

**From:** Philip Barrett  
**Sent:** 12 Sep 2019 09:33:38 +1300  
**To:** Rebecca Ryder  
**Cc:** Cameron Aplin  
**Subject:** G&S Singleton Restricted Build Areas Plan  
**Attachments:** G&S Singleton Lot Buiding Restriction Areas.pdf

Hi Rebecca,

The build areas shown would allow homes and attached garages (and any permitted out building) within the range of that found at Stonebridge Estate (estimated 300m<sup>2</sup> – 600m<sup>2</sup>) and curtilage areas as discussed by phone.

Following discussion with the applicant I have attached a plan showing areas within which buildings can be constructed for Lots 1-7 and Lot 10 to manage visual effects and rural character. Other than Lot 6 and Lot 10 the plans shows that the land area within the yard setbacks are appropriate. Lot 10 has two locations, one around the existing sheds in the north east corner and the building platform in the south east. Graham is not inclined to construct any additional out buildings in Lot 10. His house design is more likely to be located in the southern aspect. Graham has agreed to additional covenant planting (that is current and for the long term visual amenity) as well as building design criteria noting a couple of changes (rural character) to further diminish structures in the local environment. There is also the district plan to consider that restricts size - building coverage (2% or 500m<sup>2</sup>) and non-residential buildings (max.250m<sup>2</sup>) that if infringed resource consent will be required and the rural zone objectives and policy will be relevant.

Overall the package should be acceptable.

Kind Regards

**Philip Barrett**  
**Senior Planner**  
**Cheal Consultants Ltd**

P: 07 858 4564 | M: 0221358477  
E: [philipb@cheal.co.nz](mailto:philipb@cheal.co.nz)  
533 Anglesea Street, HAMILTON  
PO Box 41, Waikato Box Lobby, HAMILTON 3240

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Proposed Easements

Purpose	Shown	Burdened Land	Benefitted Land
Right of way & Right to convey Water, Electricity, Gas, Computer Media & Telecommunications & right to Drain Water & Sewage.	A	Lot 10 hereon	Lots 1 to 7 hereon
	B	Lot 10 hereon	Lots 3 to 7 hereon
	C	Lot 10 hereon	Lots 5 to 7 hereon
	D	Lot 10 hereon	Lot 6 hereon
	E	Lot 10 hereon	Lots 3 hereon
Right to convey Water	F	Lot 2 hereon	Lot 10 hereon
Right to convey Electricity	G	Lot 8 hereon	Lots 9 & 10 hereon

Key

P - Pond

Area within which buildings/structure dwellings can be constructed.

100-year Flooding Level

Contours - Waikato Regional LIDAR Service 2007 (WRLS 2007). LIDAR data sourced from Environment Waikato . COPYRIGHT RESERVED.

Contour Interval  
Major Contour = 5m  
Minor Contour = 0.5m

Aerial Photo is collected in February 2018.

Note: The Building Envelope within the land shown is all the land excluding the building setbacks specified in the Waikato District Plan.

Note: Areas & dimensions are subject to survey.

Zone: Rural Zone  
Total Area: 45.6686 Ha.  
Comprised in: SA10B/683 & SA10B/682  
Registered Owner(s): G. & S. Singleton Heritage Ltd.

I, David Vernon McCracken,  
Registered Professional Surveyor, do hereby certify that this plan has been prepared by me for a Resource Consent under the provisions of the Resource Management Act 1991 and should not be used for any other purpose.

*D.V. McCracken*

09/09/2019


Registered Professional Surveyor


Date

Amendments

No	Activity	Date

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Proposed Subdivision of Lots 1 & 2 DPS 12627  
635 Whatawhata Road, Dinsdale.

Prepared for:  
G. & S. Singleton Heritage Ltd.

Drawn HC  
Traced

Checked  
Date Sep. 2019

Scales  
1:4000 A2

Sheet  
1  
Series of 8  
File Ref 13246

Document Set ID: 2509676  
Version: 1, Version Date: 21/02/2020