to be provided that approved all of the six units and the potential orientations on the lots. The subdivision would be staged and have various recommendations granting the non-compliance for the lots.

Andrea Te Puni explained that this report could give rise to some difficulties in understanding the bulk and location and height-to-boundary non-compliance for each of the lots. Andrea also explained that for each time the building envelope changed (i.e the building got closer to the boundary where it hadn't been approved) that a new resource consent would be likely to vary the decision. And affected party approval would be required for that change.

Richard Wallis explained that the approach in doing that would be costly and would restrict the marketing of the site. Andrea agreed with this assessment and suggested that the staged subdivision be received without the land use consent provisions for the lots. It would be better if at the time a building design had been finalised for a lot, that a resource consent (with affected party approval) be applied for. Wayne Bloor indicated to Richard that the resource consent could be applied for before the plans were ready for building consent.

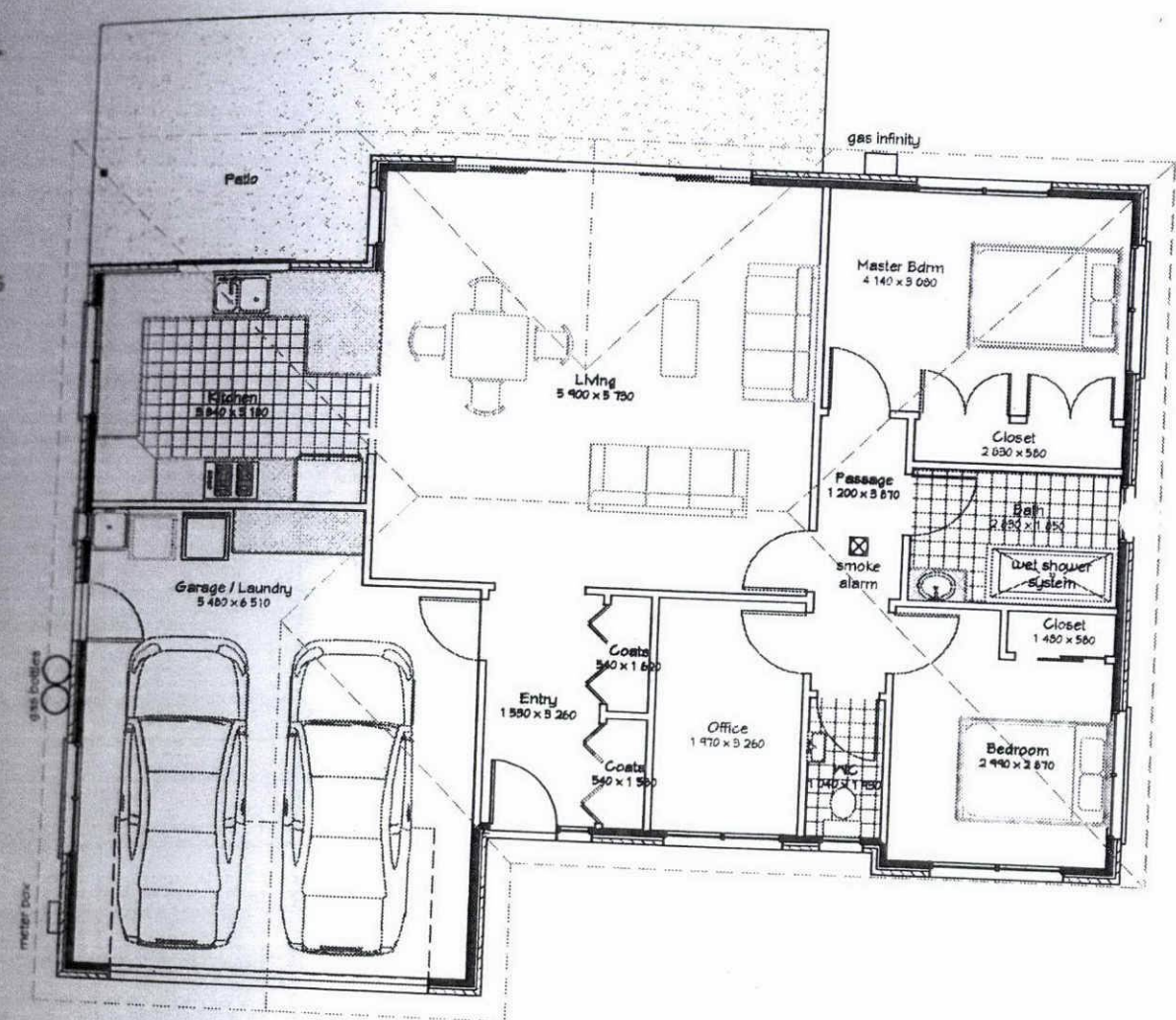
The building which is under construction requires resource consent as it stands in relation to the current property boundaries. The building is being constructed on the boundaries. The resource consent for this has been lodged (with the appropriate affected party approvals). Given the resource consent has been received for the construction of the dwelling and the affected parties have given their approval, no further delays with inspections would occur.



Following the subdivision consent being lodged, a yard dispensation would be applied at the same time, as non-compliance would occur with regards to the new boundaries created by the subdivision. This is simply a technicality matter and the subdivision consent would deal with this. BTW will be able to deal with this matter in their application and can use the existing resource consent as part of their assessment.

Andrea has phoned Ian to advise of the matters above, indicating that a memo would be sent to him and the developer. At which point, the Richard and Ian could liaise directly and establish that this approach is the best way forward so that an application can be received in due course.

