

This form is to be used as a reference copy only, to help guide applicants through our online Streamlined Housing Process Application Form.

**Streamline Housing Process (SHP)**

**PART B**

**Application Form  
Pukatono**



**Introduction**

This SHP Application Form should accompany your Form 9 Application for Resource Consent and needs to be filled in and provided with any application under the Streamlined Housing Process (SHP) initiative. More information on this initiative, including the SHP Design Approaches used, is provided in the SHP Application Guide.

This SHP Application Form consists of the following sections:

→ **Section 2. Pre-qualification meeting outcomes**

Confirm that the proposal has been discussed during a pre-qualification meeting, provide the file note with the application, and explain how any issues raised during the pre-qualification meeting have been resolved.

→ **Section 3. Pre-application meeting outcomes**

Confirm that the proposal has been discussed during a pre-application meeting, provide the file note with the application, and explain how any issues raised during the pre-application meeting have been resolved.

→ **Section 4. Key metrics of this application**

Indicate the key metrics of the application.

→ **Section 5. The application plans, sections, elevations, and diagrams**

Indicate which drawings are provided as part of the application.

→ **Section 6. Assessment of Environmental Effects (AEE)**

Fill in which standards are and are not complied with. Where District Plan standards are not complied with, but the SHP Design Approach is followed, a standard AEE for the Design Approach is provided and can be relied on.

→ **Section 7. Other relevant planning provisions**

If needed, provide information to address any other relevant planning provisions such as s104 or Schedule 4 of the Resource Management Act.

→ **Section 8. Non-complying activities**

If needed, provide an assessment of the District Plan Objectives and Policies related to the application.

→ **Section 9. Additional specifications**

If needed, provide an assessment of the District Plan Objectives and Policies related to the application.

**Figure references**

Note: All figure references in this form relate to the figures contained in **SHP Application Guide**.

**Streamlined Housing Application Details**

Application number: \_\_\_\_\_

Site address: \_\_\_\_\_

Legal Description of Site: \_\_\_\_\_

**Section 2**

**Pre-qualification meeting outcomes**

*Confirm by ticking the following boxes:*

- The proposal has been reviewed through a pre-qualification meeting/discussion.
- The pre-qualification meeting file note is attached to this application.

*List the issues raised at the pre-qualification meeting and how these have been resolved in the application:*

**Issue 1** and how it has been resolved in the application:

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**Issue 2** and how it has been resolved in the application:

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**Issue 3** and how it has been resolved in the application:

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**Issue 4** and how it has been resolved in the application:

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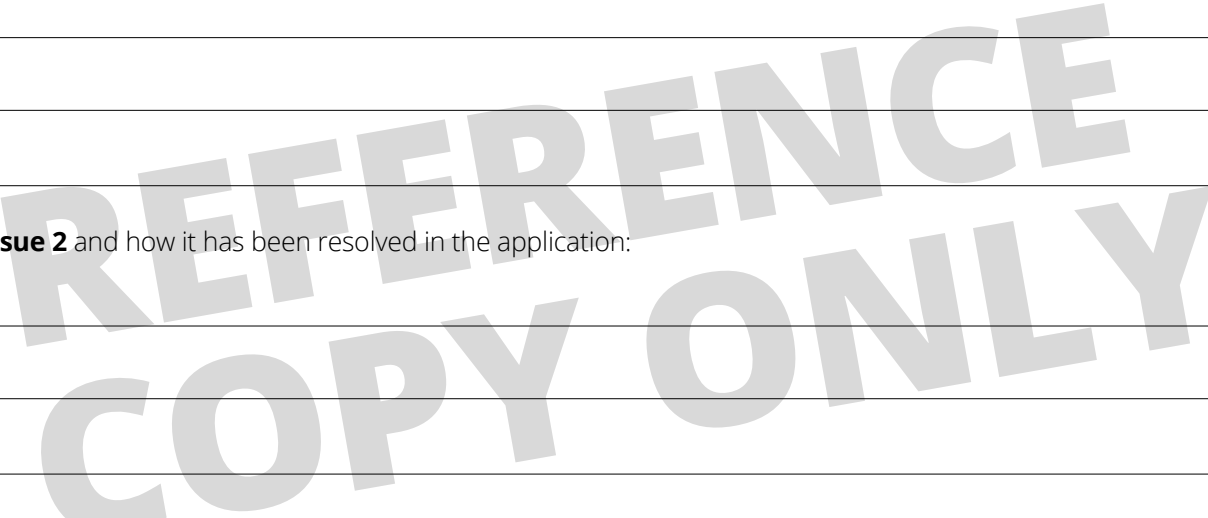
Possible additional comments on issues raised in the meeting and resolved in the application:

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**Section 3**

**Pre-application meeting outcomes**

*Indicate which of the following applies:*

- This proposal has been reviewed through one or more pre-application meetings.
- The pre-application meeting **file note/s** is/are appended to this application.

