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**Land Use Consent Application
prepared for**

**KR CONSTRUCTION
LIMITED**

18 Tasman Street, Greymouth

May 2024

Land Use Consent Application

prepared for:

KR CONSTRUCTION LIMITED

18 Tasman Street, Greymouth

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Form 9: Application for Resource Consent Under Section 88 of the Resource Management Act 1991

TO: The Grey District Council

We: KR Construction Limited ('the applicant'), apply for the Land Use Consent described below.

The activity to which the application relates (the proposed activity) is as follows:

- Establishment of a multi-unit residential complex comprising eight residential dwellings with associated landscaping and access.

The proposed activities for which consent is sought will be undertaken in accordance with the details, information and plans that accompany and form part of the application, including the Assessment of Effects on the Environment attached.

The site at which the proposed activity is to occur is as follows:

- 18 Tasman Street, Greymouth, which is legally described as Lot 24 Deposited Plan 462838. Refer to the Certificate of Title in **Appendix 1**.

The natural and physical characteristics of the site and any adjacent uses that may be relevant to the consideration of the application is set out in further detail within the details, information and plans that accompany and form part of the application, including the attached Assessment of Effects on the Environment ('AEE').

The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

- Owners: KR1 Limited (same address as applicant)
- Occupiers: Vacant.

There are no other activities that are part of the proposal to which this application relates.

No additional consents are required at this time in relation to this proposal.

I attach an assessment of the proposed activity's effect on the environment that—

- (1) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (2) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (3) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

I attach an assessment of the proposed activity against the resource management matters set out in the relevant planning documents.

I attach all necessary further information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.



M. Neumann

Mona Neumann, Planner

DATED: 13 May 2024

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Assessment of Effects on the Environment (AEE)



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Appendix 1 - Certificate of Title

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Introduction

1. Land use consent is sought to establish a multi-unit residential complex comprising eight residential units.
2. Section 88 of the Resource Management Act 1991 ('the Act') sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment".

3. The following assessment is made in accordance with these requirements.

Site and Surrounding Environment

Site Particulars

Name	Parcel	Title(s)
14, 15, 16, 17, 18 Tasman Street, Greymouth	Lot 24 DP 462838 Area: 2,326m ²	1014514

Site and Surrounding Environment Description

4. As shown in the figure below, the subject site is situated at the northern end of Tasman Street in Greymouth. It is located to the west of the railway line, south of the Grey Hospital complex and north and east of other residential dwellings. The surrounding residential neighbourhood comprises an established area between Tasman Street, Nelson Street and Parfitt Place and a more recent residential subdivision on both sides of Parfitt Place which the application site forms part of. The other sites in this subdivision have largely been developed. The application site is accessed from Tasman Street.
5. The low density residential character of the surrounding environment predominantly features single-storey, stand-alone dwellings and some occasional in-fill development at the rear of sites.

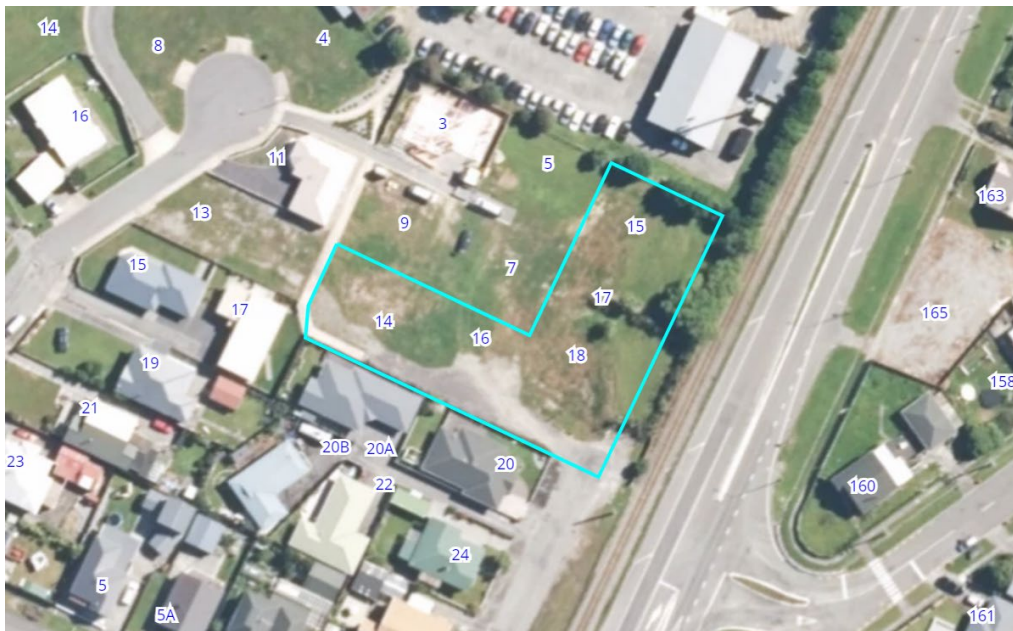


Figure 1: Aerial image of locality. Source: Toitū Te Whenua (LINZ)

The Proposal

6. The applicant proposes to establish eight single-storey residential units as set out in the plans included as **Appendix 2**.
7. The development comprises three two-bedroom duplexes, a stand-alone two-bedroom unit and a stand-alone three-bedroom unit. Each unit is provided with an uncovered car parking space accessed via a common driveway which is located along both the south-western and south-eastern boundary. The right-of-way includes a separate footpath providing pedestrian access to the units. Entering and existing the car parking spaces can be undertaken in a single manoeuvre, i.e. vehicles will be able to exit the site in a forward gear. Four raised traffic-calming strips are proposed along the access.
8. Each unit has a north-facing outdoor living space with a raised patio that is directly accessible from the internal living areas. The units will be provided with service areas consisting of bin storage, washing lines and a small shed (shown on the landscape plan, included in **Appendix 2**). The units are designed to be wheelchair-accessible, with ramps leading to the front entrances and the outdoor living areas.
9. Landscaping is proposed throughout the site, including the planting of 44 trees.
10. Acoustic insulation of the buildings will ensure that future residents will be shielded from railway noise. A condition to this effect is volunteered as detailed below.
11. It is intended that the site will be subsequently subdivided.



Statutory Context

National Environmental Standards

NES for Assessing and Managing Contaminants in Soil to Protect Human Health

12. There is no evidence of Hazardous Substances and Industries List uses or activities on the application site which was confirmed by the West Coast Regional Council. Therefore, the NES is not considered to be applicable.

Operative District Plan

13. The site is located within the *Residential Environmental Area* in the Grey District Plan ('District Plan' or 'Plan').
14. An assessment of the proposal's compliance with the applicable rules in the District Plan is set out in **Appendix 3**. Based on that assessment, resource consent is required in respect of the following matters:

Table 1: List of non-compliances

Activity Status Rule	Rule / Standard not met	Reason
16.7 (iii)	Any activity that contravenes a permitted condition is a discretionary activity.	The proposal does not meet Item 2 Minimum Residential Unit Area. Where two or more adjoining sites are developed, the minimum net site area is 300m ² . Net site areas between 184m ² and 330m ² are proposed.
24.1 Transport Compliance	All activities that do not comply with either the Parking and Loading Rules or the Access Rules shall be a Discretionary Activity in relation to those matters of non-compliance.	The proposal does not comply with the queuing rule.

Plan Changes

Proposed Te Tai o Poutini Plan

15. The proposed Te Tai o Poutini Plan ('TTPP') for the West Coast, including the Grey District, was notified on 14 July 2022 and submissions are currently being heard. The hearings are scheduled to run through to September 2024.
16. The site is proposed to be re-zoned to Medium Density Residential and located within the Coastal Environment and the Pounamu Management Area. None of the rules with immediate legal effect are applicable to the application. The objectives and policies will have limited weight at this stage of the process and are considered later in this assessment.



Activity Status

17. Overall, land use consent is required for the proposal as a **discretionary activity** under the District Plan.

Resource Management Act 1991 - s95-s95E and s104-104D

18. In terms of notification considerations in sections 95A-95E of the Act the following matters are noted:
- (1) public notification is not requested by the applicant; and
 - (2) there are no special circumstances necessitating public notification.
19. As a discretionary activity, the provisions in sections 104 and 104B direct the substantive determination of applications and the following sections of this AEE have regard to the relevant provisions referred to therein, including Part 2 of the Act.

Assessment of Actual and Potential Effects on the Environment

Actual or Potential Effects

20. As a discretionary activity, the assessment of effects is unrestricted and all effects are able to be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies, and any relevant matters of discretion or control. The actual or potential effects on the environment relevant to this application are considered to relate to residential amenity and character, transport and reverse sensitivity effects. These matters are addressed in turn below.

Residential amenity and character

21. The District Plan requires a minimum net site area of 300m² per dwelling (excluding the access) where two or more adjoining sites are developed. Eight units/sites with approximate net site areas between 184m² to 330m² are proposed. Units 1-3 and 5-8 do not meet the required standard.
22. As set out in the objectives and policies, the District Plan seeks to:
- enable a diversity of living environments expressed in built form, density of development, housing types and location.
 - retain the amenities and character of the residential areas.
 - A choice of building forms, densities and site development for residential purposes should be allowed provided that any development:
 - does not adversely impact on neighbouring properties or the character of any area



- maintains open space and landscaping as a feature according to the type of development.
23. The relevant matters of discretion contained in Clause 16.7 (iii) are considered to cover the full breadth of matters relevant to assessment relating to the non-compliance including: the relationship of the proposed units with other units in the vicinity, the balance of open space and buildings, internal residential amenity, the intended use of the dwellings and the disposal of effluent.

Effects on adjoining sites and the wider environment

24. The surrounding residential area is predominantly characterised by single storey dwellings with occasional in-fill development at the rear of the sites.
25. The proposed buildings will be of a similar scale and size to those on the surrounding sites. They are single storey, and the proposed five buildings generally match the grid layout of the developments to the north-west and south-west. The proposed design and materiality are also compatible with the existing character, noting the buildings on adjoining 20 Tasman Street and along Parfitt Place also feature brick cladding.
26. The District Plan contemplates up to six dwellings on a site of this area¹. While eight units are proposed, three units are duplexes which essentially results in five individually distinguishable buildings. Noting the overall site coverage of 33% across the application site, when the built form is viewed from the street and neighbouring properties, it is consistent with the existing and anticipated character of the surrounding environment, and the existing and anticipated balance of open space and buildings is retained.
27. In terms of the effects on neighbouring properties, the proposed new buildings have been intentionally designed to minimise adverse effects on the amenity of adjoining properties. This is illustrated by compliance with the District Plan building bulk and location standards relating to recession planes, the building height and site coverage. Therefore, the proposal is not considered to overshadow or adversely affect the privacy of neighbouring properties.
28. Aside from compliance with these standards, the five buildings are well separated across the site and therefore the units are not clustered along one internal boundary / adjacent to one neighbouring property. When viewed from adjoining sites, the proposal will appear similar to a five-unit development consistent with what the District Plan anticipates for a site of this size.
29. The proposed outdoor living areas with 21 medium-sized trees are located along the north-western and north-eastern boundaries, providing a buffer between the buildings and the neighbouring sites. The landscaping adds interest while softening the visual impact of the buildings on neighbouring properties. In addition, the buildings to the north and west (3, 5, 7, 9 and 13 Parfitt Place) are orientated away from the application site with the outdoor living areas facing north and northwest.
30. The buildings to the south (20 and 20A Tasman Street) are separated from the proposed buildings by the access strip along the south-western boundary.

¹The total net site area of the site (2328m²) divided by 300m² (minimum net site area) equates to 6 lots and approximately 528m² for access/shared use the size of which is considered necessary given the shape of the lot.



31. Regarding the level of occupancy, the proposed duplexes could reasonably be three four-bedroom dwellings as opposed to the proposed six two-bedroom dwellings without any external changes in the built form or location. As such, the level of occupancy across the site is comparable to a five-unit development that could be reasonably established on the site in terms of site density and site coverage.
32. Noting the above, the decreased site area for Units 1-3 and 5-8 will largely be unnoticeable from adjoining sites and the street. Any potential or actual adverse visual, privacy and shading effects on the surrounding properties are considered to be less than minor.
33. For completeness, it is noted that that the proposed development is understood to be able to connect to the public sewer line and that the existing network has sufficient capacity to accommodate the proposed development.

Internal residential amenity effects

34. The units will have a north/north-westerly orientation, which will allow each unit access to sunlight throughout the year. Patios and sufficiently large service areas (to accommodate a foldable washing line and a small shed) add to the usability and convenience of the outdoor living spaces. Adequate opportunities for landscaping are proposed throughout the site.
35. The dwellings are designed to meet the Full Universal Design standards which achieve greater accessibility for people with mobility, visual or cognitive impairments as well as a growing aging population. Whilst not exclusively proposed for elderly persons, the single-storey units cater for this demographic and smaller households consistent with the policies of the Plan.

Conclusion

36. In the context of the policy framework and given the design of the units, the single-storey form, the low site coverage and the spatial separation from neighbouring sites, the proposal will have **less than minor** and acceptable adverse effects on the surrounding environment and owners and occupiers of the adjoining sites. As such, no persons are considered to be adversely affected.

Transport related effects

37. The proposal results in one non-compliance with the District Plan transport rules in respect of queuing requirements. The proposal is also discretionary overall as the net site area requirement means up to six units could be permitted on this site, whereas eight are proposed. The assessment therefore also considers the road network and access related effects of the additional traffic associated with the increase in residential density. The following assessment has been provided by Lisa Williams, Senior Transport Engineer and Planner at Novo Group.
38. The proposal is for a total of eight residential units, which are anticipated to generate 6-7 trips in the evening peak hour². The ITE *Trip Generation guide book* suggests a split of 63% arrivals and 37% departures in the weekday PM peak. Applying this to the proposal suggests 4 arrivals and 2-3 departures at this time. Compared to the anticipated density (6 units) this represents

²Based on the RTA Guide To Traffic Generating Developments rate of 0.85 trips per residential unit in the peak hour.



one additional arrival and departure trip in the peak hour³. Near the application site, Tasman Street is a dead-end local road, with one traffic lane in each direction and a footpath on one side. It provides access to around seven existing dwellings and there is ample capacity to accommodate the traffic associated with the eight units proposed. Access to the wider road network is via a giveway controlled intersection with Nelson Street which provides access to the State Highway to the east, and the town centre to the west. This section of Nelson Street has an estimated daily traffic generation of 300 vehicles per day⁴ and near the intersection with Nelson Street, the State Highway has an estimated⁵ daily volume of 9,000-10,000 vehicles per day. Noting the very small volume of additional peak hour traffic proposed, and that trips will be dispersed across multiple routes and turning movements, no noticeable impact on the functioning of the nearby transport network is anticipated.

39. In terms of site access, the District Plan requires a 3.0m formed width for access to the three units along the SW boundary and 4.0m formed width for access to the five units along the SE boundary. The SW right of way provides a 3.0m formed width, the other right of way has a formed width of 4.0m except for two locations where it narrows to 3.6m, to manage traffic speeds and allow for additional landscaping. These accesses are considered to be appropriate for access to accommodate the manoeuvring required for the residential car parks provided. A footpath is provided along each right of way and connects to the existing footpath on Tasman Street which provides for safe pedestrian access to and from the site. Where the two right of ways connect, additional width is provided which allows for vehicles to pass on the access and vehicle crossing to Tasman Street. There is a queuing space non-compliance as the right of way along the SW boundary is located within 6.0m of the road boundary. As such, a vehicle waiting to exit the SW right of way could result in a vehicle entering the site having to wait (queue) whilst that manoeuvre is undertaken. Given such manoeuvres can be readily accommodated and take a matter of seconds to complete, any delay would be momentary. The vehicle crossing is located at the terminus of Tasman Street and some 15m from the nearest property access such that any delay for vehicles entering the site will not impact other traffic. The vehicle crossing does not cross a footpath and any queuing to enter the site will not impact on pedestrians. There is good visibility at the site access and overall the access arrangements are considered to be suitable for the residential use and layout proposed.
40. In summary, the small volume of additional traffic associated with the development will not have any noticeable impact on the capacity or operation of the surrounding transport network. The vehicle and pedestrian access arrangements are suitable for the proposed residential use and noting the layout and location of the site, the queuing space non-compliance will have less than minor effects. For these reasons, the potential adverse effects are considered to be less than minor and the proposal is considered to be appropriate from a transport perspective.

Reverse sensitivity effects

41. The application site adjoins the railway network to the south-east. The increased density may result in reverse sensitivity effects on KiwiRail.
42. KiwiRail typically requires a 5m setback for building from the boundary which adjoins the railway line, which has been met (approximately 6m proposed at a minimum). Furthermore, the access is located along this boundary and the indoor and outdoor living areas are oriented away from

³6 dwellings x 0.85 trips = 5 trips in the peak hour. 63% arrivals = 3 trips and 37% departures = 2 trips.

⁴Mobile Road Estimate 2023

⁵Mobile Road estimate 2023



the railway tracks, minimising potential nuisance effects on future occupants and, consequently, reverse sensitivity effects on KiwiRail.

43. In addition, the proposed units will feature appropriate acoustic insulation. Details on how the recommended sound levels are achieved will be provided at the building consent stage. A condition to this effect is volunteered.
44. Overall, due to the site layout and the proposed acoustic insulation of the units, the proposal will have less than minor adverse effects on the operation of the railway network.

Conclusion

45. It is considered that the proposal will have **less than minor** actual or potential adverse effects on the environment and that the effects of the proposal are acceptable in terms of the objectives and policies and the assessment criteria set out in the District Plan. Positive effects will arise in respect of the supply of additional residential units which specifically cater for smaller households and provide housing choice. No persons are deemed to be adversely affected.

Notification Tests

46. Sections 95A and 95B set out the steps that must be followed to determine whether public notification or limited notification of an application is required.
47. Accounting for the conclusions in the assessment above and in accordance with the provisions of section 95A and 95B, the application must not be publicly notified and must not be limited notified.

