

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC190130, Judith Stones, 278 Meeanee Road
Meeanee
Hawkes Bay
Napier
4112

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have resource consent due to the following District Plan infringements:

Section 34.21 - Density:

The proposal does not satisfy the Density provisions of the Napier City Council plan. Resource consent approval is required to enable a secondary dwelling on a site less than 5000m².

Section 34.24 - Site Coverage:

The proposal does not satisfy the Site Coverage provisions of the Napier City Council plan. It appears that the proposal will be unable to comply with site coverage. Please provide calculations of all buildings on site as viewed from above.

Section 34.35 - Transport:

Please show a notional garage or garage and additional visitor carparking space for the supplementary. Please also show a notional garage/garage and visitor parking space can be provided for the main dwelling. Please note the notional garage spaces would need to be added to the site coverage calculations.

As these District Plan infringements will or may materially affect the building work to which the attached project information memorandum or building consent relates, no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Bridget Nicholson
Resource Consents Planner
On behalf of: Napier City Council
Issue Date: 01 March 2019