*List the issues raised at the pre-application meeting/s and how these have been resolved in the application:*

**Issue 1** and how it has been resolved in the application:

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**Issue 2** and how it has been resolved in the application:

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**Issue 3** and how it has been resolved in the application:

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**Issue 4** and how it has been resolved in the application:

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Possible additional comments on issues raised in the meeting and resolved in the application:

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## Section 4

### Key metrics of this application

*This application contains the following key elements:*

Retention of existing dwelling:  Yes  No

Number of proposed residential dwelling units and family flats: \_\_\_\_\_

Areas of private and common allotments (m<sup>2</sup>): \_\_\_\_\_

Building coverage (%): \_\_\_\_\_

Maximum heights of one-storey buildings, including accessory buildings (m): \_\_\_\_\_

Maximum heights of two-storey buildings (m): \_\_\_\_\_

Maximum heights of three-storey buildings (m): \_\_\_\_\_

Accessory building sizes (m<sup>2</sup>): \_\_\_\_\_

Minimum area of Private Outdoor Living Areas (m<sup>2</sup>): \_\_\_\_\_

Number of onsite carparks including garages: \_\_\_\_\_

(Levin only) According to 'Soakage Rate Zone' map **Figure G1** the subject site is in soakage zone:

\_\_\_\_\_

Catchment Area (m<sup>2</sup>) – total roof and paving area: \_\_\_\_\_

## Section 5

# The application plans, sections, elevations, and diagrams

Attach the drawings that are relevant for this application.

Confirm through a tick in all the boxes below that required information and plans are supplied with the application.

### Site constraints analysis

- Flood risk
- Erosion, sinking or slumping subsidence risk
- Coastal natural character and hazard risk
- Liquefaction risk
- Historic Heritage or archaeology
- Existing or proposed easements
- Designations or notices of requirement
- Above ground or underground infrastructure not covered above

### Site and context analysis

- The site in the context of neighbouring sites, the street, and open spaces
- Any property boundaries currently on the site
- Existing buildings, structures (including walls and fences) and vegetation to remain
- Existing buildings, structures (including walls and fences) and vegetation to be removed
- Existing contours
- Existing services
- Existing structures or features in the adjoining road berm
- Existing onsite services and / or service connections available at the street
- Existing buildings and structures on neighbouring sites
- First-floor window locations on neighbouring sites
- North arrow
- Scale bar

### Site plan

- Neighbouring sites and the streetscape adjacent to the site
- Proposed dwelling footprints with indication of type (see below)
- Proposed double-storey and single-storey elements
- Proposed property boundaries
- Proposed front yards and private outdoor living areas
- Proposed fences, walls, and hedges
- Proposed accessway outline and any other common areas
- Proposed carparks, carports, and garages
- Proposed lighting, stormwater and wastewater, water, fire and refuse services
- Key setback and separation distance dimensions
- Indication of cross section locations
- North arrow
- Scale bar

### Cross sections

- At least two, taken at right angles with the site boundaries and at right angles with each other
- Building height and daylight setback envelope (height in relation to boundary) controls
- Key setback and separation distance dimensions
- Scale bar

## Dwellings

### Layout

- All floorplans with room labels
- Location of front doors and other entrances
- Location of windows
- Location of any balconies

### Dimensions

- Key building dimensions; living rooms and bedrooms

### Areas

- Areas of each dwelling floor (gross)
- Areas of paving and of roofs

### Elevations

- All four elevations of all dwellings
- Indication of materials and colours, with images of material and colour samples
- Dimensions of windows facing the street, including the sill heights

### General

- North arrow on all plans
- Scale bar

## Landscape Plan

- Site plan showing proposed contours, all hard and soft surfaces, any retaining walls, letterbox area, rubbish collection and bin storage areas, and the footprints of the proposed dwellings
- Fence plan showing proposed fences and walls, along with details on their heights, materials, and colours
- Planting plan indicating the proposed and retained planting drawn to scale at the size they will ultimately attain at maturity
- Plant list with information such as the number and botanical name of each species proposed and any special planting requirements
- Lighting plan, including proposed lighting of the accessway, any common parking areas, and around dwelling entrances
- North arrow
- Scale bar

## Engineering information

The engineering design shall be undertaken by a professional and suitably qualified person who is recognised in their area of competence relative to the complexity of the development. Engineering design shall cover at least the following information:

- Design report, including details of any alternative designs considered
- Earthworks design details
- Design of any accessway / right of way and driveway/s
- Demonstration of how the design meets onsite manoeuvring requirements
- Plan detailing the design of the proposed water supply
- Plan detailing the design of the proposed sewer system
- Plan detailing stormwater control and disposal, including calculations supporting this
- Plan detailing the solid waste pick up area
- Plan detailing network utility services, including lighting, if applicable
- Completed Schedule 1A of NZS 4404:2010

Refer to District Plan **Chapter 28, Section 28.2: Information to be supplied with application for Resource Consents and other planning related applications** for additional information that is relevant to the application and that must be supplied.

## Section 6

# Assessment of Environmental Effects

### Assessment of Environmental Effects related to District Plan standards and SHP Design Approach

The purpose of this section is to assess how the application complies with the provisions of the District Plan. These provisions are listed below.

Please indicate in the tick boxes below whether the application complies with the relevant District Plan provisions. In the case where the application infringes a District Plan rule or standard, confirm whether the proposal follows / relies on the SHP Design Approach.

If the SHP Design Approach is relied on, a suggested Assessment of Environmental Effects (AEE) is provided below. If the application is for a non-complying activity then assessment against the relevant objectives and policies in the District Plan will be required in addition to the AEE provided below.

Notes:

Applications that contain:

- one or more infringements of the District Plan standard for which a SHP Design Approach is not provided; or
- one or more infringements of a SHP Design Approach, will not qualify under the SHP initiative and will be processed as a conventional resource consent application.