Relevant Provisions of Planning Instruments

The District Plan

48. In accordance with section 104(1)(b) of the Act, the application has been assessed against all the relevant objectives and policies of the District Plan, comprising objectives 16.3 and the associated policies 16.4, and objectives 12.3 and policies 12.4.
49. The Plan seeks to enable a diversity of housing options in terms of built form and density as long as they do not adversely affect neighbouring properties and the character of the neighbourhood, and open space and landscaping are sufficiently provided throughout the site. As assessed in detail above, the proposal is considered to be consistent with these residential objectives and policies due to its compatibility with the built form and character of the surrounding environment and the retention of amenity values of adjoining properties.
50. In terms of transport related provisions, the Plan stipulates that adverse effects on vehicle and pedestrian safety and efficiency, and amenity of sensitive areas are avoided, remedied or mitigated. The safe and efficient use of the District's transport infrastructure is sought.
51. Noting the conclusion of the assessment of effects above, the proposal will not compromise the safety and efficiency of the transport network, including the State Highway. Vehicle and pedestrian safety and efficiency will not be adversely affected.



52. Overall, the proposal is considered to be consistent with the relevant objectives and associated policies.

Proposed Te Tai o Poutini Plan

53. As outlined above, the Proposed Plan has been notified and submissions are currently being heard. Due to the relatively early stage of the TTPP, limited weight should be given to the objectives and policies. Nonetheless, in terms of residential amenity and site access, the objectives and policies of the Proposed Plan largely resemble those of the Operative Plan.
54. The residential objectives seek to provide a variety of housing forms and densities (RESZ-O1) while maintaining and enhancing the character and amenity of the residential areas and protecting these areas from the adverse effects of inappropriate development (RESZ-O2). In addition, as described above, the proposal will avoid reverse sensitivity effects on the rail and State Highway network as set out in RESZ-P16. Overall, the proposal is consistent with these objectives and associated policies.
55. In terms of transport, Objective TRN-05 is considered to be the most applicable which seeks *“To ensure that the provision of safe and efficient parking, loading and access is consistent with the character, scale and intensity of the zone, the roading hierarchy and the activity being undertaken.”*
56. This is supported by Policy TRN P2 which seeks *“Vehicle crossings and associated access will: be designed and located to provide for safe, effective and efficient movement to and from sites; minimise potential conflicts between vehicles, pedestrians and cyclists on the adjacent road network; and manage vehicle access to and from sites adjacent to intersections, and where State Highways meet.”* The proposal is consistent with these.
57. The site is proposed to be located within the Coastal Environment overlay and the Pounamu Management Area. The objectives and policies in the Sites and Areas of Significance to Māori (‘SASM’) and Coastal Environment chapters are therefore also relevant.
58. The proposal is not considered to affect the natural character, landscapes and biodiversity of the coastal environment given the underlying zoning and anticipated use of the site. There are no outstanding or significant landscapes or features on or in the vicinity of the site.
59. In terms of the SASM, there are no sites or areas of significance known to be located on the site. Nonetheless, the applicant volunteers a condition of consent to implement an Accidental Discovery Protocol during the works on site. The proposal is considered to be consistent with the relevant objectives and policies in this Chapter.
60. Noting the conclusions of the assessment of effects above, the proposal is considered to be consistent with the relevant proposed objectives and policies.

National Policy Statement on Urban Development 2020 (NPS-UD)

61. The National Policy Statement on Urban Development 2020 (‘NPS-UD’) is a matter to have regard to under section 104 of the Act. As discussed in the pre-application meeting with the Council, Greymouth is considered as a tier 3 urban environment.



62. The NPS-UD implemented the objectives in **Table 2** which are immediately applicable and relevant to the proposal.

Table 2: NPS-UD provisions

Objective / Policy	
<p><i>Objective 1</i></p> <p><i>New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</i></p>	<p>The proposal will provide for these purposes, providing additional housing units in an appropriate location, and of high quality.</p>
<p><i>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</i></p>	<p>The applicant aims to provide affordable homes, by providing smaller units which increases affordability in turn support this objective.</p>
<p><i>Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i></p>	<p>The proposal will support the evolution of urban environments in response to these matters.</p>
<p><i>Objective 6: Local authority decisions on urban development that affect urban environments are:</i></p> <p><i>a. integrated with infrastructure planning and funding decisions; and</i></p> <p><i>b. strategic over the medium term and long term; and</i></p> <p><i>c. responsive, particularly in relation to proposals that would supply significant development capacity.</i></p>	<p>Approval of this application will support these matters (noting its location in an urban environment with the necessary infrastructure in place).</p>
<p><i>Objective 8 :New Zealand's urban environments:</i></p> <p><i>a. support reductions in greenhouse gas emissions; and</i></p> <p><i>b. are resilient to the current and future effects of climate change.</i></p>	<p>The proposal is generally supportive of this matter, noting its location within existing urban boundaries, and options available for alternative transport modes.</p>
<p><i>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <p><i>a. have or enable a variety of homes that:</i></p> <p><i>i. meet the needs, in terms of type, price, and location, of different households; and</i></p> <p><i>ii. enable Māori to express their cultural traditions and norms; and</i></p> <p><i>b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i></p> <p><i>c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i></p> <p><i>d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i></p>	<p>In regard to sub-clause a., the proposal will enable smaller, more affordable homes in a well located area (i.e. close to local amenities, the town centre etc.). The remaining matters are of limited direct relevance to the consideration of this application.</p>



-
- e. *support reductions in greenhouse gas emissions; and*
- f. *are resilient to the likely current and future effects of climate change.*
-

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a. *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- b. *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*
- i. *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
- ii. *are not, of themselves, an adverse effect*
- c. *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- d. *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- e. *the likely current and future effects of climate change.*

In regard to sub-clauses a. and b., the TTPP does not yet have legal effect. Nonetheless, it has been assessed above and the proposed development is considered to be consistent with the anticipated urban built form as required by the NPS.

The proposal provides for a high degree of amenity for future residents, and other matters under Policy 6.

-
63. Noting the above, the proposal is consistent with these relevant objectives of the NPS-UD.

Relevant Other Matters

Consultation

64. Pre-application correspondence with Council planning staff (Selene Kane) has informed the development of the proposal and this assessment of effects. No other consultation has been undertaken in respect of the application.

Mitigation Measures

65. A range of mitigation measures are outlined above, and which are reflected in the following volunteered conditions:
- The proposed landscaping shall be established in accordance with the Landscape and Planting Plans within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
 - An acoustic report prepared by a suitably qualified and experienced professional shall be submitted to the Council at the time of the building consent application. The building consent plans shall incorporate the recommendations made in the acoustic report.



- An Accidental Discovery Protocol shall be implemented on site when undertaking any excavation.

Consideration of Alternatives

66. The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment. Therefore, an assessment of alternatives is not required.

Part 2 Matters

67. Part 2 of the Act sets out its purpose and principles which are “to promote the sustainable management of natural and physical resources”. This is defined to mean:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) Avoiding, remedying or mitigating any adverse effects of activities on the environment.”

68. The proposal will provide for the use and development of the site in a way that enables the applicant to provide for their wellbeing, without detracting from the wellbeing of the wider community. Importantly, the activity will not result in any adverse effects that would conflict with section 5(2)(a) – (c). Whether the purpose of the Act is being met also involves an assessment informed by reference to the matters set out in sections 6, 7 and 8.

69. Section 6 sets out matters of national importance – none of which are relevant to this application.

70. Section 7 requires particular regard to be had to 'other matters'. Of relevance to this application are:

- (c) The maintenance and enhancement of amenity values; and
- (f) The maintenance and enhancement of the quality of the environment.

71. In respect of subsections (c) and (f), the proposal will deliver a development consistent with that anticipated by the Plan and, for the reasons outlined above and due to the high level of compliance, generally maintains the amenity and quality of the environment.

72. Section 8 requires the principles of the Treaty of Waitangi to be taken into account. There are no known cultural values that need to be taken into account in respect of this proposal.

73. Overall, the proposal is consistent with the requirements of Part 2 and therefore it is considered that the purpose of the Act would be better achieved by the granting of consent.



Conclusion

74. The proposal is consistent with the purpose and principles of the Act in that it enables people to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.
75. In terms of section 104, the proposal is consistent with the relevant provisions of the District Plan, and has actual or potential effects on the environment which are less than minor and consistent with the environmental outcomes envisaged by the relevant statutory planning framework.
76. Accordingly, it is concluded that consent should be granted to the activity on a non-notified basis in accordance with sections 104, 104B and Part 2 of the Act, subject to appropriate conditions in accordance with section 108.



Appendix 1: Certificate of Title



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




R.W. Muir
Registrar-General
of Land

Identifier 1014514
Land Registration District Westland
Date Issued 16 August 2021

Prior References

1012777

Estate Fee Simple
Area 2328 square metres more or less
Legal Description Lot 24 Deposited Plan 462838

Registered Owners

KR1 Limited

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Excludes coal and other minerals contained in cancelled CTs WS8/146 and WS2D/1428.

8901218.1 Encumbrance to Her Majesty the Queen - 28.10.2011 at 3:08 pm

12811637.2 Mortgage to Mutual Credit Finance Limited - 10.10.2023 at 3:39 pm



DP Ref 6127206
 1. Lots 5, 6, 14 & 15 subject to consent notices
 2. Subject to Part IVA Conservation Act 1987

DP Ref 6127206

Land District: Westland

Digitally Generated Plan

Generated on: 14/10/2015 11:42am Page 5 of 6

Lots 5, 6, 14, 15 and 24 being Subdivision of Lot 23 DP 455427, and Monumentation of Lots 1-2 DP 455427

Surveyor: Jamie Andrew Thirkettle
 Firm: Davis Ogilvie & Partners Ltd (Greyfriars)

Title Plan
 DP 462638

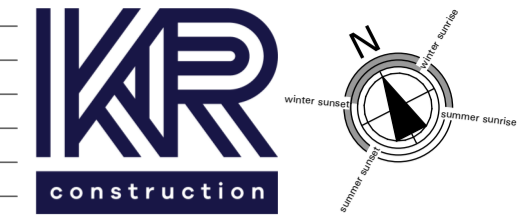
Deposited on: 23/09/2015

1:12



Appendix 2: Application Plans

ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION
COPYRIGHT © K.R. Construction Ltd



DWELLING NUMBER	ZONE NAME	AREA SCHEDULE		SPECIFICATION REQUIREMENT
		NET AREA [m2]	GROSS AREA [m2]	
01	1. DWELLING ONE	78	91	70m ²
	2. O.D. LIVING	63	63	20m ²
	3. PATIO	17	17	10m ²
	4. SERVICE COURT	15	15	
02	1. DWELLING TWO	76	89	70m ²
	2. O.D. LIVING	31	32	20m ²
	3. PATIO	8	8	10m ²
	4. SERVICE COURT	19	19	
03	1. DWELLING THREE	78	89	70m ²
	2. O.D. LIVING	32	33	20m ²
	3. PATIO	8	8	10m ²
	4. SERVICE COURT	19	19	
04	1. DWELLING FOUR	114	134	95m ²
	2. O.D. LIVING	69	69	35m ²
	3. PATIO	23	24	10m ²
	4. SERVICE COURT	20	20	
05	1. DWELLING FIVE	79	94	
	2. O.D. LIVING	30	30	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	10	10	
06	1. DWELLING SIX	79	94	70m ²
	2. O.D. LIVING	32	33	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	10	10	
07	1. DWELLING SEVEN	79	93	70m ²
	2. O.D. LIVING	41	42	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	9	9	
08	1. DWELLING EIGHT	81	96	70m ²
	2. O.D. LIVING	41	42	20m ²
	3. PATIO	17	18	10m ²
	4. SERVICE COURT	10	10	

ABBREVIATIONS

T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFETY GLAZING

APPELLATION	LOT 24 DP 462838
SITE	2328m ²
SITE COVERAGE	33%
AVERAGE GROUND LEVEL	RL 7.48m
MIN. GROUND LEVEL	RL 7.85m
MAX. GROUND LEVEL	RL 7.14m
SITE ZONES	
CLIMATE ZONE	4
EQ. ZONE	ZONE 3
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
RAINFALL INTENSITY RANGE	80-90mm/HR 2% AEP
WIND REGION	A
WIND ZONE	MEDIUM

AREAS	NET AREA	GROSS AREA
DWELLINGS 1	78m ²	90m ²
DWELLINGS 2-3	155m ²	179m ²
DWELLINGS 4	116m ²	136m ²
DWELLINGS 5-6	158m ²	188m ²
DWELLINGS 7-8	161m ²	190m ²
TOTAL GROSS FLOOR AREA		783m²
IMPERVIOUS SITE WORKS		667m²
SITE - RIGHT OF WAY		390m ²
SITE - FOOT PATHS		74m ²
CARPARKS		195m ²
PERMEABLE SITE WORKS		907m²
PATIOS		193m ²
LANDSCAPING + PATHS		624m ²
SERVICE COURTS		90m ²

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOUTH

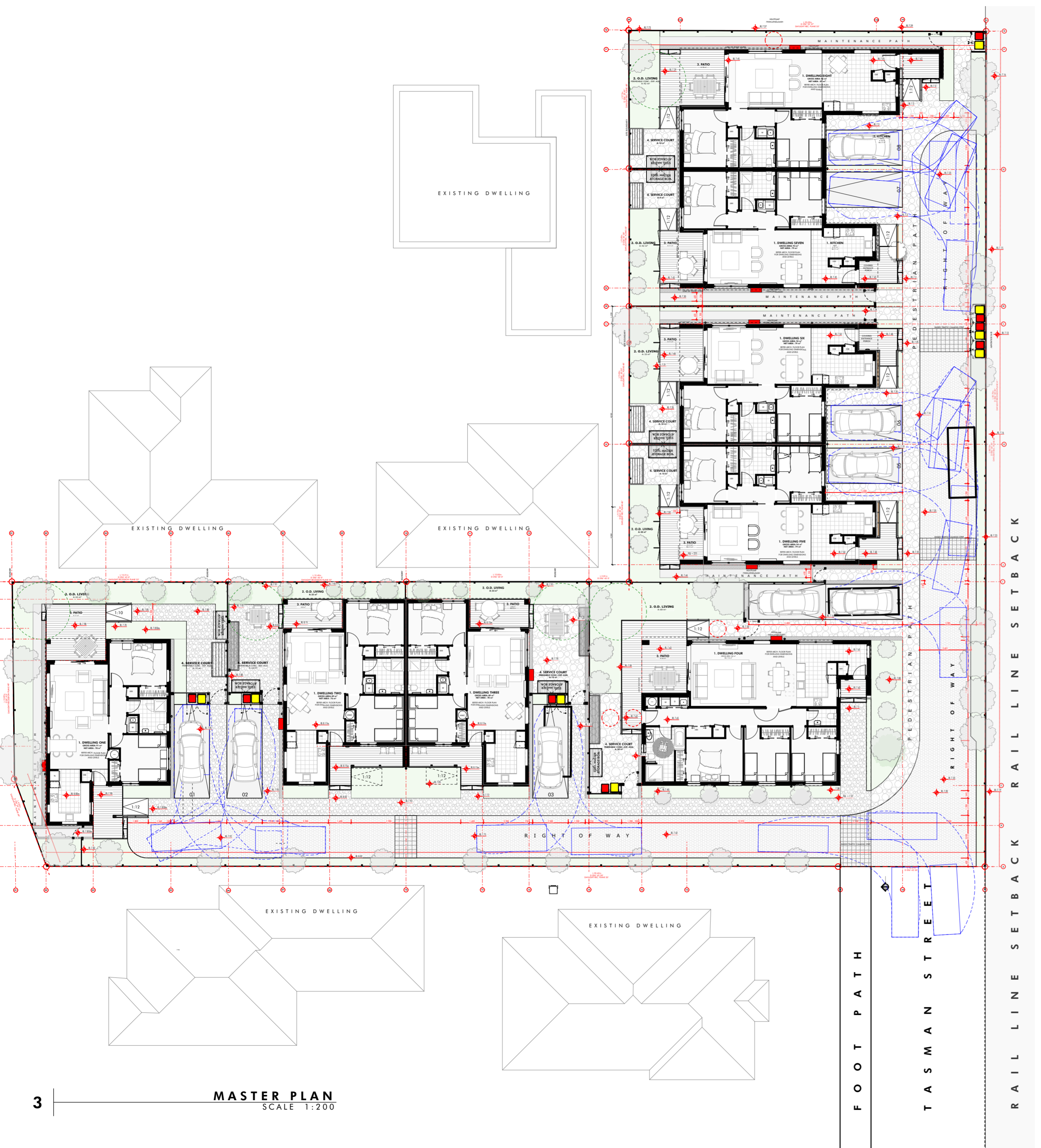
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MASTERPLAN

DRAWING STAGE
CONCEPT

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SHEET ISSUE DATE: **18/04/2024**
SCALE: **AS DRAWN @ A2**
DRAWN: **DK**













A107 A

p. 021 755 172
e. dan@krc.co.nz
40 CARMEN ROAD
P.O. BOX 16363
HORNBY,
CHRISTCHURCH



3 MASTER PLAN
SCALE 1:200

KEY:

-  PROPOSED TREES
-  PROPOSED LANDSCAPING - 374M²
-  CONCRETE SURFACING FOR CARPARKING AREAS/UTILITY AREAS
-  ASPHALT SURFACE FOR DRIVEWAY
-  PERMEABLE PAVING/EXPOSED AGGREGATE FOR PEDESTRIAN WALKWAY
-  TIMBER DECKING WITH NON SLIP SURFACE TREATMENT
-  SELECTED STORAGE SHED - FIRE RATED
-  CLOTHESLINE ATTACHED TO FENCE (AUSTRAL RANGE COMPACT 2.4 X 0.94M)
-  BIN STORAGE AREA
-  1800MM HIGH STANDARD TIMBER BOUNDARY FENCE
-  1500MM HIGH SEMI PRIVATE FENCE
-  1500MM HIGH VISUALLY PERMEABLE GATE (LOCKABLE/SELF CLOSING)

GENERAL NOTES:

TREES, SHRUBS AND PLANTINGS ARE INDICATIVE SPECIES TO DEMONSTRATE EXPECTED COLOUR, TEXTURE AND HEIGHT. SPECIES CHOICE IS BASED ON AVAILABILITY, AND COULD BE REPLACED WITH A SPECIES OF SIMILIAR SIZE, AS REQUIRED.

