

BEFORE COMMISSIONER MCKAY APPOINTED BY NEW PLYMOUTH DISTRICT COUNCIL

UNDER the Resource Management Act 1991 (“RMA”)

IN THE MATTER of an application under section 88 of the Act by **BRYAN & KIM ROACH & SOUTH TARANAKI TRUSTEES LTD** to the **NEW PLYMOUTH DISTRICT COUNCIL** for a land use consent to construct a dwelling and associated retaining and fencing at 24/26 Woolcombe Terrace, New Plymouth. (LUC24/48512)

ADDITIONAL INFORMATION AS REQUESTED IN POST HEARING MINUTE DATED 28/3/25 – PERMITTED BASELINE
Tracked Changes version (changes and comments) made by Kathryn Hooper – Planner for the submitter (G & J Whyte Family Trust)

1. INTRODUCTION

1.1 A building has been modelled by Mr. Arnold to represent a permitted baseline under the PDP at the applicant’s site 28 Woolcombe Terrace, New Plymouth. The modelled building has also been peer reviewed by Mr. Shaun Murphy of BOON which supports the building is feasible and realistic from an architectural view. I have assessed this modelled building against the relevant rules and standards of the PDP, as outlined below.

Commented [KH1]: 24/26 Woolcombe Terrace (28 is the submitters site)

2. PDP PROVISIONS

Rule #	Rule	Compliance	Activity Status
Medium Density Zone Rules			
MRZ-R31	Building Activities	All MDRZ effects standards are able to be complied with.	Permitted
MRZ-R4	Up to three residential units per site	The total number of buildings on the site is two, and all MDRZ effects	Permitted

		standards are able to be complied with.	
<i>Medium Density Zone Effect Standards</i>			
MRZ-S1	<i>Maximum structure height - 11m maximum.</i>	<p>The maximum height of the proposed building is below 11m.</p> <p>Drawing A4.01 identifies a maximum allowable RL of 29.00, and the highest point of the building is shown to be below this.</p> <p>Cross-section drawings A4.02 and A4.03 confirm the building remains under 11m, with increasing clearance as the original ground level rises to the south.</p> <p>Longitudinal section A3.02 also confirms compliance along the entire building length.</p>	Complies
MRZ-S2	<i>Maximum building coverage - 50% maximum.</i>	Site coverage is shown on drawing A1.01 as 49%, including both the existing building and the permitted baseline building. This complies with the 50% maximum.	Complies
MRZ-S3	<i>Height in relation to boundary - Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level.</i>	The southern HIRB 45-degree angle is shown on the longitudinal drawings A3.01 and A3.02 with the permitted building being within the daylighting angle. The eastern boundary HIRB is shown on the cross-section drawings A4.01 - 4.03 with the building being within the 45-degree daylighting angle at all points.	Complies
MRZ-S4	<i>Alternative height in relation to boundary</i>	This effects standard is not applicable with MRZ-S3 being complied with.	Complies

Commented [KH2]: I am unable to confirm compliance as it is not clear whether the building footprint on House 1 is calculated correctly. I am unable to determine from the plans whether the overhanging eaves on House 1 been considered in the 'building footprint' as required in the PNPDP. There are large eaves on this building and from a review of the property file, the front eave is not allowed for.

BUILDING COVERAGE means:
the percentage of the net site area covered by the building footprint.
BUILDING FOOTPRINT means
means, in relation to [building coverage](#), the total area of [buildings](#) at ground floor level together with the area of any section of any of those [buildings](#) that extends out beyond the ground floor level limits of the [building](#) and overhangs the ground.