#### **Lot and site sizes**

##### Number of residential dwelling units and family flats

Select one of the following:

- This application complies with: *District Plan rule 15.6.1 Number of residential dwelling units and family flats (maximum of two dwelling units or one dwelling unit and one family flat).*
- This application follows the SHP Design Approach: *There is no maximum number of dwelling units and / or family flats per site.*

#### **Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. The effects of increased density are mitigated through the bulk and location standards, which ensure that with the proposed number of dwellings per site:*

- Any adverse effects on the streetscape will be appropriately managed and therefore less than minor, and the new development fits within the current neighbourhood characteristics.*
- The effects on neighbours will be less than minor.*
- The living conditions related to outdoor spaces, solar access, privacy and outlook will be appropriate.*

- Sufficient parking will be provided, and vehicle manoeuvring will be functional.*

*An assessment of stormwater and wastewater effects is provided below.*

*This development is of such a scale that additional traffic generated can be accommodated within the existing street network surrounding the site.*

*As such, any adverse effects of increased density on the streetscape character and on amenity aspects such as privacy, outlook, solar access and dominance will be less than minor, while vehicular access, servicing and other engineering aspects will be adequately addressed.*

Additional assessment comments:

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## Subdivision

For this process, subdivision is only permissible in conjunction with a Land Use Consent.

### Select **one** of the following:

- This application is for Land Use Consent only (move on to Bulk and location).
- This application is for Land Use Consent in conjunction with a Subdivision Consent.

## Minimum lot sizes

### Select **one** of the following:

- This application complies with: *District Plan rule 15.7.5 Subdivision of Land*:
  - Minimum lot size of 330m<sup>2</sup>, average minimum of 600m<sup>2</sup> (Controlled Activity);
  - Infill: minimum lot size of 330m<sup>2</sup> (Controlled) or 250m<sup>2</sup> (Restricted Discretionary Activity);
  - Parent site maximum of 1200m<sup>2</sup> without buildings; or max. 2025m<sup>2</sup> with building(s);
  - Maximum of 3 infill lots.
- This application complies with: District Plan rule 15.8.7(b) Medium Density Development (in the Medium Density Overlay only: minimum lot size of 225m<sup>2</sup>).
- This application follows the SHP Design Approach: There is no minimum lot size.

### Therefore, the following AEE applies:

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. The effects of increased density are appropriately mitigated through the bulk and location standards which ensure that with the proposed lot sizes:*

- *Any adverse effects on the streetscape will be appropriately managed and therefore less than minor, and the new development fits within the current neighbourhood characteristics.*
- *The effects on neighbours will be less than minor.*
- *The living conditions related to outdoor spaces, solar access, privacy and outlook will be appropriate.*
- *Sufficient parking will be provided, and vehicle manoeuvring will be functional.*

*An assessment of stormwater and wastewater effects is provided below.*

*This development is of a scale that additional traffic generated can be suitably accommodated within the street network surrounding the site.*

*As such, any adverse effects of increased density on the streetscape character and on amenity aspects such as privacy, outlook, solar access and dominance will be less than minor, while vehicular access, servicing and other engineering aspects will be appropriately accommodated.*

Additional assessment comments:

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## **Bulk and location**

### **Maximum building coverage**

Select **one** of the following:

- This application complies with: *District Plan rule 15.6.7 Maximum building coverage (Sites greater than 500m<sup>2</sup> maximum 35% building coverage; Sites smaller than 500m<sup>2</sup> maximum 40% building coverage).*
- This application complies with: *District Plan rule 15.8.7(b)(viii) (in the Medium Density Overlay only: Maximum 50% building coverage).*
- This application follows the *SHP Design Approach: there is no maximum building coverage requirement or limit in hardstand areas.*

**Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. The effects of increased density are appropriately mitigated through the bulk and location standards which ensure that with the proposed lot sizes:*

- Any adverse effects on the streetscape will be appropriately managed and therefore less than minor, and the new development fits within the current neighbourhood characteristics.*
- The effects on neighbours will be less than minor.*
- The living conditions related to outdoor spaces, solar access, privacy and outlook will be appropriate.*
- Sufficient parking will be provided, and vehicle manoeuvring will be functional.*

*An assessment of stormwater and wastewater effects is provided below.*

*This development is of a scale that additional traffic generated can be suitably accommodated within the street network surrounding the site.*

*As such, any adverse effects of increased density on the streetscape character and on amenity aspects such as privacy, outlook, solar access and dominance will be less than minor, while vehicular access, servicing and other engineering aspects will be appropriately accommodated.*

Additional assessment comments:

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### **Maximum building height**

Select **one** of the following:

- This application complies with: *District Plan rule 15.6.2 Maximum building height (8.5m for dwelling; 4.5m for accessory building).*
- This application follows the *SHP Design Approach:*
  - One- and two-storey buildings shall not exceed 8.5m in height.*
  - Three-storey buildings shall not exceed 10.5m in height, while written approval is required from all adjacent neighbours. The **consent form** will be attached to the Resource Consent Application – Form 9.*

**Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. The impacts of building height on neighbours are considered appropriate due to compliance with two existing rules: District Plan rule 15.6.3 Daylight Setback Envelope and District Plan rule 15.6.4(b) Building Setback from Boundaries. Potential adverse effects of additional building height on the streetscape are appropriately managed through adopting the Design Approach below, related to building height in relation to the street boundary (B4).*

Additional assessment comments:

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### Building height in relation to side and rear boundaries

**Confirm compliance by ticking the following box:**

- This application complies with: District Plan rule 15.6.3 Daylight Setback Envelope (2.7m + 45°).

### Building height in relation to the street boundary or boundaries

**Confirm compliance by ticking the following box:**

- This application follows the SHP Design Approach
- Any residential building within 6m from the street boundary shall be no higher than 4.5m.
  - Any residential building within 9m from the street boundary shall be no higher than 8.5m.
  - Beyond the 9m setback the maximum building height limit shall apply.