THE CONCEPT PLAN IS BASED ON INFORMATION PROVIDED ON BEHALF OF/ BY THE CLIENT.

THE PLANS HAVE BEEN PREPARED TO ACCOMPANY THE RESOURCE CONSENT. THE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DOCUMENTS.

INTENDED SOLELY FOR THE USE OF THE CLIENT IN ACCORDANCE WITH THE AGREED SCOPE OF WORKS.

INFORMATION CONTAINED WITHIN THIS DRAWING IS THE SOLE COPYRIGHT OF NOVO GROUP AND IS NOT TO BE REPRODUCED WITHOUT THEIR PERMISSION.

CONSTRUCTION DRAWINGS AND SPECIFICATION ARE NOT INCLUDED AS PART OF THIS STAGE OF WORKS.

LANDSCAPE PLAN

TASMAN STREET

REVISION
 B 29/11/2023

DRAWING RESOURCE CONSENT	DRAWN NR
SCALE 1:300	DATE 16/11/2023
JOB NO. 925024	SHEET NO. DWG - 1.00

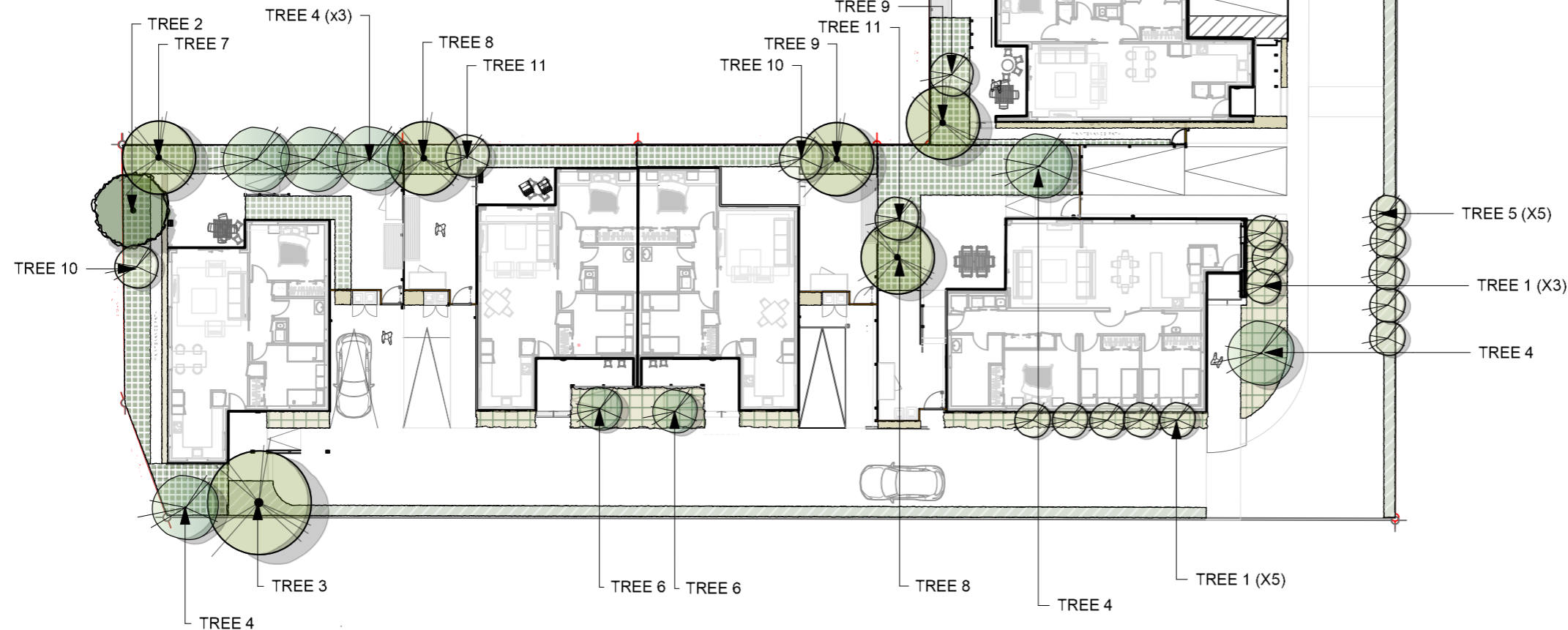


Plant Schedule

Plant ID	Botanical Name	Common Name	Mature Height	Size/Grade	Qty (approx)
MIX 1	<i>Phormium cookianum</i> 'Sweet Mist'	Dwarf Flax	0.4m	2.5L	75.2m ²
	<i>Liriope muscari</i> 'Munroe White'	White Liriope	0.2m	2L	
	<i>Poa cita</i>	Silver Tussock	0.7m	0.5L	
	<i>Coprosma acerosa</i> 'Hawera'	Groundcover coprosma	0.2m	PB5	
MIX 2	<i>Libertia peregrinans</i>	Mikoikoi/ Iris	0.5m	2.5L	46.3m ²
	<i>Dianella</i> 'Revelation'	Tasmanian Flax Lily	0.6m	1.5L	
	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	
MIX 3	<i>Astelia fragrans</i>	Bush Flax	1m	PB5	206m ²
	<i>Arthropodium</i> 'Matapouri Bay'	Renga Renga/ NZ Rock Lily	0.6m	PB5	
	<i>Corokia</i> 'Geentys Green'	Green Corokia	3m	PB5	
	<i>Viburnum tinus</i> 'Eve Price'	Virburnum	1.5m	2.5L	
	<i>Carex testacea</i>	Orange Sedge	0.5m	PB5	
MIX 4	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	58.2m ²
	<i>Pittosporum</i> 'Golf Ball' Green	Dwarf Pittosporum	1m	2.5L	
	<i>Carex testacea</i>		0.5m	PB5	
	<i>Phormium cookianum</i> 'Emerald Green'	Dwarf Flax	0.8m	PB5	
	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	

Tree Schedule

ID/Code	Botanical Name	Common Name	Height	Size/Grade	Quantity
Tree 1	<i>Pseudopanax crassifolius</i>	Lancewood	12m	10L	8
Tree 2	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen Magnolia	5m	45L	1
Tree 3	<i>Pittosporum tenuifolium</i>	Black Matipo	6m	2.5L	2
Tree 4	<i>Hoheria angustifolia</i>	Narrow-leaved Lacebark	6m	10L	7
Tree 5	<i>Plagianthus regius</i>	Ribbonwood	12m	10L	8
Tree 6	<i>Pseudopanax</i> 'Dark Star'	Pseudopanax	2m	5L	2
Tree 7	<i>Apricot</i> 'Aprigold'	Apricot Tree	2m	20L	3
Tree 8	<i>Apple tree sp</i>	Apple Tree	4m	20L	3
Tree 9	<i>Pear tree</i>	Pear tree	4m	20L	2
Tree 10	<i>Citrus - lemon</i>	Lemon Tree	2m	20L	4
Tree 11	<i>Citrus - lime</i>	Lime Tree	2m	20L	4
Total =					44



KEY:

- PROPOSED TREES
- PROPOSED LANDSCAPING

GENERAL NOTES:

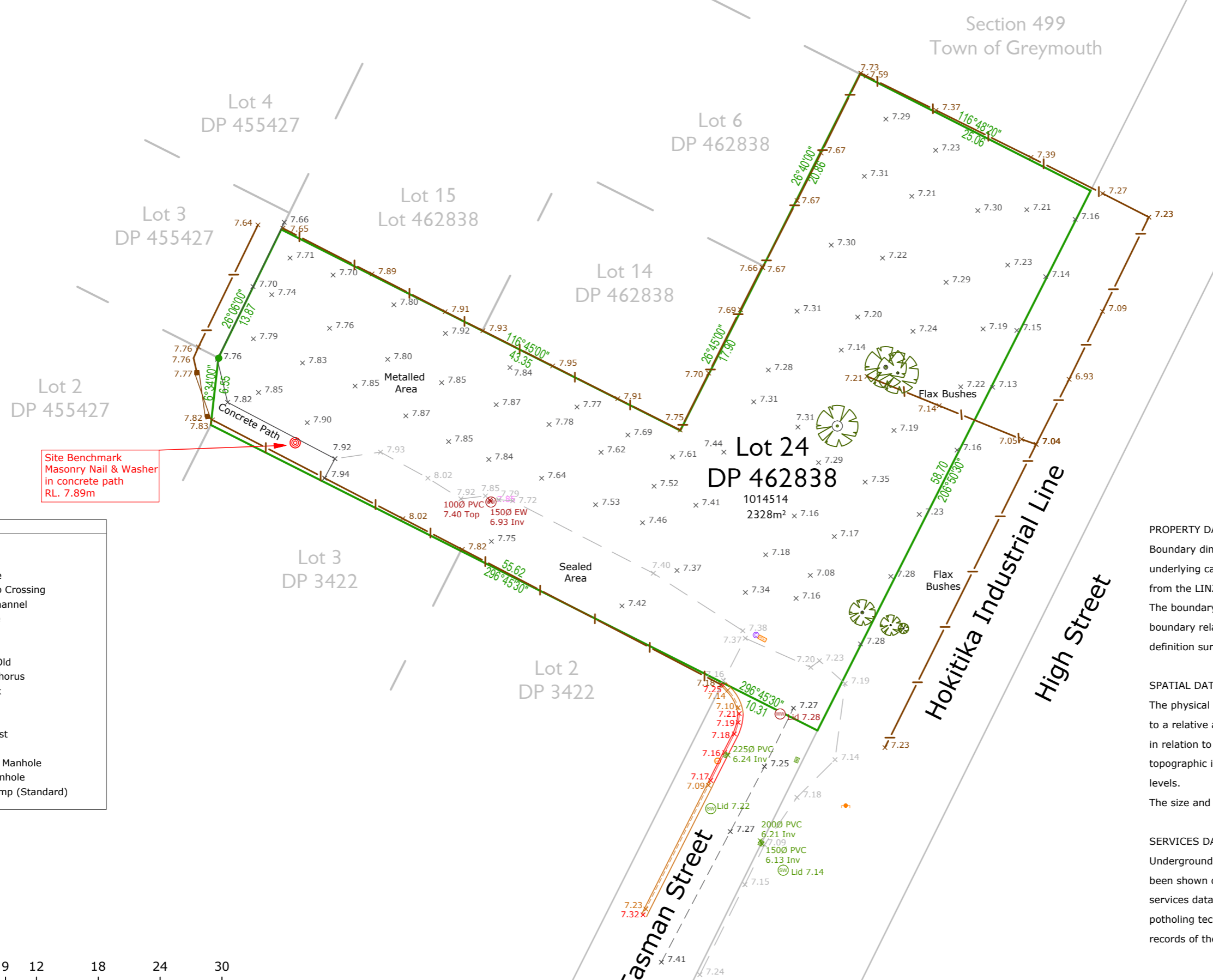
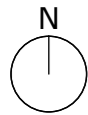
- A. THE PLANT SCHEDULES SHOWN OUTLINES A LIST OF PLANT SPECIES THAT ARE APPROPRIATE FOR EACH PLANTING BED/AREA/LOCATION AS SPECIFIED IN THE PLANTING PLAN (IE. FENCE LINES/ BESIDE WINDOWS ETC) AND THEREFORE ONLY PLANTS FROM THESE LISTS SHOULD BE APPLIED IN EACH BED
- B. THE PLANT PALETTE MIXES (MIX TYPE 1 ETC) OUTLINES A RANGE OF SPECIES TO BE CHOSEN FROM BY THE CLIENT, DEPENDING ON AVAILABILITY IE. ALL OR A MIX OF SOME. HOWEVER A MIX OF AT LEAST 3X SPECIES FROM EACH 'MIX TYPE' IS TO BE PLANTED TO ENSURE PLANT VARIETY AND TEXTURE IS MAINTAINED
- C. PLANTING IS TO BE IMPLEMENTED AT THE VERY LEAST 1M DENSITY / SPACINGS TO ENSURE ADEQUATE COVERAGE OF PLANT BEDS
- D. ALL TREES ARE TO BE PLANTED AS SPECIFIED, VARIEGATA CHANGE IS TO BE UPON ADVICE FROM A LANDSCAPE ARCHITECT IF REQUIRED

**PLANTING PLAN
 TASMAN STREET**

DRAWING RESOURCE CONSENT	DRAWN NR
SCALE 1:300	DATE 16/11/2023
JOB NO. 925024	SHEET NO. DWG - 2.00

REVISION
 B 29/11/2023





Site Benchmark
Masonry Nail & Washer
in concrete path
RL. 7.89m

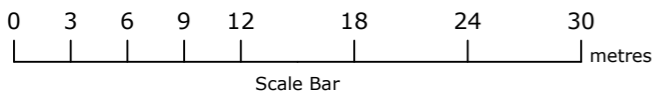
LEGEND

FEATURE	DESCRIPTION
	Fence
	Gate
	Road Centreline
	Road Kerb Drop Crossing
	Road Kerb & Channel
	Road Seal Edge
	Concrete Edge
	Boundary
	Boundary Peg Old
	Comms Pillar Chorus
	Site Benchmark
	Tree
	Power Box
	Power Lamp Post
	Power Pole
	Sanitary Sewer Manhole
	Stormwater Manhole
	Stormwater Sump (Standard)

PROPERTY DATA
Boundary dimensions, bearings and areas have been adopted from underlying cadastral information. Abutting lot information is derived from the LINZ Digital Cadastral Database. The boundary accuracy has been estimated at +/- 40mm. Where boundary relationships are critical, it is recommended that a boundary definition survey be completed.

SPATIAL DATA
The physical data has been captured using a Trimble R10 GNSS Receiver to a relative accuracy of +/- 20mm horizontally and +/- 20mm vertically in relation to the site benchmarks. The absolute accuracy of the topographic information is +/- 20mm relative to the stated origin of levels. The size and position of trees shown on this plan is approximate

SERVICES DATA
Underground utility services, except for visible surface features, have not been shown on this plan. It is recommended that if accurate utility services data is required, that it be searched for on site by GPR and potholing techniques in conjunction with the as-built utility services records of the relevant authority.



NOTES

DISCLAIMER
© Eliot Sinclair and Partners Ltd. This drawing and all its information is only to be used for its intended purpose. All rights reserved.

SURVEY INFORMATION

SURVEYED	S.J.Hopkins
SURVEY DATE	24.08.2023
COORD SYSTEM	NZGD2000
CIRCUIT	Hokitika
DATUM	NZVD2016
ORIGIN OF LEVELS	EVHY 8.76m

REV.	DRAWN	DATE	NOTE
A	RCP	29.08.2023	For Issue

CLIENT
KR Construction

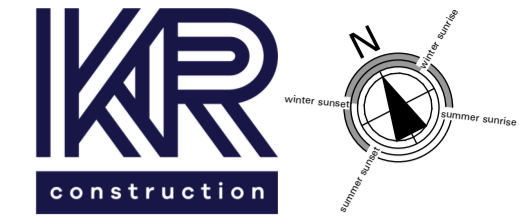
DESIGNED	DRAWN	REVIEWED	APPROVED
	R.C.Paulsen	R. Van den Berg	
		29.08.2023	R.V
STATUS	For Issue		
SCALE	1:400 [A3]		

18 Tasman Street -Greymouth
Lot 24 DP 462838

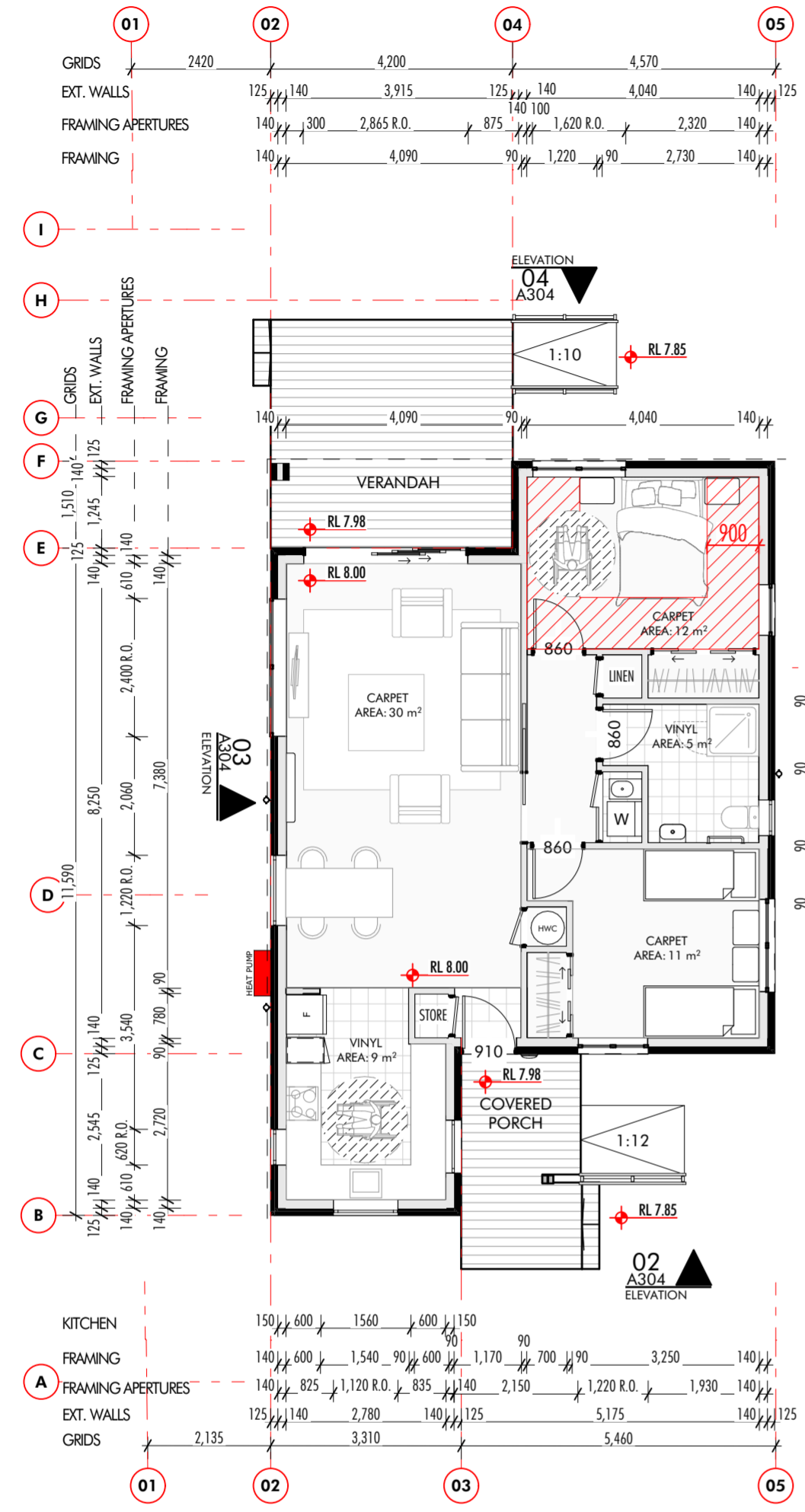
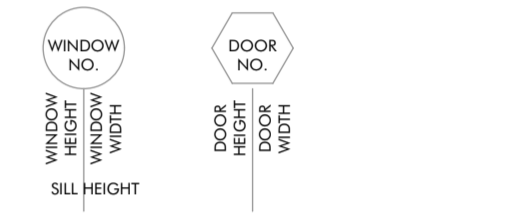
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SET	SHEET
V1	1