Andrea Te Puni
Planner



PROPOSED FLOOR PLAN 1:100

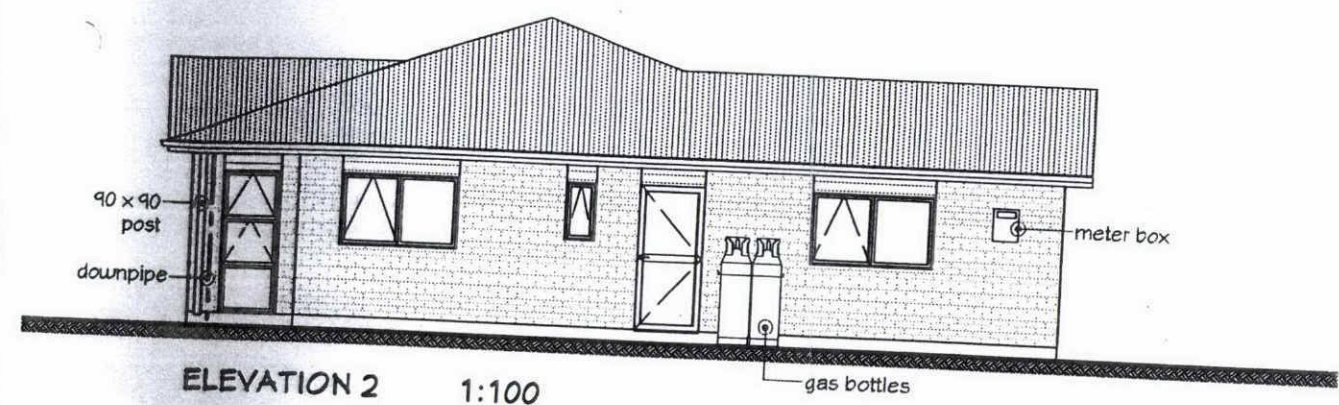
Footprint : 146m²
Layout suited to LOT 7

- 2 Bedroom
- Office
- 1 Bathroom
- Separate Toilet
- Double Garage

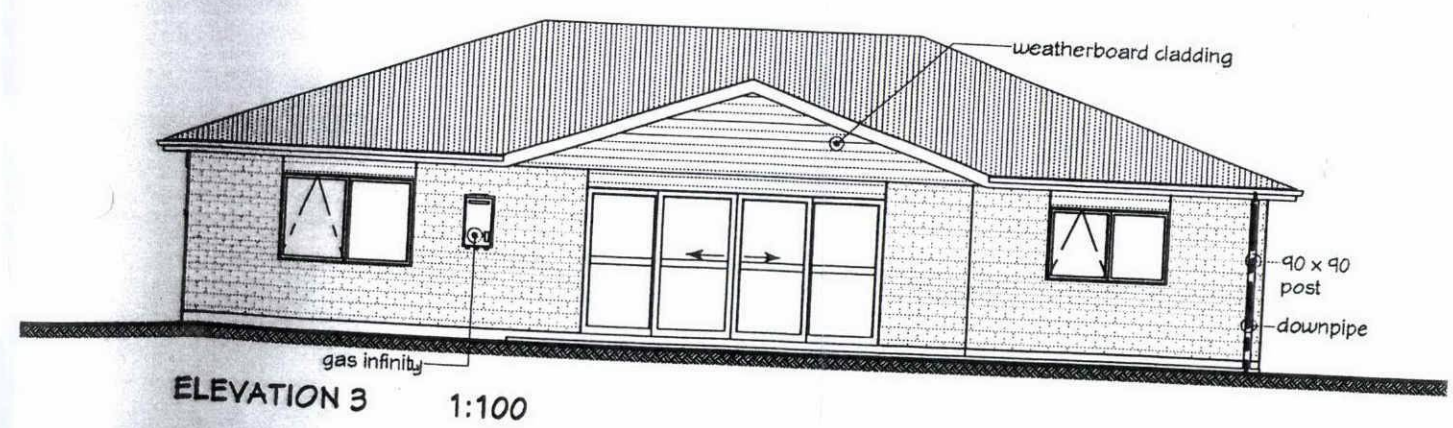
PART LOT 6 DP 3791
LOT 24 DP 3791



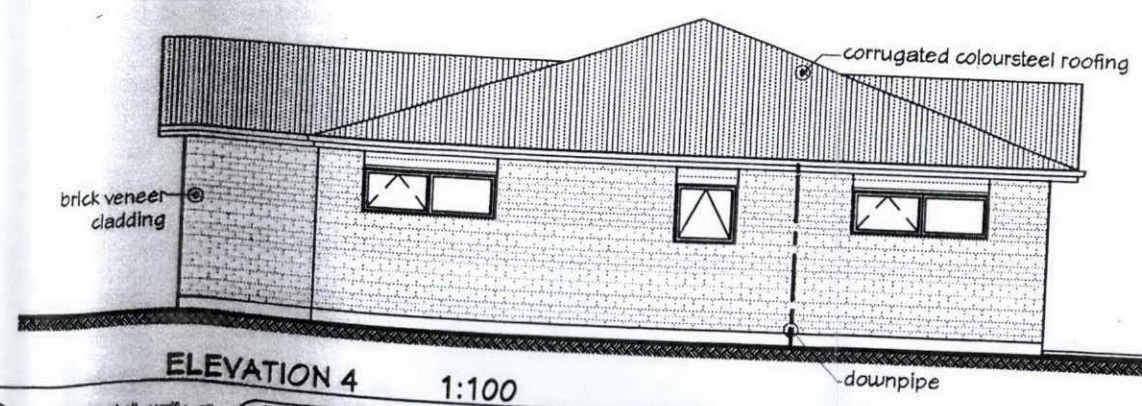
ELEVATION 1 1:100



ELEVATION 2 1:100



ELEVATION 3 1:100



ELEVATION 4 1:100