### Building setback from side and rear boundaries

**Select one of the following:**

- This application complies with: *District Plan rule 15.8.7(b)(iii) (in the Medium Density Overlay only: No closer than 3m on one external side (or rear) boundary and 1.5m on all other boundaries).*
- This application follows the *SHP Design Approach: Any building shall be set back from side and rear boundaries by at least 1.5m.*

**Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. The impacts of building bulk on neighbours are ensured to be appropriate through compliance with two existing rules 15.6.3 Daylight Setback Envelope (Building height in relation to side and rear boundaries) and 15.6.4 Building Setback from Boundaries, which requires setbacks of at least 1.5m. These setbacks are considered to be appropriate to mitigate the potential adverse effects of building bulk on residential amenity relative to all boundaries, even in the Medium Density Overlay.*

*The impacts of building bulk on the outdoor amenity of the proposed dwellings are ensured to be less than minor through the below Design Approaches for:*

- *Separation distance between detached residential dwelling units on the same site (B8)*
- *Outdoor Courts (B10)*
- *Balcony size, location and design (B11).*

Additional assessment comments:

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### Balcony setback from side and rear boundaries

**Confirm compliance by ticking the following box (only answer if balconies are proposed):**

- This application follows the *SHP Design Approach*:
1. First-floor balconies shall be set back from side and rear boundaries by at least 3.5m.
  2. Second-floor boundaries shall be within the height in relation to boundary setback specified in District Plan rule 15.6.3 Daylight Setback Envelope (2.7m + 45°).

### Building setback from the front boundary

**Confirm compliance by ticking the following box:**

- This application complies with: *District Plan rule 15.6.4(a) Building Setback from boundaries (minimum 4m front boundary setback).*

### Separation distance between detached residential dwelling units on the same site

**Select one of the following:**

- This application complies with: *District Plan rule 15.6.5 Separation Distance Between Detached Residential Dwelling Units (minimum distance of 3m).*
- This application follows the *SHP Design Approach*: *The following minimum separation distances apply between residential dwelling units on the same site:*
1. A minimum distance of 2m shall be provided between two dwellings on the site in the situation that this space is evenly divided (1m each) between the two lots on either side.
  2. A minimum distance of 1.2m shall be provided between two dwellings on the site in the situation that this space entirely belongs to only one of the lots.
  3. A minimum distance of 2.0m shall be provided between two dwellings on the site in the situation that this space belongs to only one of either lots and the only window of a living space or primary bedroom faces this separation space.

**Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. Compliance with the SHP Design Approach ensures that the spaces between the proposed dwellings remain functional and the impact on onsite amenity will be less than minor. The spaces provided are accessible and can be used for some storage (e.g. of rubbish bins) and maintenance of the dwellings. The setback distance of at least 2m for the only window of a living space or primary bedroom ensures that daylight access and outlook are not compromised.*

Additional assessment comments:

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### Accessory building size

**Confirm compliance by ticking the following box:**

- This application complies with: *District Plan rule 15.6.8 Accessory Buildings ((a) Sites less than 710m<sup>2</sup>: maximum 60m<sup>2</sup>; (b) Sites between 710m<sup>2</sup> and 1000m<sup>2</sup>: 8.5% of the net site area; (c) Sites greater than 1000m<sup>2</sup>: maximum 85m<sup>2</sup>).*

## Outdoor courts

### Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach: Dwellings with living rooms (lounge, dining, or kitchen) at ground level shall have an outdoor court that meets the following requirements:*
1. At least 17m<sup>2</sup> in area, containing a 3.5m diameter circle and with a minimum dimension of 1.5m.
  2. Located to the north, west or east of the dwelling. One in four outdoor courts may be exempt from this.
  3. Must be more than 1.5m away from the southern façade of the neighbouring building.
  4. Accessed directly from a living room.
  5. Kept free of access to other units and dedicated utility space.

### Therefore, the following AEE applies:

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rule is complied with. A smaller overall area than is required in District Plan rule 15.6.6 will be provided, but a larger minimum dimension. The 3.5m diameter circle will ensure the outdoor court will provide the residents with appropriate outdoor amenity as this dimension allows for the comfortable positioning of outdoor furniture.*

Additional assessment comments:

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## Balcony size, location and design

### Select one of the following:

- This application does not include any balconies that function as the main private open space of any dwellings.
- This application follows the *SHP Design Approach: Dwellings with living rooms (lounge, kitchen or dining) at first- or second-floor level shall have a balcony that meets the following requirements:*
1. For studio and one-bedroom dwellings: at least 5m<sup>2</sup> and containing a 1.2m minimum dimension.
  2. For dwellings with two or more bedrooms: at least 7m<sup>2</sup> and containing a 1.6m minimum dimension.
  3. Located to the north, west or east of the dwelling. One in four balconies may be exempt from this rule.
  4. Accessed directly from a living room.
  5. Have visually impermeable balustrades or screens to prevent being looked through.
  6. Are separated from adjacent balconies by visually impermeable screens to provide privacy between balconies or neighbouring rooms.

### Therefore, the following AEE applies:

*The balcony areas proposed are considered sufficient to provide residential amenity appropriate to the type of dwelling and number of occupants. The proposed balcony shapes can accommodate a table and chairs. The solid finish of the balustrade will provide privacy to residents and neighbours.*

Additional assessment comments:

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## **Dwelling design**

### **Living room windows facing the street**

**Confirm compliance by ticking the following box:**

- This application follows the *SHP Design Approach*: Proposed dwellings shall accommodate at least one living room (lounge, dining or kitchen) window facing the street. The window shall be at least 1.5m<sup>2</sup> and have a sill height of no more than 1.2m from the floor level.