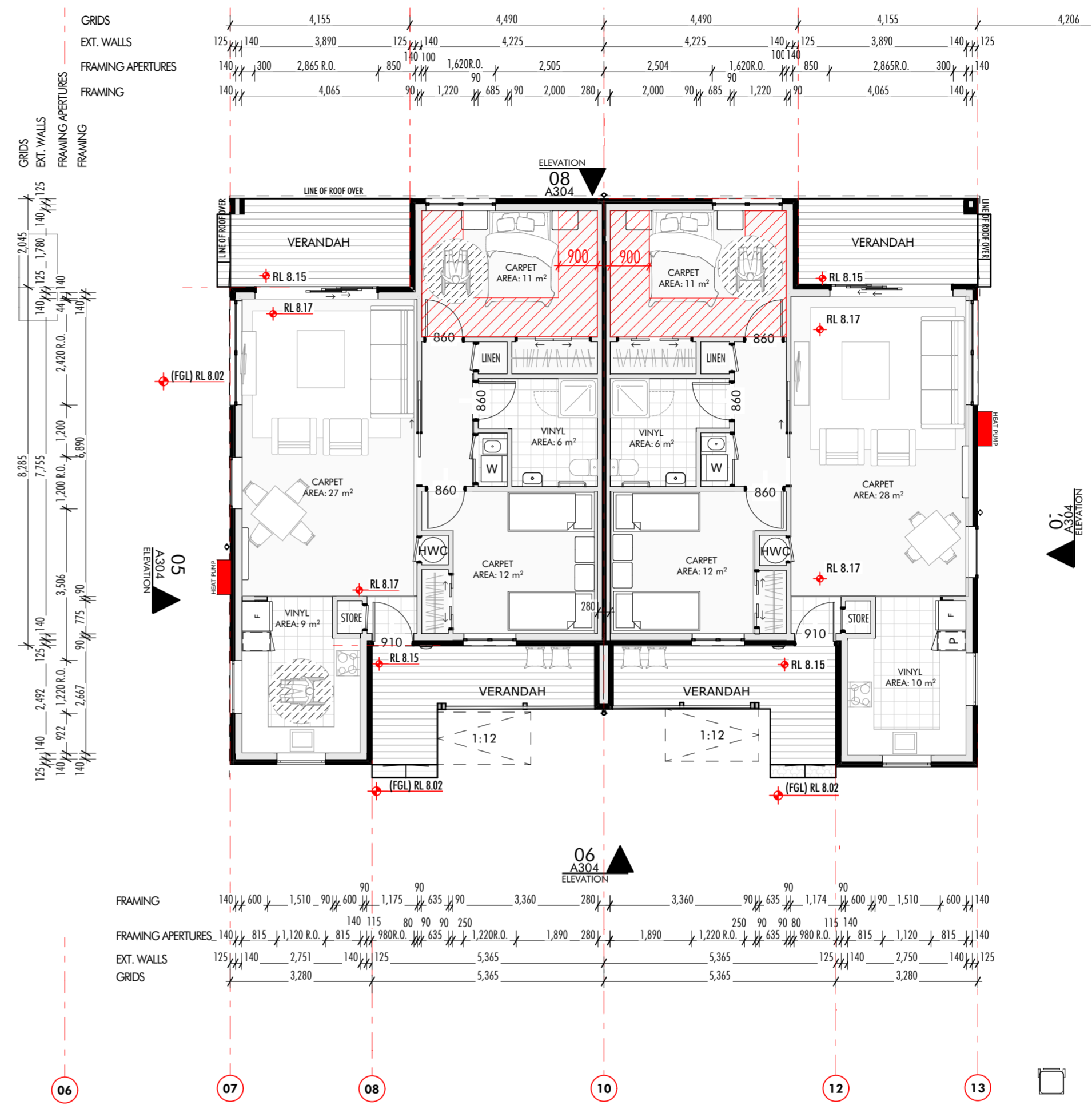


- ABBREVIATIONS**
- T LAUNDRY TUB
 - W WASHING MACHINE
 - D DRYER
 - HWC HOT WATER CYLINDER
 - P PANTRY
 - F FRIDGE
 - O ELEC. OVEN
 - TAP GARDEN TAP
 - R.O. ROUGH OPENING
 - FGL^{+00.00} FINISHED GROUND LEVEL
 - FFL^{+00.00} FINISHED FLOOR LEVEL
 - CL^{+00.00} CEILING LEVEL LEVEL
 - RL^{+00.00} REDUCED LEVEL RELATIVE TO CCC DATUM
 - SG SAFETY GLAZING



01 FLOOR PLAN - DWELLING 01
SCALE 1:100

DWELLING	NAME	NET AREA	REQUIREMENT
01	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	30	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1



04 FLOOR PLAN - DWELLINGS 02+03
SCALE 1:100

DWELLING	NAME	NET AREA	REQUIREMENT
01	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	30	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1
02	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	27	K/D/L 36m ²
	3. BEDROOM	11	F.U.D. 12m ²
	3. BEDROOM	12	9m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOOUTH

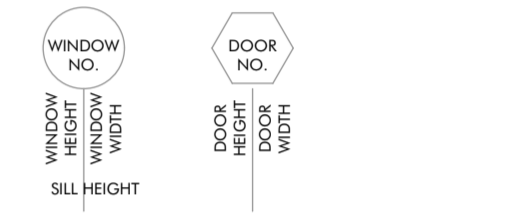
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DRAWING STAGE
CONCEPT

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SHEET ISSUE DATE: 18/04/2024
SCALE: AS DRAWN @ A2
DRAWN: DK

A201

- ABBREVIATIONS**
- T LAUNDRY TUB
 - W WASHING MACHINE
 - D DRYER
 - HWC HOT WATER CYLINDER
 - P PANTRY
 - F FRIDGE
 - O ELEC. OVEN
 - TAP GARDEN TAP
 - R.O. ROUGH OPENING
- FGL ±0.00 FINISHED GROUND LEVEL
 FFL ±0.00 FINISHED FLOOR LEVEL
 CL 00.00 CEILING LEVEL LEVEL
 RL ±0.00 REDUCED LEVEL RELATIVE TO CCC DATUM
 SG SAFETY GLAZING



Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

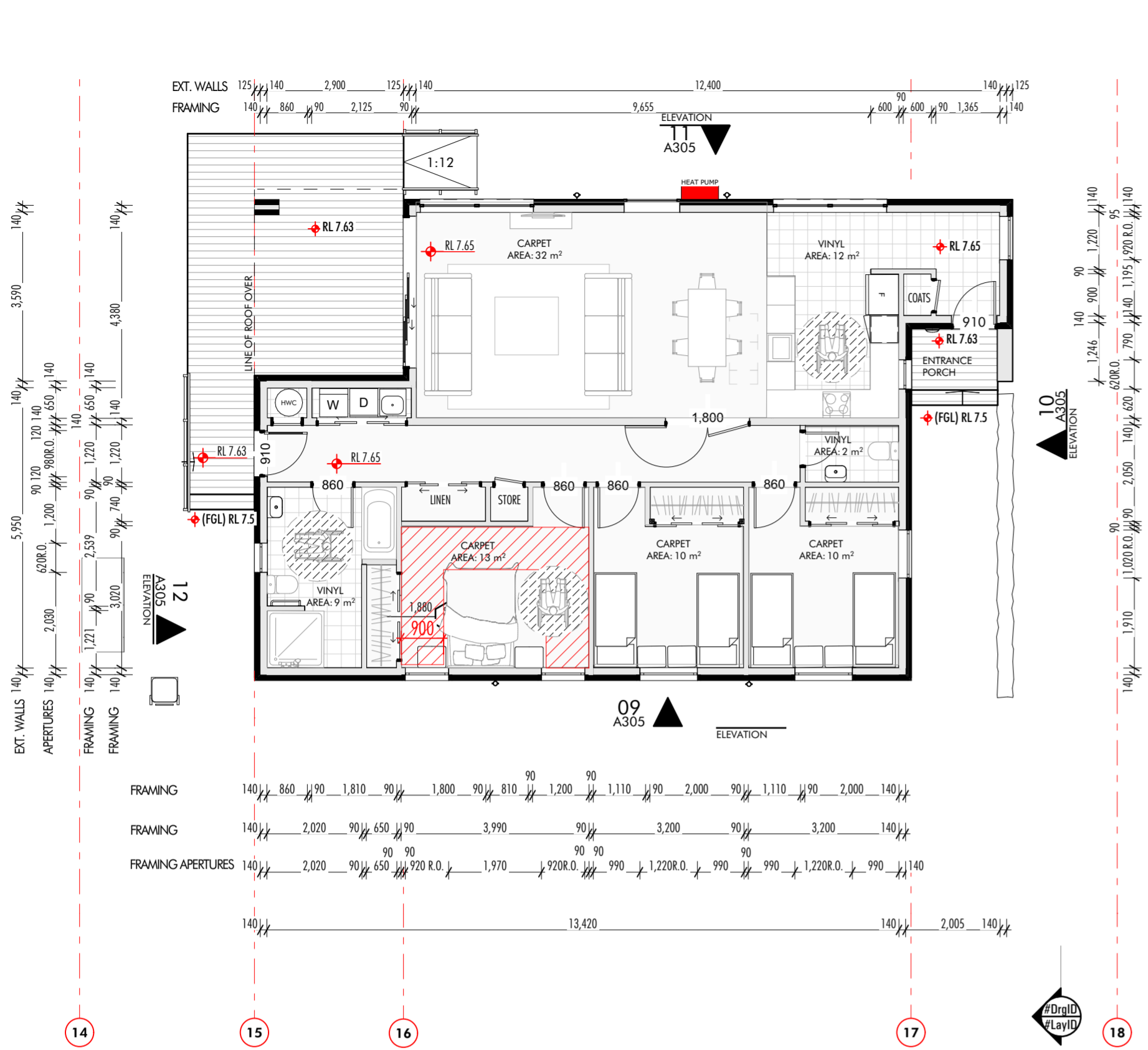
TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
FLOOR PLANS DWELLINGS 4-8

DRAWING STAGE
CONCEPT

JOB REF: **329**
SHEET ISSUE DATE: **18/04/2024**
SCALE: **AS DRAWN @ A2**
DRAWN: **DK**

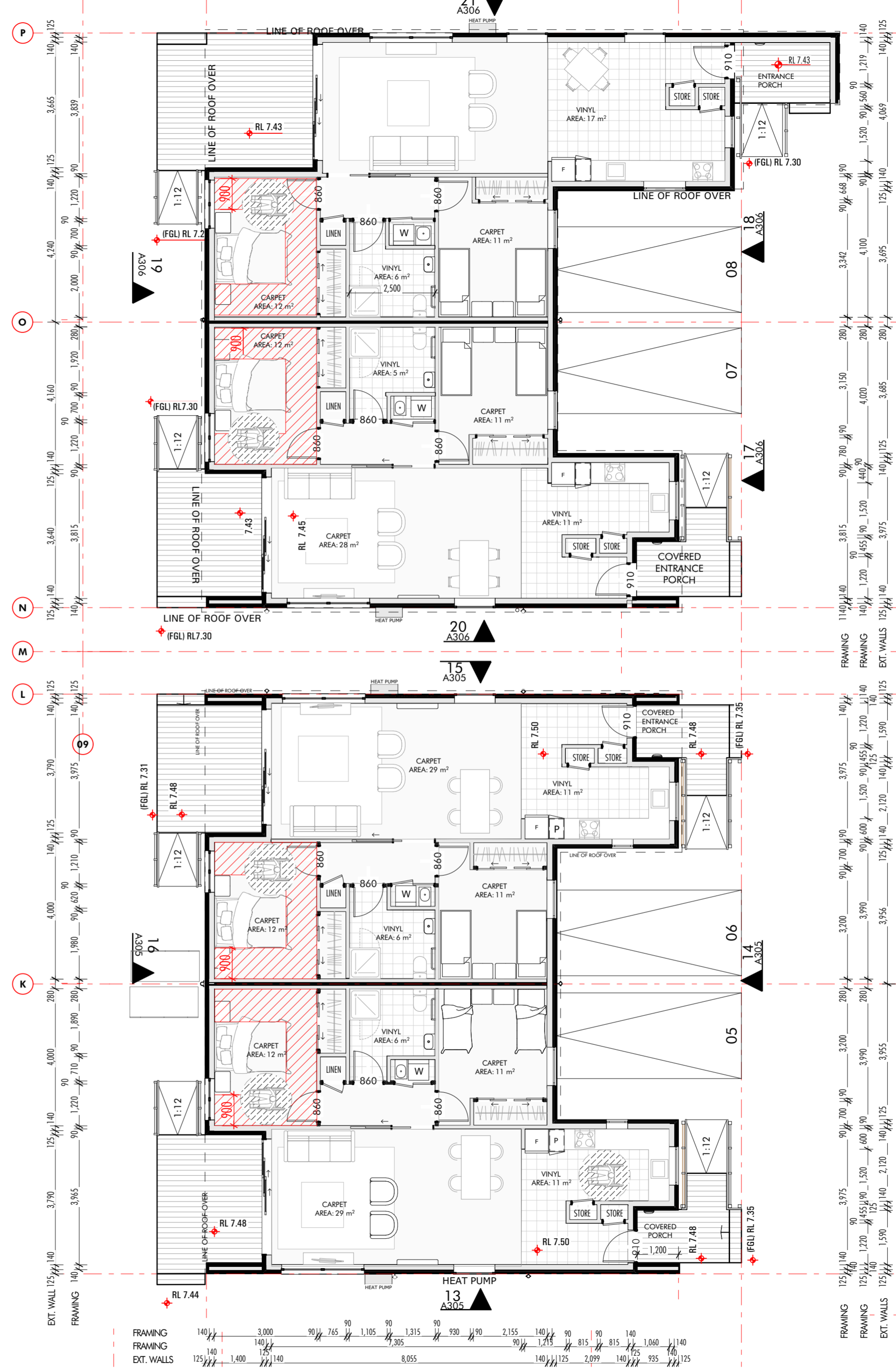
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07 FLOOR PLAN - DWELLING 04
SCALE 1:100

DWELLING	NAME	NET AREA	REQUIREMENT
03	1. KITCHEN	10	K/D/L 36m ²
	2. SITTING & DINING	28	K/D/L 36m ²
	3. BEDROOM	11	F.U.D. 12m ²
	3. BEDROOM	12	9m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1
04	1. KITCHEN	12	K/D/L 46m ²
	2. SITTING & DINING	32	K/D/L 46m ²
	3. BEDROOM	10	9m ²
	3. BEDROOM	10	10m ²
	3. BEDROOM	13	F.U.D. 12m ²
05	4. ABLUTIONS	9	F.U.D. 4m ² per NZBC G1/AS1 ± N.P.H.W. TABLE B2.4-3
	5. LAV.	2	N.P.H.W. TABLE B2.4-3
05	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	29	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
05	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1

DWELLING	NAME	NET AREA	REQUIREMENT
06	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	29	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1
07	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	28	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
08	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1
	1. KITCHEN	17	K/D/L 36m ²
08	2. SITTING & DINING	25	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1