MRZ-S5	<p><i>Minimum building setbacks –</i></p> <ul style="list-style-type: none"> • From a road boundary: 1.5m • From a side boundary: 1m • Decks, balconies and terraces more than 2m above ground level and located along any side boundary: 2.5m 	<p>The building is setback over 1m from the side boundaries, at 1.5m from the eastern boundary and 3.8m from the southern boundary. The building is setback 2.205m from the road boundary, as shown on the site plan drawing A1.01.</p> <p>All decks/balconies higher than 2m are setback at least 2.5m from the side boundary, with the closest deck being 'Level 1 Deck 01' which is 2.58m from the side boundary as depicted on drawing A2.02.</p>	Complies
MRZ-S6	<p><i>Outdoor living space requirements –</i></p> <p>Minimum area of outdoor living space per residential unit is 20m².</p>	<p>There are multiple outdoor living spaces as part of the building. 'Level 1 Deck 01' is used to demonstrate compliance. It has a total area of 26m², exceeds the 1.8m minimum dimension, and is directly accessible from a habitable room. This meets the standard for minimum outdoor living space.</p>	Complies
MRZ-S7	<p><i>Minimum outlook space –</i></p> <p>Minimum Outlook Spaces:</p> <ul style="list-style-type: none"> ○ Living Room – 6m x 4m ○ Principal Bedroom – 3m x 3m ○ All Other Habitable Rooms – 1m x 1m 	<p>The building is able to meet all required outlook spaces as shown on the site plan drawing A1.01, with the living area and main bedroom's windows facing Woolcombe Terrace, providing the required outlook spaces of 6m x 4m and 3m x 3m respectively. All other habitable room windows are able to achieve the required 1m x 1m.</p>	Complies
MRZ-S8	<p><i>Minimum landscaped permeable surface area – 25% minimum.</i></p>	<p>Permeable surfaces are shown on the site plan drawing A1.01, which calculates the permeable surfaces as being 30%. This is based on the site</p>	Complies

		which includes both the existing permeable surfaces and the proposed permeable surfaces as part of the baseline building.	
MRZ-S9	<i>Outdoor storage requirements</i>	No outdoor storage is proposed.	Complies
MRZ-S10	<i>Maximum fence or wall height –</i> Within the front yard: 1.4m in height above ground level.	The rock retaining wall is shown on drawing A3.01 and does not exceed the 1.4m maximum height permitted within the front yard.	Complies
<i>Coastal Environment</i>			
CE-R5	Building Activities where all underlying zone rules and effects standards are complied with.	The proposed building is able to comply with all underlying zone rules and effects standards.	Complies

3. CONCLUSION

3.1 [BEN LAWN](#) Based on my review of the permitted baseline model prepared by Mr. Arnold, I consider the proposed building to fully comply with all relevant PDP rules and standards. Accordingly, no resource consent would be required to construct the dwelling, and this model accurately reflects the permitted baseline for the site.

3.2 [Following a review of the design prepared by Mr. Arnold, provided on 11 April 2025 \(Drawing Set: 6462 Concept Design, Dated: 11 April 2025, Drawing Title: Permitted Baseline Concept¹\) for review along with Mr Lawns opinion, it is the opinion of Kathryn Hooper \(Planner for the submitter\) that there is some uncertainty about whether the permitted baseline is complied with. The property file for House 1 at 28 Woolcombe Terrace \(the existing house\) shows substantial overhanging eaves, particularly at the front, and at the rear off the garage. From a simple scaling exercise, I am not certain that these eaves have been included in the 'building footprint' for House 1. The 'Building footprint' provided by the applicant for House 1 appears to match the floor plan of House 1 on the property](#)

¹ <https://www.npdc.govt.nz/media/wkqhgh/5-a-i-6462-26-woolcombe-tce-permitted-baseline-concept-2025-04-11.pdf>

[file, which does NOT include overhanging eaves. This indicates the site coverage may not comply.](#)

Benjamin Richard Lawn
McKinlay Surveyors Limited

11 April 2025

[Tracked Changes and additional comments in this document provided by:](#)

[Kathryn Hooper](#)
[Landpro Limited](#)
[15 April 2025](#)