## **Outdoor elements**

### **Fences and walls**

**Confirm compliance by ticking the following box:**

- This application follows the *SHP Design Approach*:
  1. Fences, walls or hedges located between the street boundary and the dwelling(s) located closest to the street, whether on a side boundary or on a front boundary, shall be no higher than 1.2m. This rule does not apply to the following:
    - a. Pre-existing fences, walls and hedges.
    - b. In the case the existing dwelling located on the street side is retained and its main private open space cannot be located to the rear or side, a fence, wall or hedge located between the house and the street can be up to 1.5m in height and no more than 4m long, measured along the street boundary. It shall also be set back from the street boundary by at least 1m.
  2. Fences or walls located behind the front of the dwelling(s) closest to the street shall be no taller than 1.8m, whether located between two lots on the site or between the site and its neighbour. This rule does not apply to pre-existing fences and walls on the site.

### **Rubbish collection**

- An area set aside for rubbish collection of sufficient size (0.6m x 0.6m for each dwelling unit) and located in or near the road reserve is indicated on the application plans.

### **Letterboxes**

- An area for letterboxes that is of sufficient size and located near the entry of the site is indicated on the application plans.

## **Access and other movement**

### **Maximum private accessway (or driveway) length and minimum width**

**Confirm compliance by ticking the following box:**

- This application follows the *SHP Design Approach*:

An accessway shall be no longer than 50m and serve 12 dwellings or less. The minimum widths shall be as follows:

  1. For up to 6 dwellings a 3.5m legal width accessway, with 3m formed and sealed, shall be provided.
  2. Where an existing house is retained, the accessway shall have a minimum legal, formed and sealed width of 2.7m measured from the eaves, including gutter, provided:
    - a. It is only for the length of the house, where after it reverts to 3.5m legal width.
    - b. No doorways open onto the accessway.
  3. For more than 6 and up to 12 dwellings:
    - a. For up to 6 dwellings furthest from the street a 3.5m legal width accessway, with 3m formed and sealed, shall be provided.
    - b. For between 7 and 12 dwellings closest to the street a 5.5m legal width accessway, with 3m formed and sealed, shall be provided.
    - c. For the first 8m, measured from the back of the public footpath, a 6m legal width accessway, with 3m formed and sealed, shall be provided.

**Therefore, the following AEE applies:**

The proposed accessway widths provide for functional and safe vehicle access to the proposed dwellings. The vehicle speeds will be low and hence safety will be achieved. The use of the proposed driveway widths will optimise the balance between safe vehicle movement and maximisation of the lots.

Additional assessment comments:

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**Vehicle manoeuvring**

**Select one of the following:**

- This application complies with: District Plan rule 21.1.9.(f) Design of Vehicle Parking Spaces.
- This application follows the SHP Design Approach: All vehicle manoeuvring shall comply with **Table and Figure E2.**

**Therefore, the following AEE applies:**

The proposed vehicle manoeuvring spaces are based on the standards of the Auckland Unitary Plan, and determined as appropriate for infill housing developments in built-up urban areas. It will enable most vehicles to manoeuvre in a single turn. Larger vehicles may have to perform a three-point turn, depending on the skill of the driver and the conditions. If a three-point turn is required, there are no adverse effects of difficulties created by this as the sites have open driveway areas and the number of vehicles operating at any one time will be few.

Additional assessment comments:

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**Vehicle access onto corner lots**

**Confirm compliance by ticking the following box:**

- This application follows the SHP Design Approach: A vehicle crossing providing access onto a corner lot shall be located no closer than 12m from the kerb of the intersecting street.

## Service and emergency vehicles access

Select one of the following:

- This application complies with: *District Plan rule 21.1.10.(b) Vehicle Loading Conditions.*
- This application follows the *SHP Design Approach: Providing access for emergency vehicles and delivery vehicles without onsite turning is permitted, resulting in these vehicles backing into the site or backing out of the site.*

**Therefore, the following AEE applies:**

*The frequency of service and emergency vehicles using the accessway will be low and vehicle speeds will also be low. Therefore, access to the dwellings by emergency and delivery vehicles, either backing in or backing out, will be an acceptable manoeuvre and is unlikely to cause any notable inconvenience to the occupants of the site or users of the public road.*

Additional assessment comments:

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## Onsite parking

Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach:*
  1. *At least one onsite carpark per dwelling or family flat shall be provided.*
  2. *One carpark may be provided in the front yard under the following conditions:*
    - a. *The carpark is located adjacent to a side boundary.*
    - b. *The carpark is no wider than 3m.*
    - c. *Any carpark gate is no higher than 1.2m.*
  3. *Two carparks may be provided in the front yard under the following conditions:*
    - a. *An existing dwelling is subdivided into two units and the associated parking cannot be provided to the rear or the side of the existing dwelling.*
    - b. *The carparks are located adjacent to each other and adjacent to a side boundary.*
    - c. *Each carpark is no wider than 3m.*
    - d. *Any carpark gates are no higher than 1.2m.*
  4. *Except for the carpark or carparks above, no parking shall be provided between the street boundary and the dwelling(s) closest to the street.*

**Therefore, the following AEE applies:**

*This application will result in more efficient use of residential land compared to a situation in which the District Plan rules 15.6.25 and 21.1.9(h) are complied with. In the case where an existing dwelling is retained in its current location and the rear of the original residential lot is proposed to be used for additional dwellings, parking at the side or rear of the existing dwelling cannot be provided. As the way in which this will be achieved aligns with the criteria in the SHP Design Approach, the impact on the streetscape is less than minor and a visual relationship between the dwelling or dwellings and the street is retained.*

Additional assessment comments:

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## Accessway lighting

Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach*: Any accessway shared by two units or more shall contain communal lighting. This shall be triggered by a motion sensor and illuminate the shared accessway and any common onsite carpark(s).