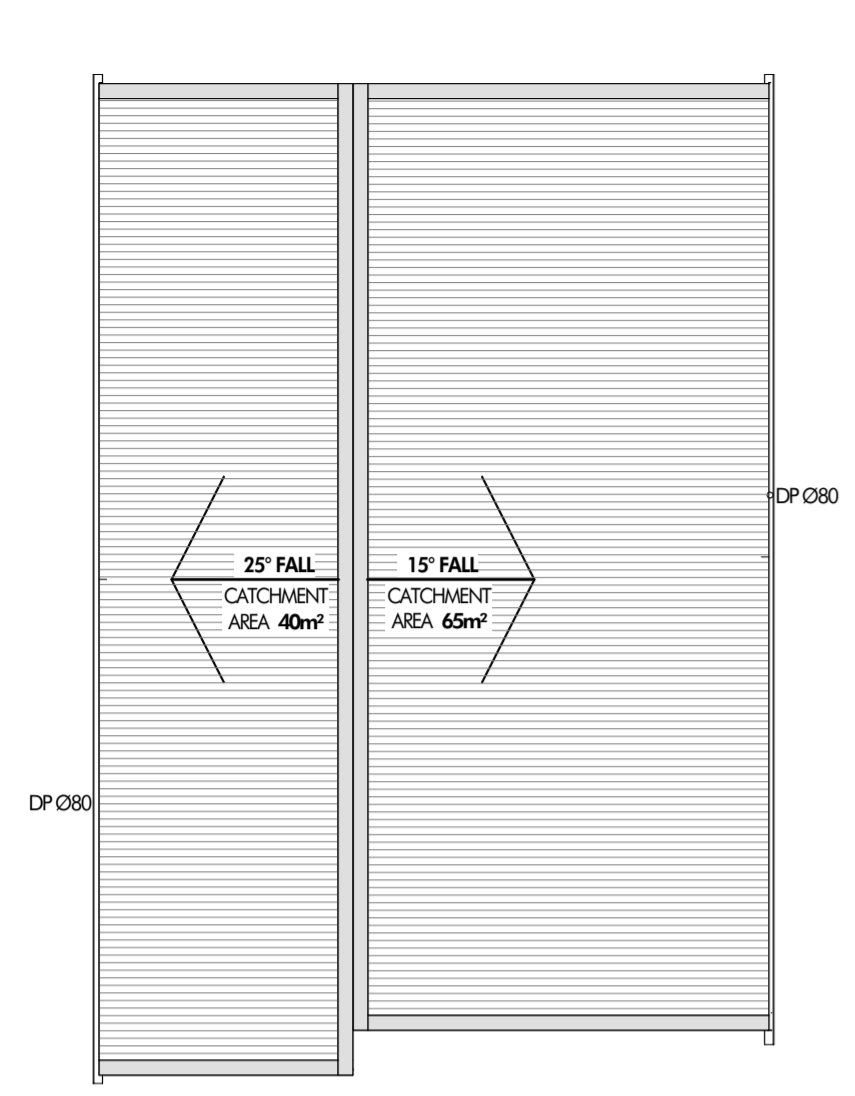


08 FLOOR PLAN - DWELLINGS 05,06,07,08
SCALE 1:100

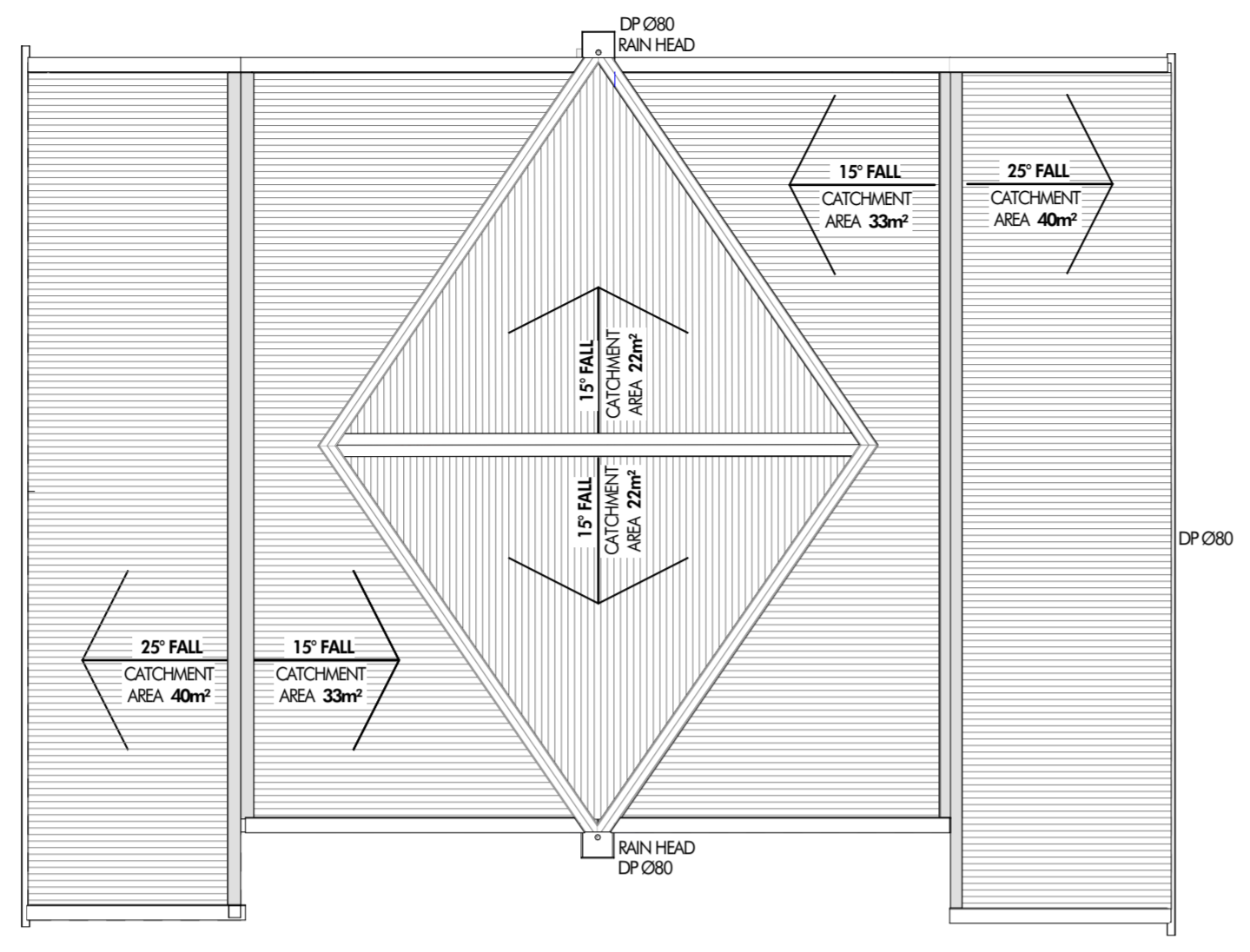


ABBREVIATIONS

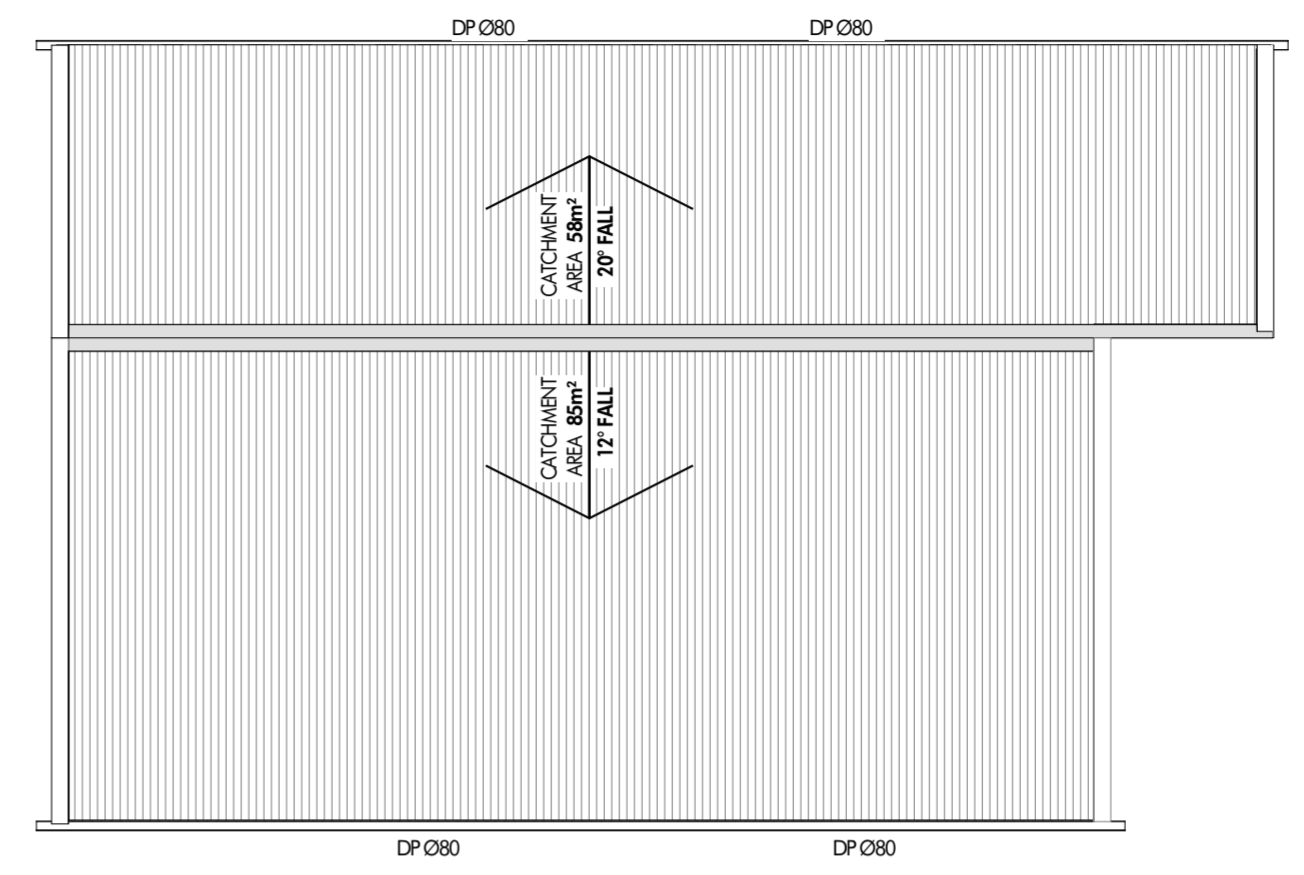
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W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL 00.00	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFETY GLAZING



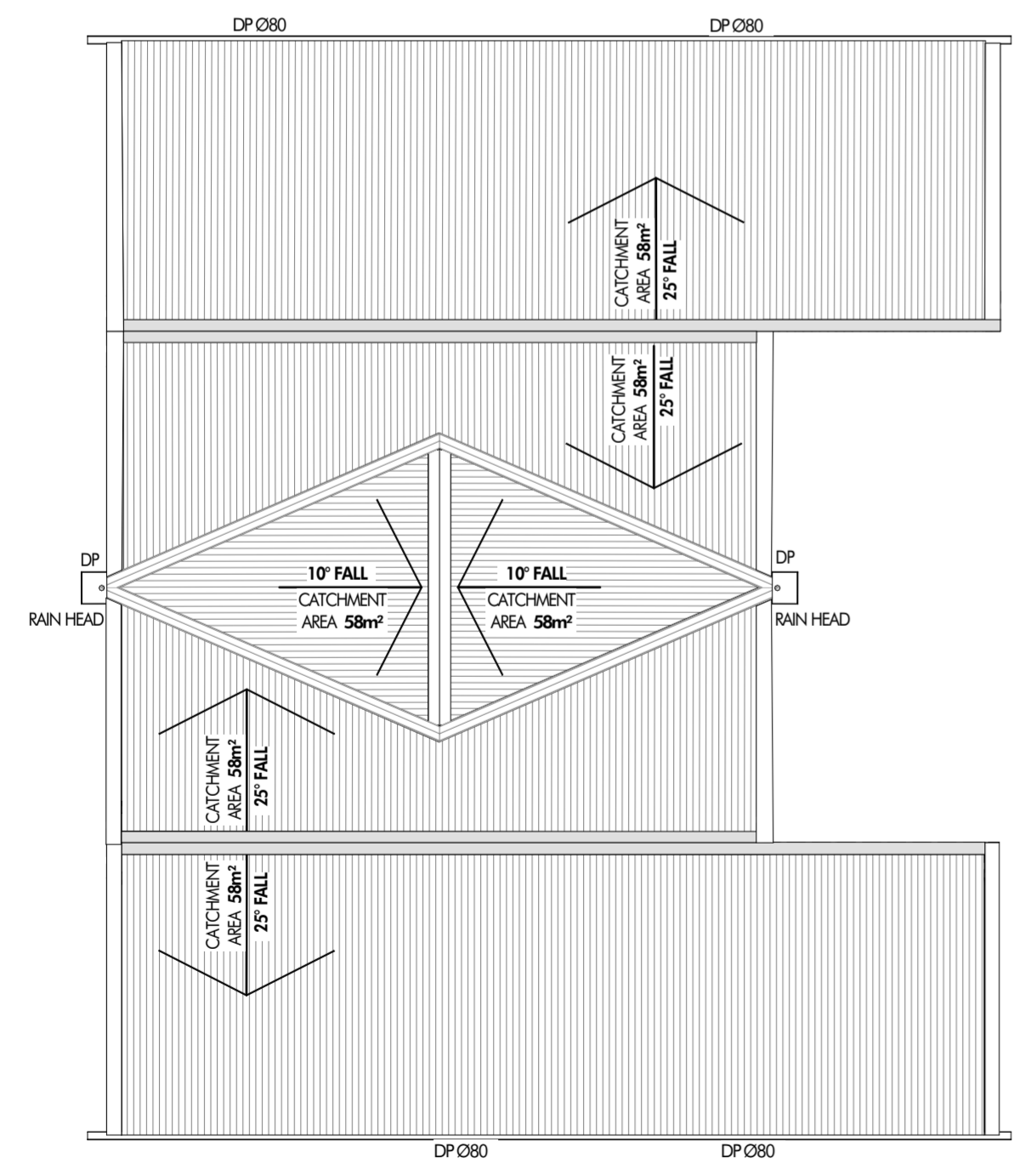
1 3 ROOF PLAN - DWELLING 01
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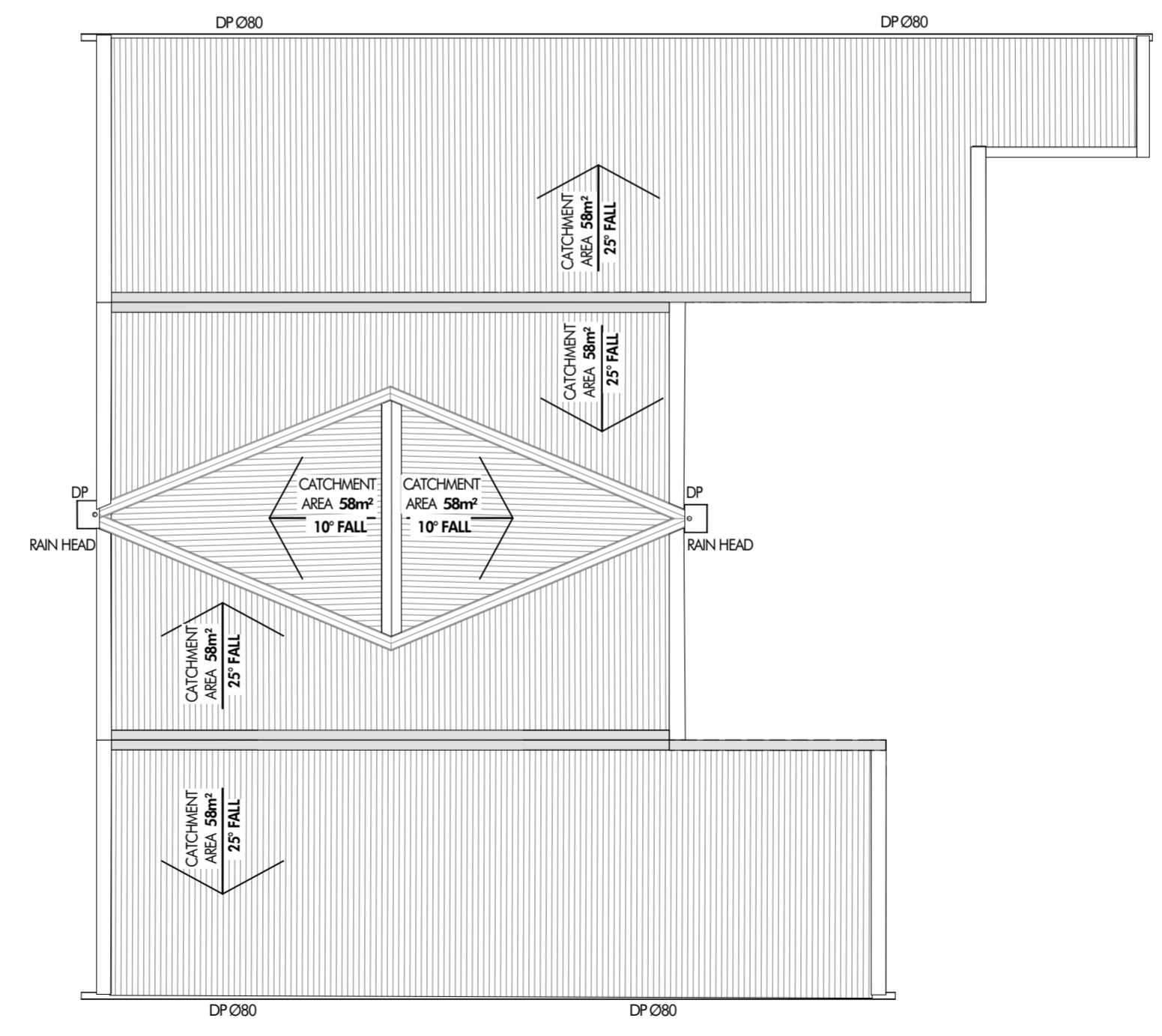
1 4 ROOF PLAN - DWELLINGS 02 + 03
SCALE 1:100



1 5 ROOF PLAN - DWELLING 04
SCALE 1:100



1 6 ROOF PLAN - DWELLING 05 + 06
SCALE 1:100



1 7 ROOF PLAN - DWELLING 07 + 08
SCALE 1:100

ROOFING NOTES

- ALL FLASHINGS, FIXINGS, AND VENT COWLS TO MATCH ROOFING COLOUR.
- ROOFING STEEL AND TUBE CORROGATE PROFILE FROM COLORSTEEL ENDURA OVER VENT V810 BATTENS OVER SELF-SUPPORTING ROOFING UNDERLAY WITH PITCH AS DRAWN.
- FIX SIDE LAPS OF ROOFING AND EVERY 2ND CREST WITH 12g CLASS 4 APPROVED SCREWS WITH NEOPRENE WASHERS WITH A CARBON BLACK CONTENT OF 15% BY WEIGHT. SCREWS TO HAVE MIN 30mm EMBEDMENT INTO TIMBER PURLINS - REFER DETAIL FOR LENGTH.
- METAL ROOFING FIXING PATTERN PER NZBC E2/AS1 TABLE 15. PATTERN - T2- HIT 1 MISS 1....
- ROOFING UNDERLAY TO RUN HORIZONTALLY WITH MIN150mm LAPS TO ALL SIDES AND ENDS.
- DOWNPIPE IN SELECTED COLORSTEEL FINISH WITH MUNZING RING STAND OFF BRACKETS EQUALLY SPACED AS SHOWN ON DETAIL DRAWINGS.
- GUTTERS COLORSTEEL -STEEL AND TUBE PLUMBLINE OR SIMILAR PROFILE. FIX GUTTER TO FASCIA WITH EXTERNAL BRACKETS @800CRS. REFER TO EAVE DETAILS.
- TRUSSES REFER TO TRUSS DESIGN CERTIFICATE FOR ROOF TRUSS LAYOUT, FIXINGS, LINTELS AND ROOF BRACING.
- RAFTERS & BEAMS RAFTERS TO BE SIZED AND GRADED AS SHOWN ON ARCHITECTURAL DRAWINGS AND ENGINEERS STRUCTURAL DRAWINGS. FIX FRAMING IN ACCORDANCE WITH NZS3604.
- PURLINS - 70x45mm H1.2 PURLINS FIXED TO RAFTERS/TRUSSES @ 900 CRS IN ACCORDANCE WITH NZS3604 FIXING TYPE "T" WITH ONE CLASS 4 14g x115 SELF DRILLING SCREW (2.4kN) REFER TO THE ROOF DETAILS TO CONFIRM LENGTH

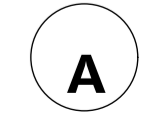
Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

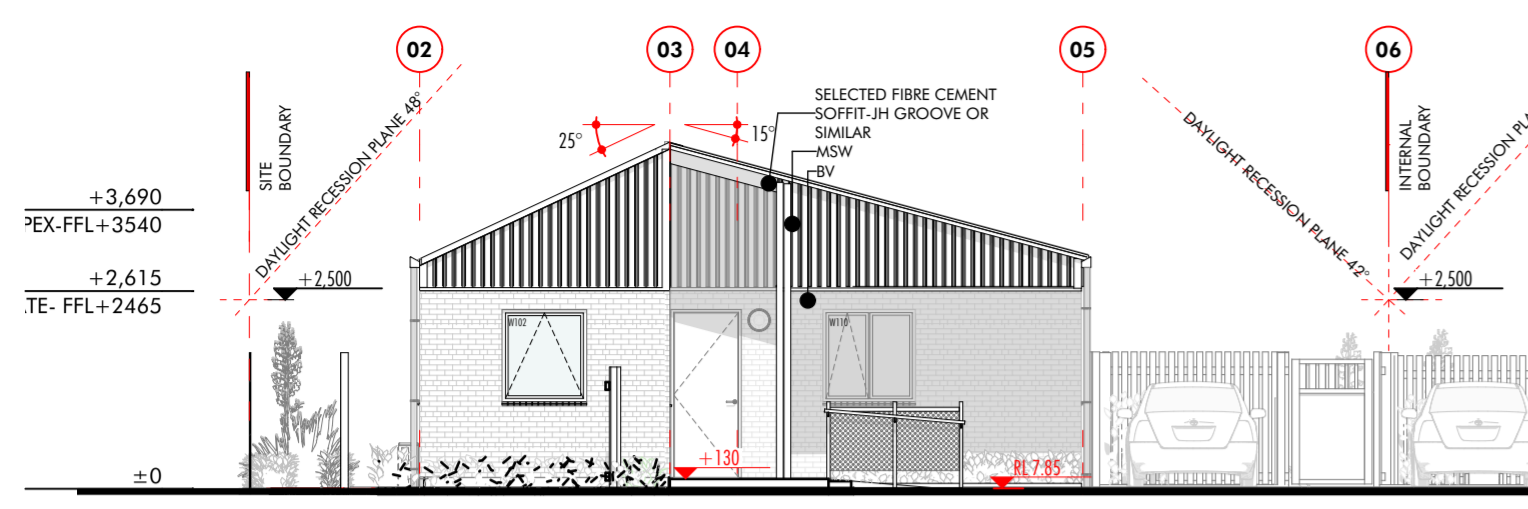
TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
ROOF PLANS
DRAWING STAGE
CONCEPT

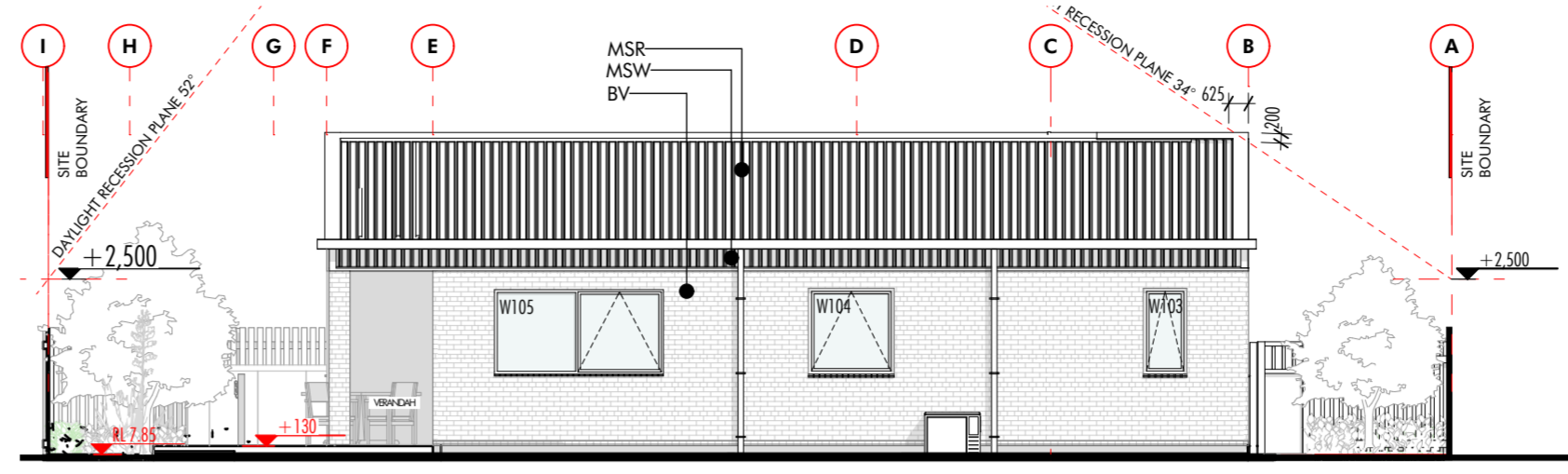
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DRAWN:	DK

A203

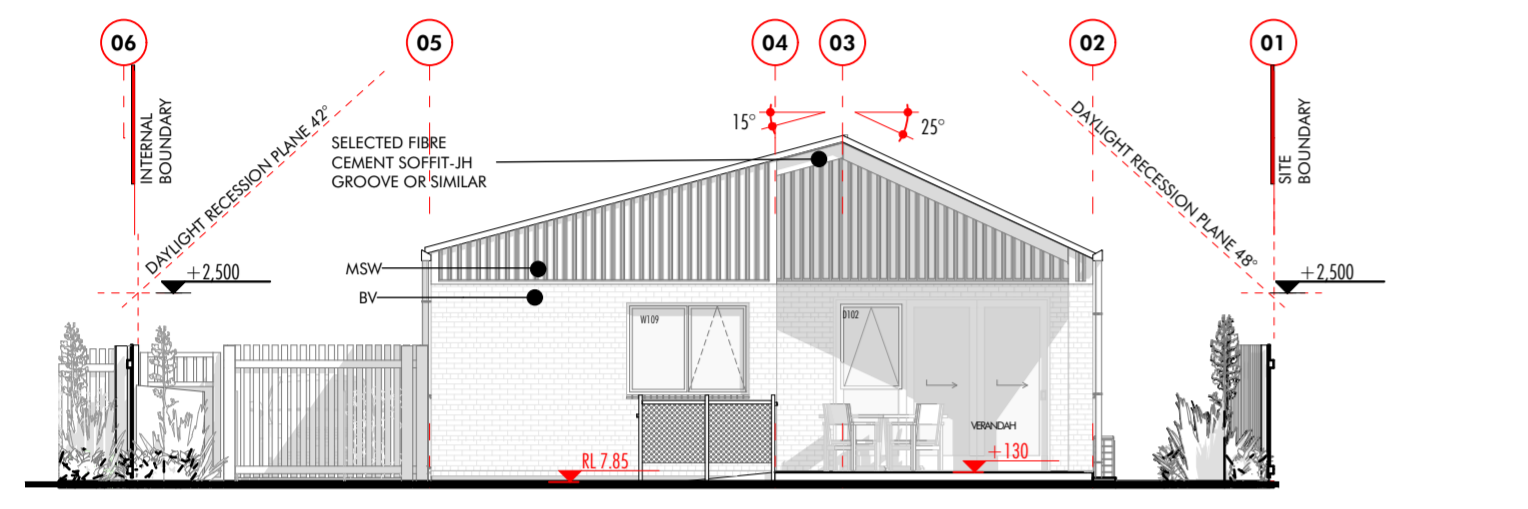




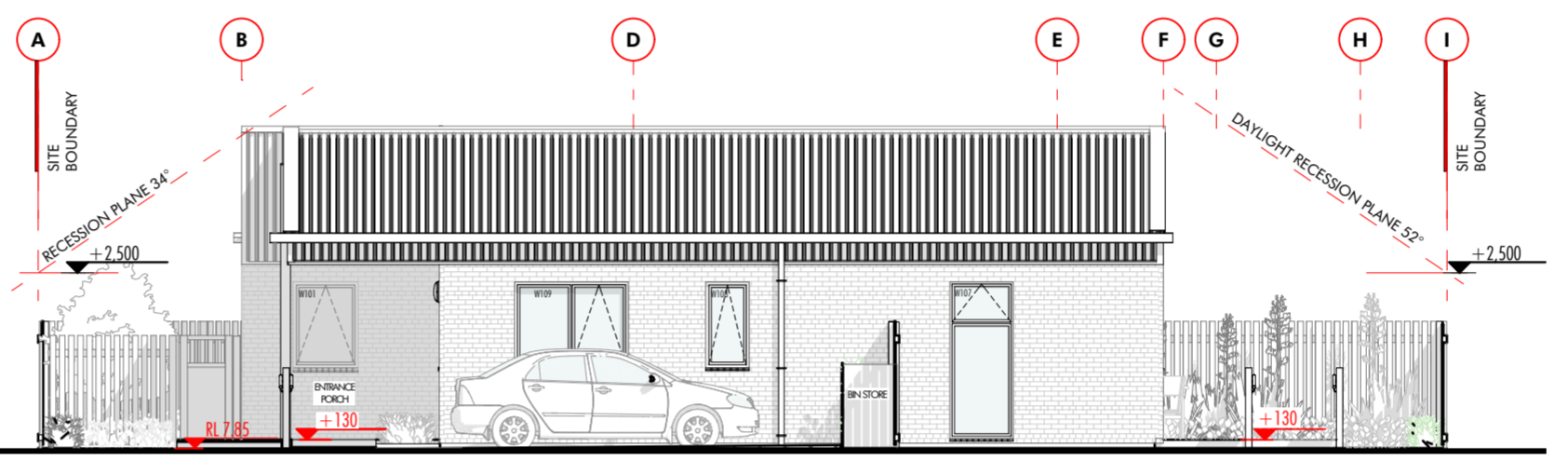
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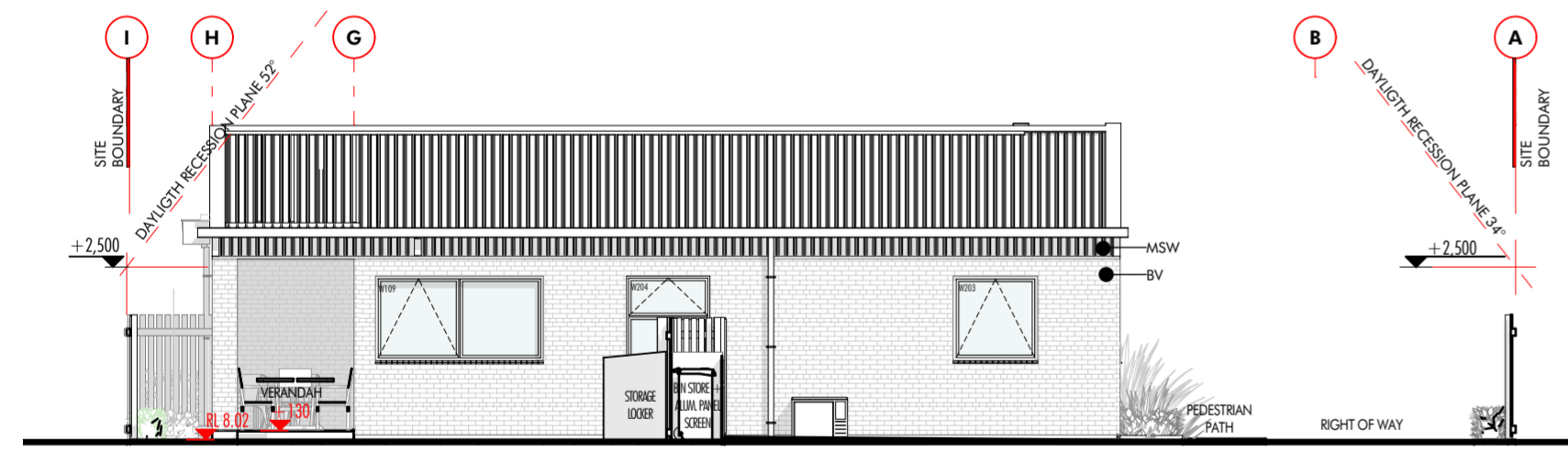
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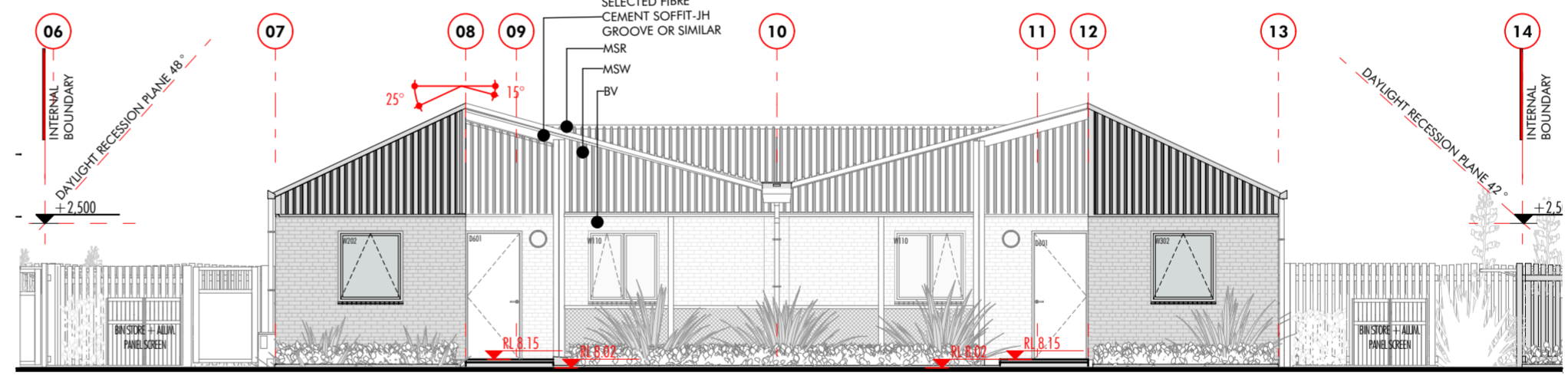
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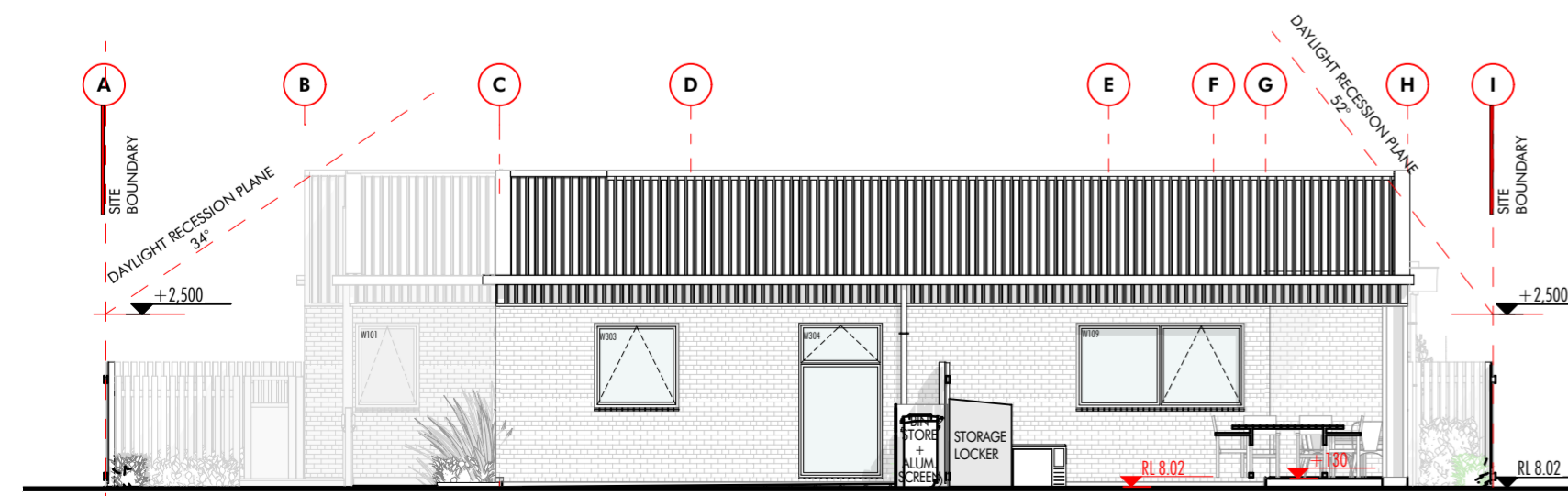
0 1 DWELLING 01 EAST ELEV.
SCALE 1:100