## General engineering

### Lateral services

Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach*: The lateral services to each dwelling unit shall be treated under the Building Act and Specific SHP Engineering Design Approaches so that the ability to minimise construction costs, without compromising engineering infrastructure outcomes is achieved. The details of these Design Approaches are included in Sections G (Stormwater), H (Wastewater), and I (Water Supply).

## Stormwater

### Soakage calculations

Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach*: Design soakage rates for the sizing of soak pits associated with infill developments of up to 12 units, for a site within Levin, may be determined from Figure G1 'Soakage Rate Zone' map.

For Levin, tick one of the following boxes to indicate the applicable 'Soakage Rate Zone':

- Levin Soakage Rate Zone 1: 25mm/hr
- Levin Soakage Rate Zone 2: 50mm/hr
- Levin Soakage Rate Zone 3: 100mm/hr
- Levin Soakage Rate Zone 4: 200mm/hr or:
- Specific soakage test carried out on site in accordance with Section 9.0.2 of E1/VM1 of the Building Code for Levin, Shannon, Foxton or Foxton Beach.

### Roof stormwater

Confirm overall compliance by ticking the following box:

- This application follows the *SHP Design Approach*: Roof stormwater shall be discharged to a soak pit, which is consistent with Building Code E1 (i.e. the design approach uses a 10% AEP rainfall design event with a one-hour duration in conjunction with the specified design soakage rate and use of storage and soakage volume to deal with the runoff volume).

#### Single dwelling

A soak pit servicing a single dwelling may be a rock soak pit if the pit is not sited within an accessway area. For a rock soak pit, determine the soak pit base size for either a 1m or a 1.5m depth of rock, using **Figures G2A and G2B**, based on the roof catchment areas and the soakage rate determined by the Soakage Rate **Figure G1** or the site-specific soakage test result if it falls within the rates covered by **Figures G2A and G2B**. Standard details for a rock soak pit shown in **Figure G2C** shall be used.

#### Multiple dwellings

If the proposed soak pit services the roof areas of more than one dwelling or is sited within the accessway area, it shall be either a chamber soak pit as shown by **Figure G2D**, or a basket soak pit as shown in **Figure G2I**. If the Chamber Soak Pit is located within an accessway area, the lid must be at the surface of the accessway, as per Note 3 in **Figure G2D**. If the combined roof area catchment exceeds approximately 50m<sup>2</sup>, it is likely that the chamber soak pit will require a section of pipe extending horizontally from the access chamber to provide additional stormwater storage. The size and length of pipe required for a soakage rate of 25mm/hr, 50mm/hr,



100mm/hr and 200mm/hr, for a chamber soak pit are shown in **Figures G2E to G2H**. These figures may also be used for sizing a chamber soak pit in Shannon, Foxton and Foxton Beach if the specific soakage test results fall into the range covered by the figures.

A basket soak pit may be used for individual dwellings and the discharge from combined dwellings. A basket soak pit may be located in lawn / garden areas and in accessway areas. A basket soak pit shall be constructed in accordance with **Figure G2I**. For a basket soak pit, the soak pit base size for a 0.85m depth of basket media shall be determined by using **Figure G2J**, based on the roof catchment area and the design soakage rate determined by the Soakage Rate **Figure G1** or the design soakage rate determined from testing at Shannon, Foxton and Foxton Beach, as appropriate.

**Therefore, the following AEE applies:**

These methods will manage stormwater runoff from roofs in a way that avoids nuisance to neighbours and avoids excess stormwater runoff discharged to public roads and avoids any additional flow in the event of flooding / inundation. The effects of stormwater runoff from using these methods are therefore no more than minor.

Additional assessment comments:

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**Indicate the contents of the application, and confirm compliance by ticking one of the following boxes:**

- This application uses rock soak pits for single dwellings not sited within a driveway area, complying with the standard details shown in **Figure G2C**.
- This application uses one or more chamber soak pits or basket soak pits and is compliant with **Figure G2D and Figure G2J**.

**If using rock soak pits, tick the box for the proposed approach and fill in the soak pit base size:**

- This application uses rock soak pits with a 1m depth of rock. Based on **Figure G2A**, the base size is as follows: \_\_\_\_\_m<sup>2</sup>
- This application uses rock soak pits with a 1.5m depth of rock. Based on **Figure G2B**, the base size is as follows: \_\_\_\_\_m<sup>2</sup>

**If using chamber soak pits or basket soak pits, tick the box and fill in the details for the proposed approach:**

- The combined roof area catchment in this application is less than 50m<sup>2</sup>
- The combined roof area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2E** (25mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_mm, and the pipe length: \_\_\_\_\_m
- The combined roof area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2F** (50mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_mm, and the pipe length: \_\_\_\_\_m
- The combined roof area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2G** (100mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_mm, and the pipe length is: \_\_\_\_\_m
- The combined roof area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2H** (200mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_mm, and the pipe length: \_\_\_\_\_m
- The combined roof area is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2J** the volume of the basket is: \_\_\_\_\_m<sup>3</sup>, and the depth of the basket is 0.85m with a basket width of: \_\_\_\_\_m and a basket length of: \_\_\_\_\_m.