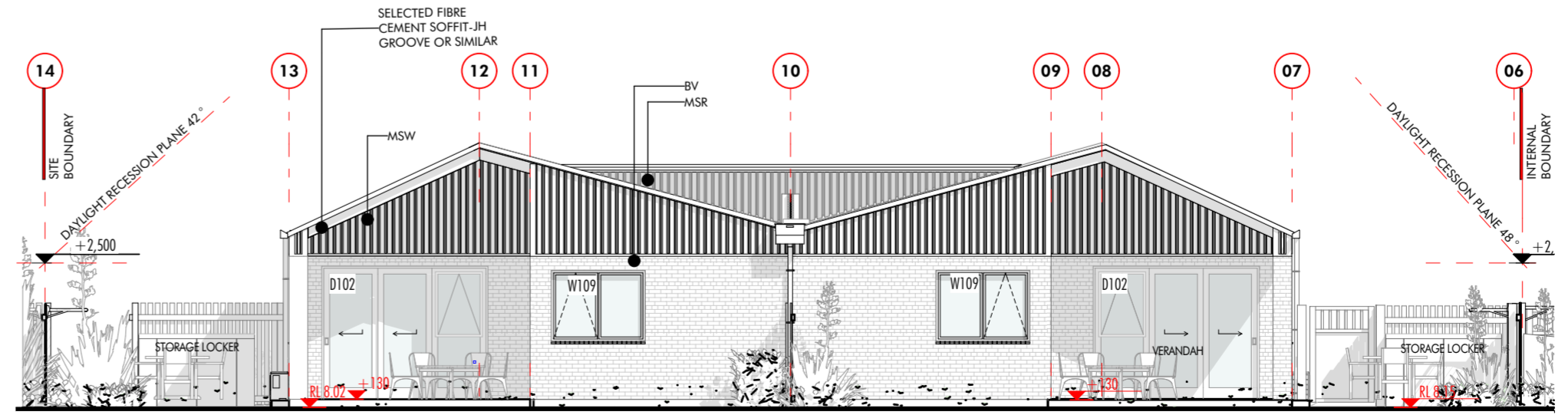
0 5 DWELLING 02 WEST ELEV.
SCALE 1:100



0 6 DWELLING 02+03 SOUTH ELEV.
SCALE 1:100



0 7 DWELLINGS 3 WEST ELEV.
SCALE 1:100



0 8 DWELLING 02+03 NORTH ELEV.
SCALE 1:100

ROOF MATERIAL + CONSTRUCTION KEY

MSR METAL SHEET - ROOF
0.55BMT CORROGATE (OR SIMILAR PROFILE)
METAL SHEET. PREPAINTED WITH COLOURSTEEL ENDURA SURFACE TREATMENT IN SELECTED COLOUR. -REFER ARCH. SPECIFICATION FOR COLOUR SELECTION. -REFER ROOF PLANS FOR FURTHER SYSTEM BUILDUP NOTATION.

WALL MATERIAL + CONSTRUCTION KEY

BV BRICK VENEER
70mm BRICK VENEER CLADDING- 70x72x230mm
50mm DRAINED & VENTED CAVITY
SYNTHETIC VAPOUR PERMEABLE WALL UNDERLAY
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX.
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX. + DWANGS @800CRS.
R3.6 INSULATION -MAMMOTH POLYESYTER BLANKETS FITTED TO FRAMING CAVITIES.
10mm PAPERFACED PLASTERBOARD INTERIOR WALL LINING -STOPPED +PAINTED TO LEVEL 4 FINISH
NOTE: REFER BRACING PLAN FOR AREA SPECIFIC REQUIREMENTS.

MSW METAL SHEET- WALL
0.55BMT CORROGATE (OR SIMILAR PROFILE)
METAL SHEET. PREPAINTED WITH COLOURSTEEL ENDURA SURFACE TREATMENT IN SELECTED COLOUR. -REFER ARCH. SPECIFICATION FOR COLOUR SELECTION.
40mm CASTELLATED CAVITY BATTENS- H3.2 EZYSCRIBE OR SIMILAR
SYNTHETIC VAPOUR PERMEABLE WALL UNDERLAY
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX.
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX. + DWANGS @800CRS.
R3.6 INSULATION -MAMMOTH POLYESYTER BLANKETS FITTED TO FRAMING CAVITIES.
10mm PAPERFACED PLASTERBOARD INTERIOR WALL LINING -STOPPED +PAINTED TO LEVEL 4 FINISH
NOTE: REFER BRACING PLAN FOR AREA SPECIFIC REQUIREMENTS.
40x10mm PAINTED P.RAD SKIRTING.

ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION
COPYRIGHT © K.R. Construction Ltd

ABBREVIATIONS

T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL ±0.00	FINISHED GROUND LEVEL
FFL ±0.00	FINISHED FLOOR LEVEL
CL 00.00	CEILING LEVEL LEVEL
RL ±0.00	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFTEY GLAZING

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOOUTH

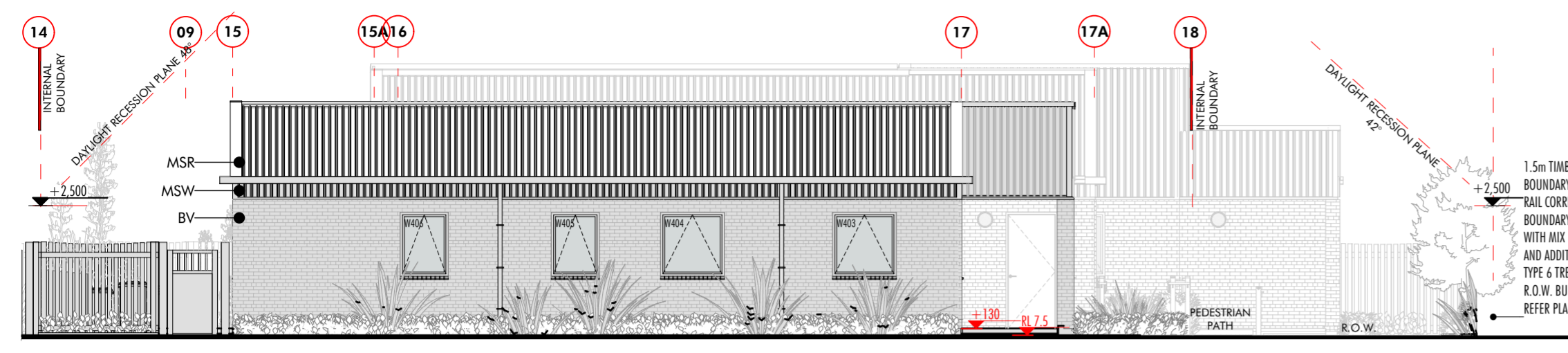
DRAWING NAME
ELEVATIONS DWELLINGS
1+2+3
DRAWING STAGE
CONCEPT

JOB REF: 329
SHEET ISSUE DATE: 18/04/2024
SCALE: AS DRAWN @ A2
DRAWN: DK

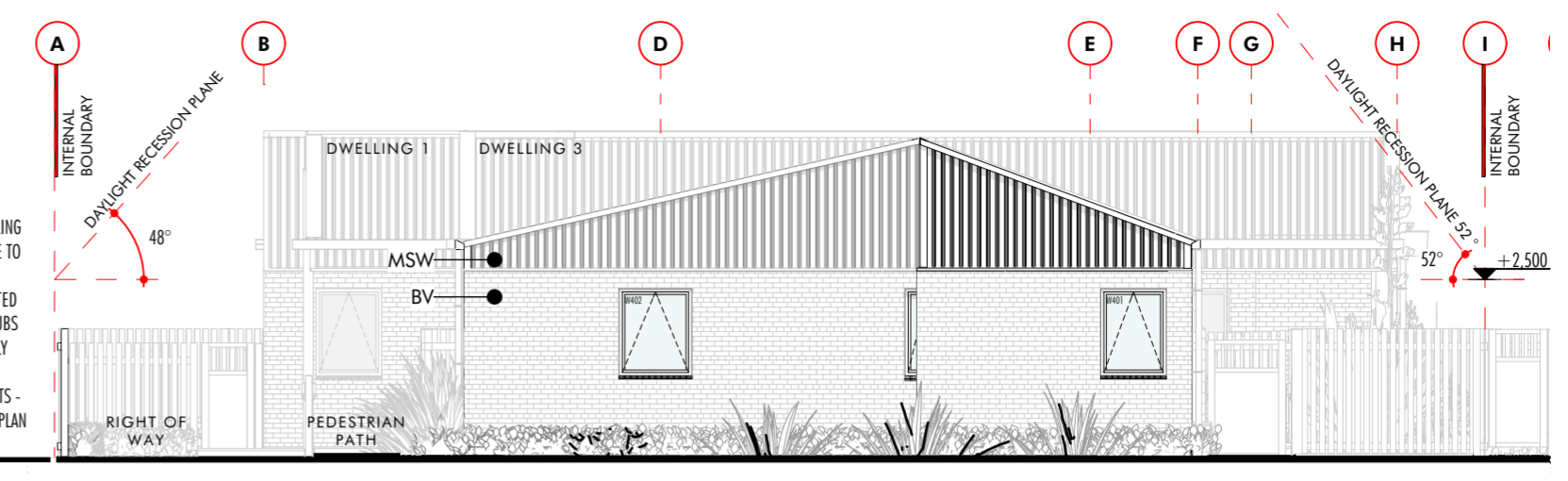


ABBREVIATIONS

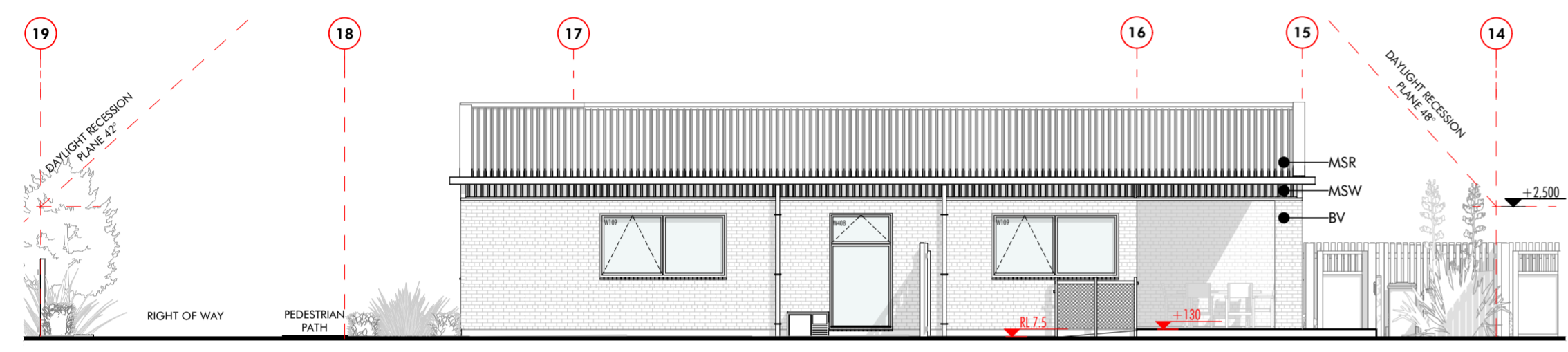
T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
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CL	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFETY GLAZING



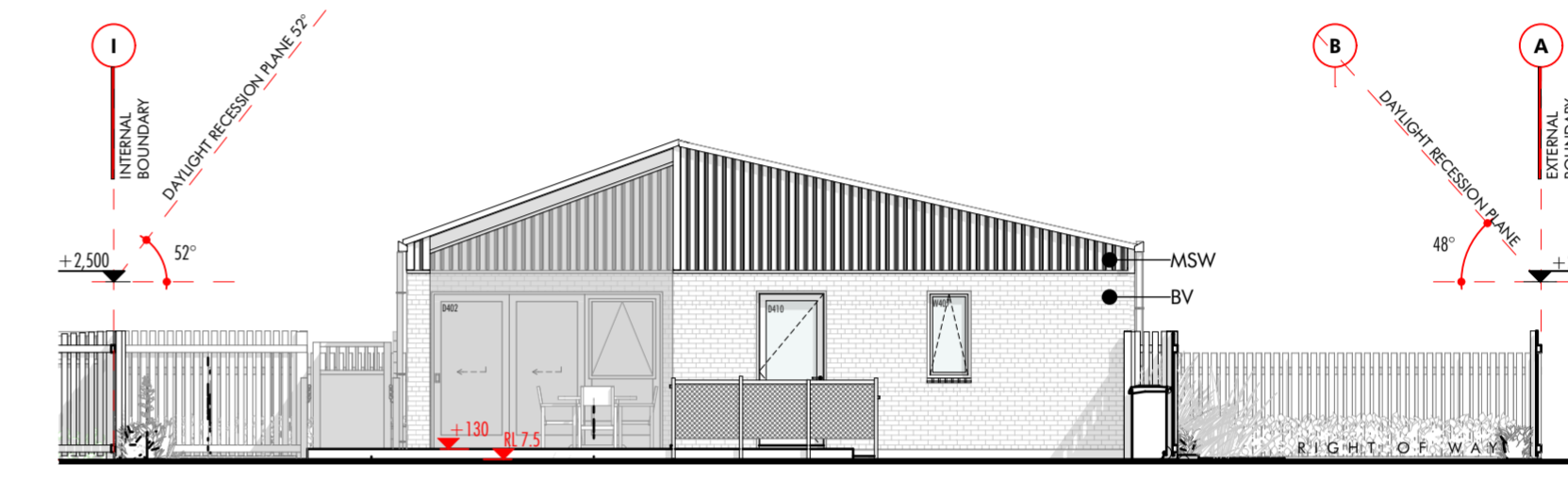
09 DWELLING 04 SOUTH ELEV.
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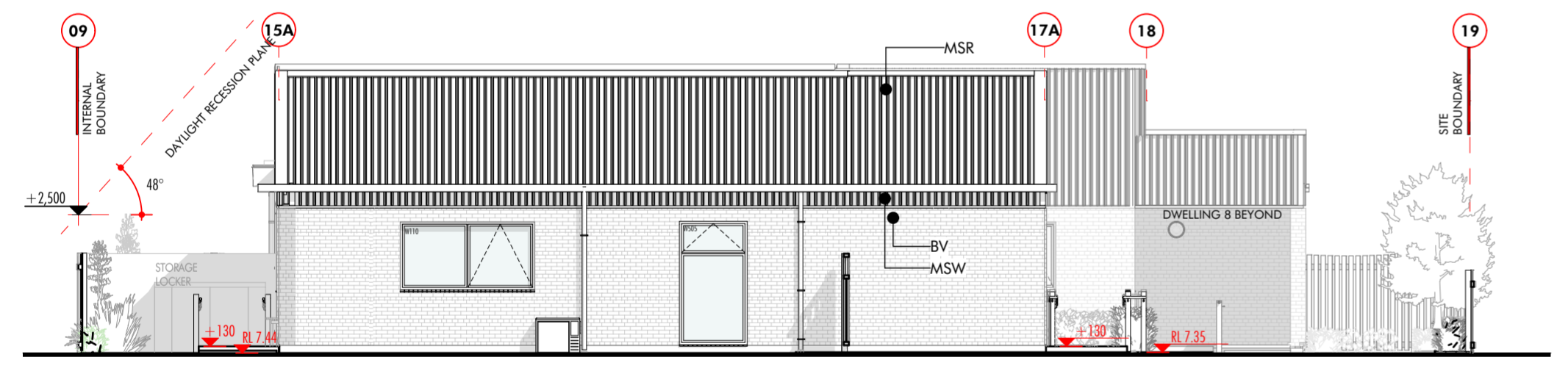
10 DWELLING 04 WEST ELEV.
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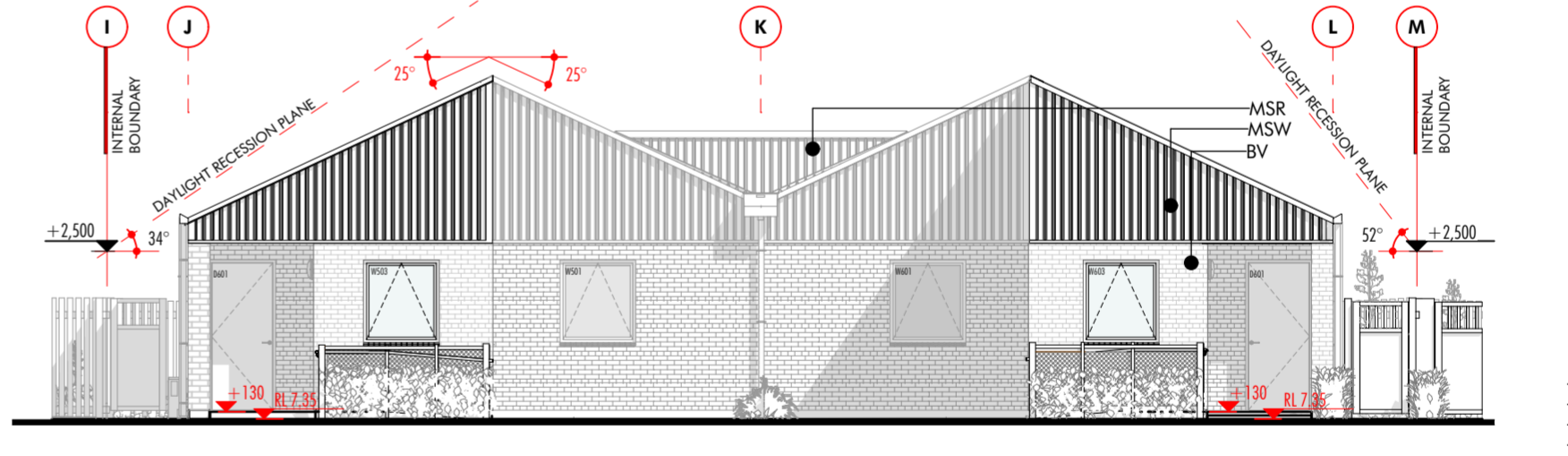
11 DWELLING 04 NORTH ELEV.
SCALE 1:100