## Accessway stormwater

**Confirm overall compliance by ticking the following box:**

- This application follows the *SHP Design Approach: Stormwater from accessways shall be discharged to either chamber soak pits or basket soak pits. If the slope of the site is better suited to more than one soak pit, then multiple chamber soak pits or basket soak pits shall be acceptable. A chamber soak pit shall be constructed in accordance with **Figure G2D**, and a basket soak pit shall be constructed in accordance with **Figure G2I**.*

*The accessway system shall incorporate a stormwater collection system comprising appropriate combinations of kerbs, channels, dish channels, slot drains, sumps and piped sections to ensure that the runoff from the accessway is collected and discharged to one or more chamber or basket soak pits. The section of the accessway system within the site that drains towards the public road shall have a stormwater sump within the site, within sufficient proximity of the road so the overflow runoff reaches the road, and does not impair the use of the accessway. The section of accessway system within the site that drains away from the public road and to the back area of the site shall have a secondary flow path either onto adjacent property, or to the road, that is below the proposed floor level of the new dwellings, complying with Section E1 of the Building Code.*

*A chamber soak pit for an accessway may be sited beneath a formed and sealed accessway if it complies with **Figure G2D**. The chamber soak pit shall include a manhole to allow access for maintenance and shall have the minimum length of horizontal pipe(s) shown in **Figures G2E to G2H**, depending on the soakage rate for the site as required for the catchment area draining to the chamber soak pit. A basket soak pit for an accessway may be sited beneath a formed and sealed accessway if it complies with **Figures G2I and G2J**.*

**Therefore, the following AEE applies:**

*This method will appropriately manage stormwater runoff from driveway areas in a way that avoids potential adverse flooding effects on neighbours and avoids excess stormwater runoff discharged to Council roads and avoids any additional flow in the event of flooding / inundation. The effects of stormwater runoff from using these methods are therefore no more than minor.*

Additional assessment comments:

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**Tick the box to confirm compliance and fill in the number of chamber or basket soak pits in the application:**

- The number of chamber or basket soak pits in this application is: \_\_\_\_\_. The design of these complies with **Figure G2D** for a chamber soak pit, and **Figure G2I** for a basket soak pit. The accessway system incorporates a stormwater collection system comprising appropriate combinations of kerbs, channels, dish channels, slot drains, sumps and piped sections to ensure that the runoff from the driveway is collected and discharged to the chamber and / or basket soak pit(s).

**Tick the box to confirm compliance:**

- This application contains a stormwater sump for the section of accessway system within the site that drains towards the public road. This sump is within sufficient proximity of the road, so the overflow runoff reaches the road, and does not impair the use of the accessway.

**Tick the box to confirm compliance:**

- This application contains - for the section of accessway system within the site that drains away from the public road and to the back area of the site - a secondary flow path either onto adjacent property, or to the road, that is below the proposed floor level of the new dwellings, complying with Section E1 of the Building Code.

**Tick the box and fill in the details for the proposed approach:**

- The combined roof area and accessway area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2E** (25mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_ mm, and the pipe length is: \_\_\_\_\_ m
- The combined roof area and accessway area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2F** (50mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_ mm, and the pipe length is: \_\_\_\_\_ m
- The combined roof area and accessway area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2G** (100mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_ mm, and the pipe length is: \_\_\_\_\_ m
- The combined roof area and accessway area catchment in this application exceeds 50m<sup>2</sup> and is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2H** (200mm/hr soakage rate), the pipe diameter is: \_\_\_\_\_ mm, and the pipe length is: \_\_\_\_\_ m
- The combined roof area and accessway area catchment is: \_\_\_\_\_ m<sup>2</sup>. Based on **Figure G2J**, the volume of the basket is: \_\_\_\_\_ m<sup>3</sup>, and the depth of the basket is 0.85m with a basket width of: \_\_\_\_\_ m, and a basket length of: \_\_\_\_\_ m

### Rainwater collection

**Select one of the following:**

- This application includes a rainwater tank.

**Therefore, the following AEE applies:**

*The use of a rainwater tank will have a two-fold positive effect. It will decrease the total volume of stormwater runoff, reducing the stormwater effects of the SHP proposal, and will reduce overall demand on reticulated water supply.*

Additional assessment comments:

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- This application does not include a rainwater tank in line with the *SHP Design Approach: Rainwater tanks are encouraged, but not required.*

**Therefore, the following AEE applies:**

*A rainwater tank is not proposed. Stormwater effects will be appropriately managed through compliance with G1, G2, and G3.*

Additional assessment comments:

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## **Wastewater**

### **Sewer laterals**

**Confirm overall compliance by ticking the following box:**

- This application follows the *SHP Design Approach: If the existing house remains in use and in its original location, the existing sewer lateral between the boundary and the public sewer main may be used, if a CCTV camera inspection confirms the sewer lateral is in a good condition.*

*All new dwellings shall be connected to a new sewer lateral and be connected to the public sewer main. The pipe connection to the public main, at the point of discharge, shall comply with Figure 9 in Section 2.4 of the HDC Wastewater Bylaw and shall include a Lamp Hole Cleaning Eye (LHCE) or similar access chamber at the end of the common sewer within the property, for rodding purposes as shown by **Figure H1**.*

*A common private 100mm diameter sewer may be used for up to four dwellings at a grade of 1 in 60. This maximum of four dwellings shall be reduced to three dwelling units for a gradient flatter than 1 in 100. The minimum gradient allowable for a 100mm diameter sewer shall be 1 in 120.*

**Select which option applies to this application:**

- The existing house will not remain in use and in its original location.
- The existing house will remain in use and in its original location. CCTV camera inspection has confirmed that the existing sewer lateral between the boundary and the public sewer main is in a good condition and can accommodate the proposed additional dwellings.
- The existing house will remain in use and in its original location. CCTV camera inspection has confirmed that the existing sewer lateral between the boundary and the public sewer main is not in a good condition and will not be used.

**Select which option applies:**

- All new dwellings will be connected to a new sewer lateral and be connected to the public sewer main. The pipe connection to the public sewer main, at the point of discharge, shall be in accordance with Figure 9 in Section 2.4 of the HDC Wastewater Bylaw and shall include an LHCE or similar access chamber at the end of the common sewer within the property, for rodding purposes as shown by **Figure H1**.
- All new dwellings will be connected to a new sewer lateral and be connected to the public sewer main. The pipe connection to the public sewer main, at the point of discharge, will not be in accordance with Figure 9 in Section 2.4 of the HDC Wastewater Bylaw, as there is no LHCE or similar access chamber at the end of the common sewer within the property for rodding purposes.

**Tick the box to confirm compliance and fill in the details of the proposed approach:**

- In line with the SHP Design Approach, a common private \_\_\_\_mm diameter sewer will be used for \_\_\_\_ dwellings at a grade of 1 in \_\_\_\_.

## Gravity connections

### Confirm compliance by ticking the following box:

- This application follows the *SHP Design Approach*: A 100mm diameter gravity connection shall have a gradient no flatter than 1 in 120 and a 150mm diameter gravity connection shall have a gradient no flatter than 1 in 150.

## Preparatory pumped products

- This application follows the *SHP Design Approach*: Pumping of wastewater from the new dwellings to a new main from the boundary to the public sewer in the road will be permitted if there is insufficient gravity fall. A typical sewer drain arrangement for a site requiring some of the new dwellings to be pumped is shown in **Figure H3**.

The preparatory pumping facility used in the dwellings shall meet the HDC engineering standards.

## Water supply

### Water connections

#### Confirm overall compliance by ticking the following box:

- This application follows the *SHP Design Approach*: For each dwelling one connection to the public water main, with one toby per dwelling, must be established. Multiple tobies can be sited in a common toby junction chamber, with tobies labelled for each dwelling. The water connection from the toby to the dwelling shall be a 20mm diameter pipe if the distance between the toby and the dwelling is less than 20m. If the distance is more than 20m, then a 25mm diameter pipe connection to the dwelling shall be used.

#### Select which option applies:

- The application contains multiple tobies which will be sited in a common toby junction chamber, with tobies labelled for each unit.
- The application does not contain a common toby junction chamber.

#### Select which option applies:

- The length of the water connection from the toby to the dwelling will be less than 20m and will be a 20mm diameter pipe.
- The length of the water connection from the toby to the dwelling will be more than 20m and will be a 25mm diameter pipe.

## Fire fighting standards

### Confirm overall compliance by ticking the following box:

- This application follows the *SHP Design Approach*: The maximum distance from the nearest existing fire hydrant to the furthest corner or wall of a dwelling shall not exceed 135m, measured along the road and most convenient access for fire hose deployment, such as up the accessway. If the distance from the nearest existing hydrant to the furthest new dwelling exceeds 135m, a new hydrant shall be installed on the public water main at the location directed by the Council, in consultation with FENZ.

#### Select which option applies:

- The maximum distance from the nearest existing fire hydrant to the furthest corner or wall of any proposed dwelling will not exceed 135m and the existing fire hydrant will be relied on.
- The maximum distance from the nearest existing fire hydrant to the furthest corner or wall of any proposed dwelling will exceed 135m and a new fire hydrant will be installed at a location directed by the Council.

**Assessment of Environmental Effects related to other compliance matters**

Attach an assessment of the proposed activity against other matters requiring consent, including matters and information required by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

**Assessment of cumulative effects**

*Confirm that the following applies:*

- The SHP design approach and the accompanying Assessments of Environmental Effects set out in section 6a above, demonstrate that the adverse environmental effects associated with the infringement of the existing District Plan density rules (minimum lot size, building coverage, and number of units) will be less than minor. The adverse effects on the street, neighbours, and the onsite amenity will be mitigated and managed through strict adherence to the other bulk and location rules in the District Plan, and will be complemented by some additional standards that are more restrictive than what is currently provided for under the District Plan. As such, the adverse effects, including the cumulative effects of the proposal are considered to be less than minor.

**Section 7**

**Other Relevant Planning Provisions**

*Provide information to address any other relevant planning provisions such as s104 or Schedule 4 of the Resource Management Act:*

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## Section 8

### Non-complying activities

*For an application that is a non-complying activity, provide an assessment of the relevant District Plan Objectives and Policies:*

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## Section 9

### Additional specifications

*Provide or append any additional specifications related to the application:*

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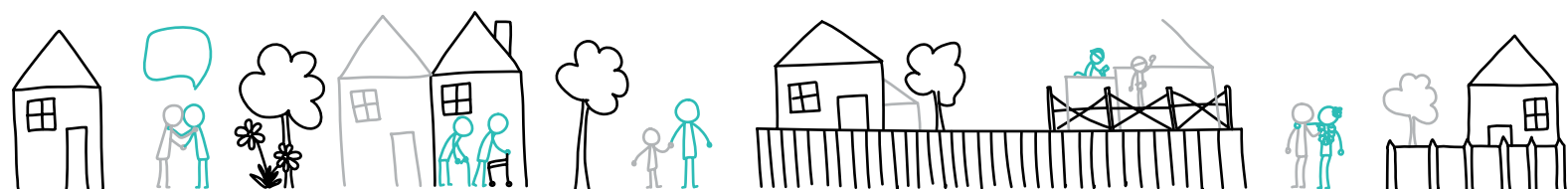
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