12 DWELLING 04 WEST ELEV.
SCALE 1:100

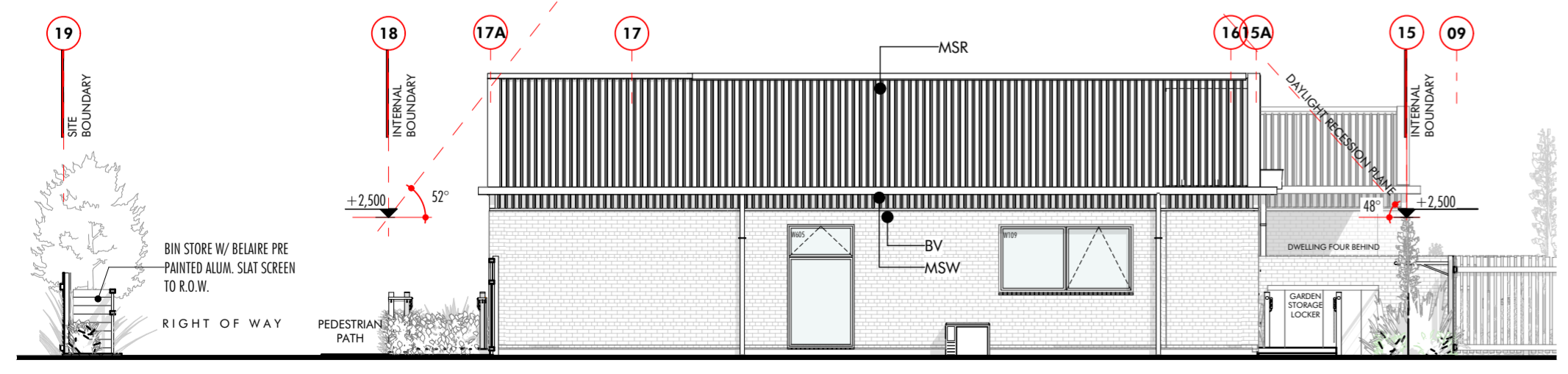


13 DWELLING 05 SOUTH ELEV.
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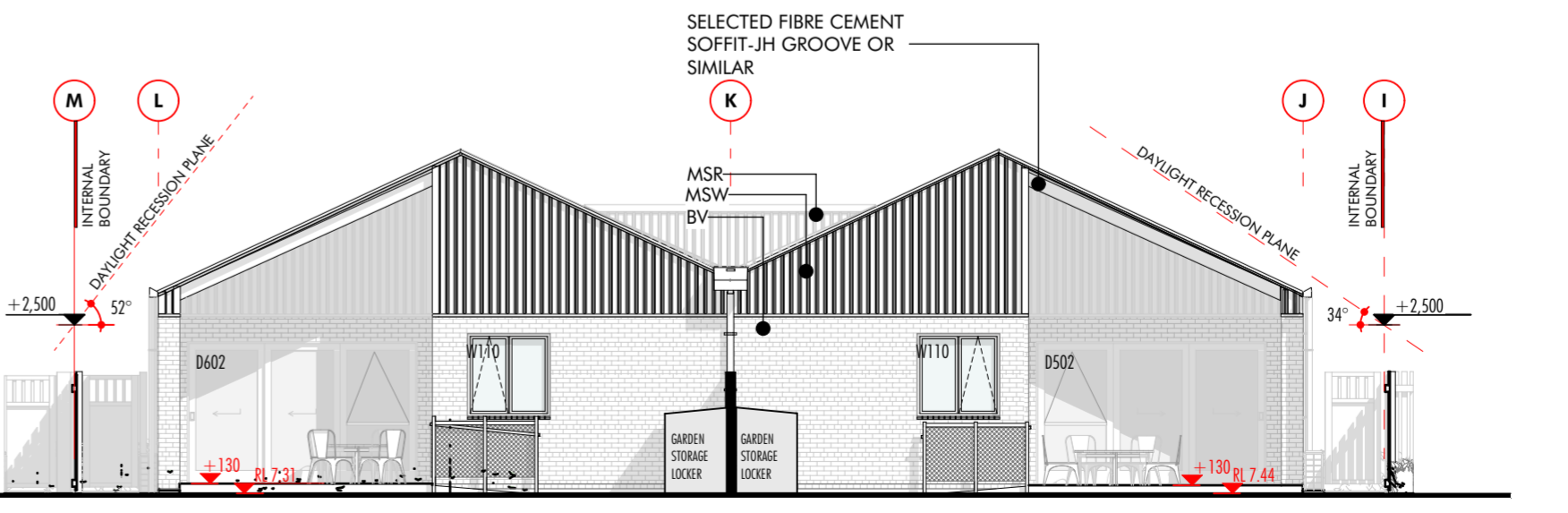


14 DWELLINGS 5+6 WEST ELEVATION
SCALE 1:100

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A	RESOURCE CONSENT	18/04/2024



15 DWELLING 06 NORTH ELEV.
SCALE 1:100



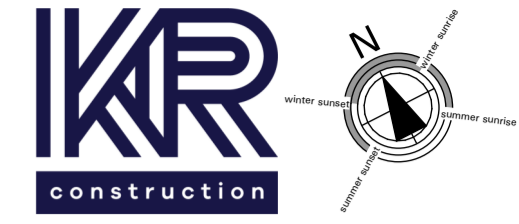
16 DWELLING 05+06 WEST ELEV.
SCALE 1:100

TASMAN STREET DEVELOPMENT
18 TASMAN STREET GREYMOUTH

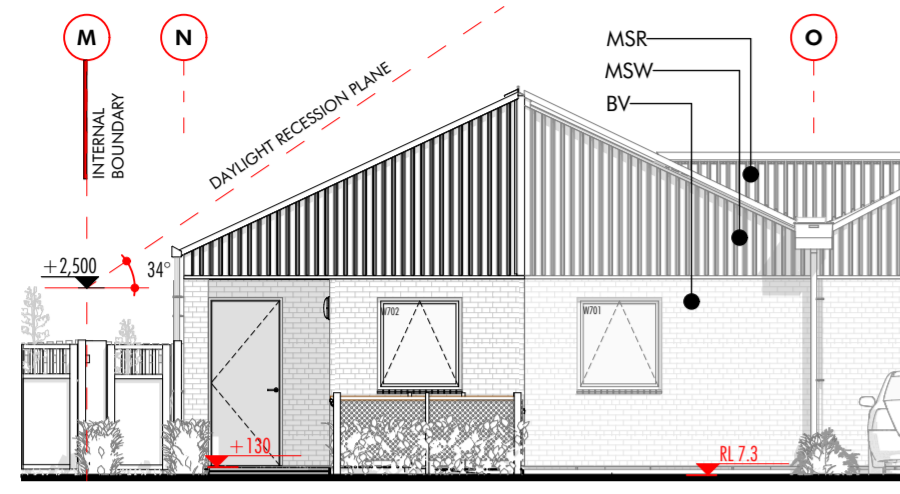
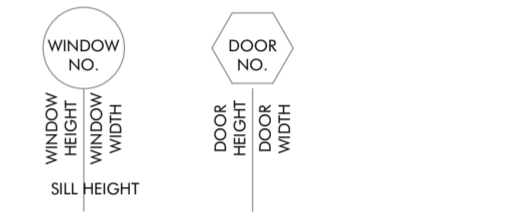
DRAWING NAME
ELEVATION -DWELLINGS
4+5+6
DRAWING STAGE
CONCEPT

JOB REF: 329
SHEET ISSUE DATE: 18/04/2024
SCALE: AS DRAWN @ A2
DRAWN: DK

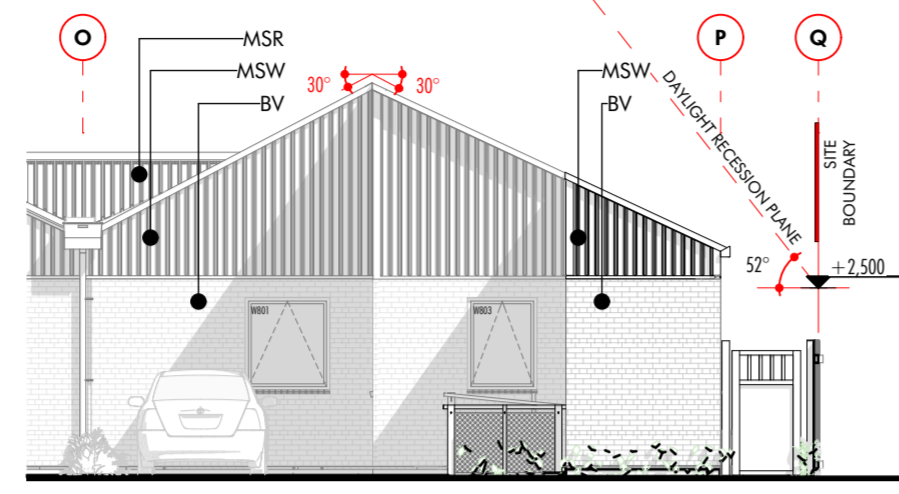
A305 **A**



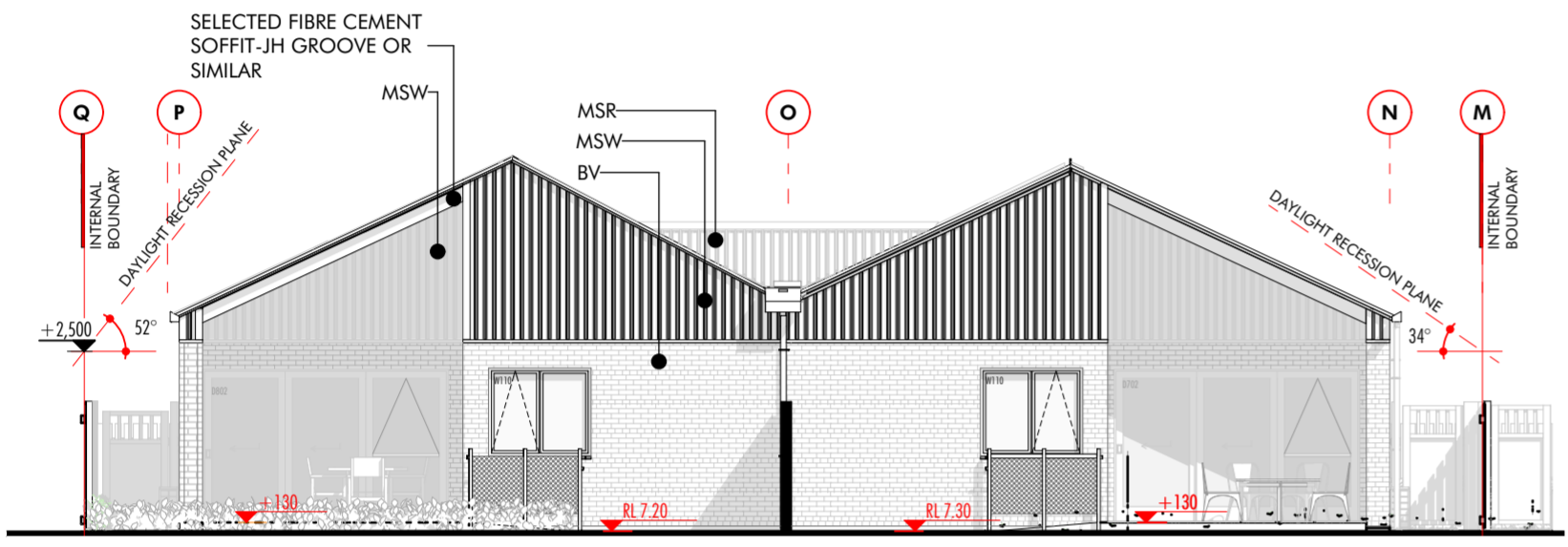
- ABBREVIATIONS**
- T LAUNDRY TUB
 - W WASHING MACHINE
 - D DRYER
 - HWC HOT WATER CYLINDER
 - P PANTRY
 - F FRIDGE
 - O ELEC. OVEN
 - TAP GARDEN TAP
 - R.O. ROUGH OPENING
 - FGL ± 00.00 FINISHED GROUND LEVEL
 - FFL ± 00.00 FINISHED FLOOR LEVEL
 - CL 00.00 CEILING LEVEL LEVEL
 - RL ± 00.00 REDUCED LEVEL RELATIVE TO CCC DATUM
 - SG SAFETY GLAZING



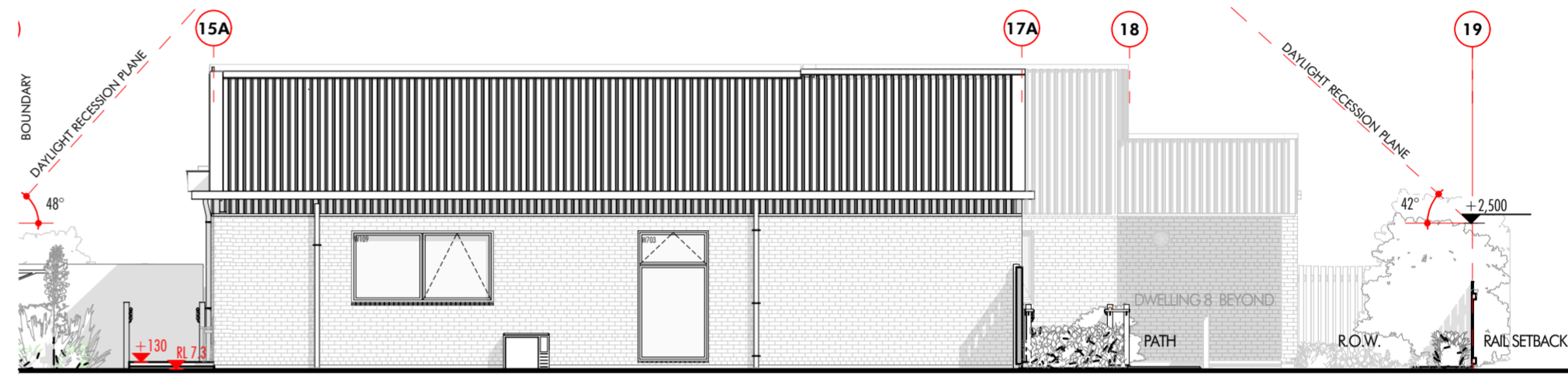
17 DWELLING 07 EAST ELEV.
 SCALE 1:100



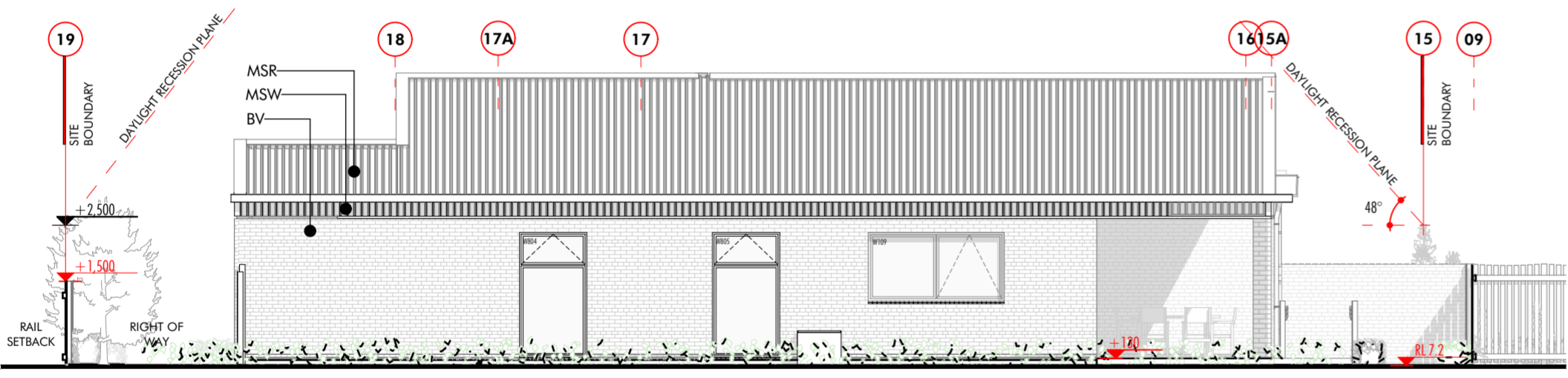
18 DWELLING 08 SOUTH ELEV.
 SCALE 1:100



19 DWELLING 07+08 WEST ELEV.
 SCALE 1:100



20 DWELLING 07 SOUTH ELEV.
 SCALE 1:100



21 DWELLING 08 NORTH ELEV.
 SCALE 1:100

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET DEVELOPMENT
 18 TASMAN STREET GREYMOOUTH

DRAWING NAME
ELEVATION - DWELLING 8

DRAWING STAGE
CONCEPT

JOB REF: 329
 SHEET ISSUE DATE: 18/04/2024
 SCALE: AS DRAWN @ A2
 DRAWN: DK

A306 **A**



Appendix 3: Compliance Assessment



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




R.W. Muir
Registrar-General
of Land

Identifier 1014514
Land Registration District Westland
Date Issued 16 August 2021

Prior References

1012777

Estate Fee Simple
Area 2328 square metres more or less
Legal Description Lot 24 Deposited Plan 462838

Registered Owners

KR1 Limited

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Excludes coal and other minerals contained in cancelled CTs WS8/146 and WS2D/1428.

8901218.1 Encumbrance to Her Majesty the Queen - 28.10.2011 at 3:08 pm

12811637.2 Mortgage to Mutual Credit Finance Limited - 10.10.2023 at 3:39 pm



DP Ref 6127206
 1. Lots 5, 6, 14 & 15 subject to consent notices
 2. Subject to Part IVA Conservation Act 1987

DP Ref 6127206
 Land District: Westland

Digitally Generated Plan
 Generated on: 14/10/2015 11:42am Page 5 of 6

Lots 5, 6, 14, 15 and 24 being Subdivision of Lot 23 DP 455427, and Monumentation of Lots 1-2 DP 455427

Surveyor: Jamie Andrew Thirkettle
 Firm: Davis Ogilvie & Partners Ltd (Greyfriars)

Title Plan
 DP 462638

Deposited on: 23/09/2015

1:12