

## Stephanie Dwyer

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**From:** Mal Hurrell [REDACTED]  
**Sent:** Monday, 10 February 2025 11:54 am  
**To:** Stephanie Dwyer  
**Subject:** FW: site plans  
**Attachments:** PL14-2\_DRAWINGS - PIM ISSUE\_10 FEB 2025.pdf

Hi Stephanie , revised plans showing new site coverage , regards Mal Hurrell

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**From:** Jeremy Burson [REDACTED]  
**Sent:** Monday, 10 February 2025 11:50 AM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RE: site plans

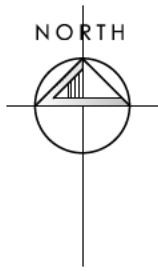
Hi Mal,

No problem at all, see attached for revised drawings with todays date.

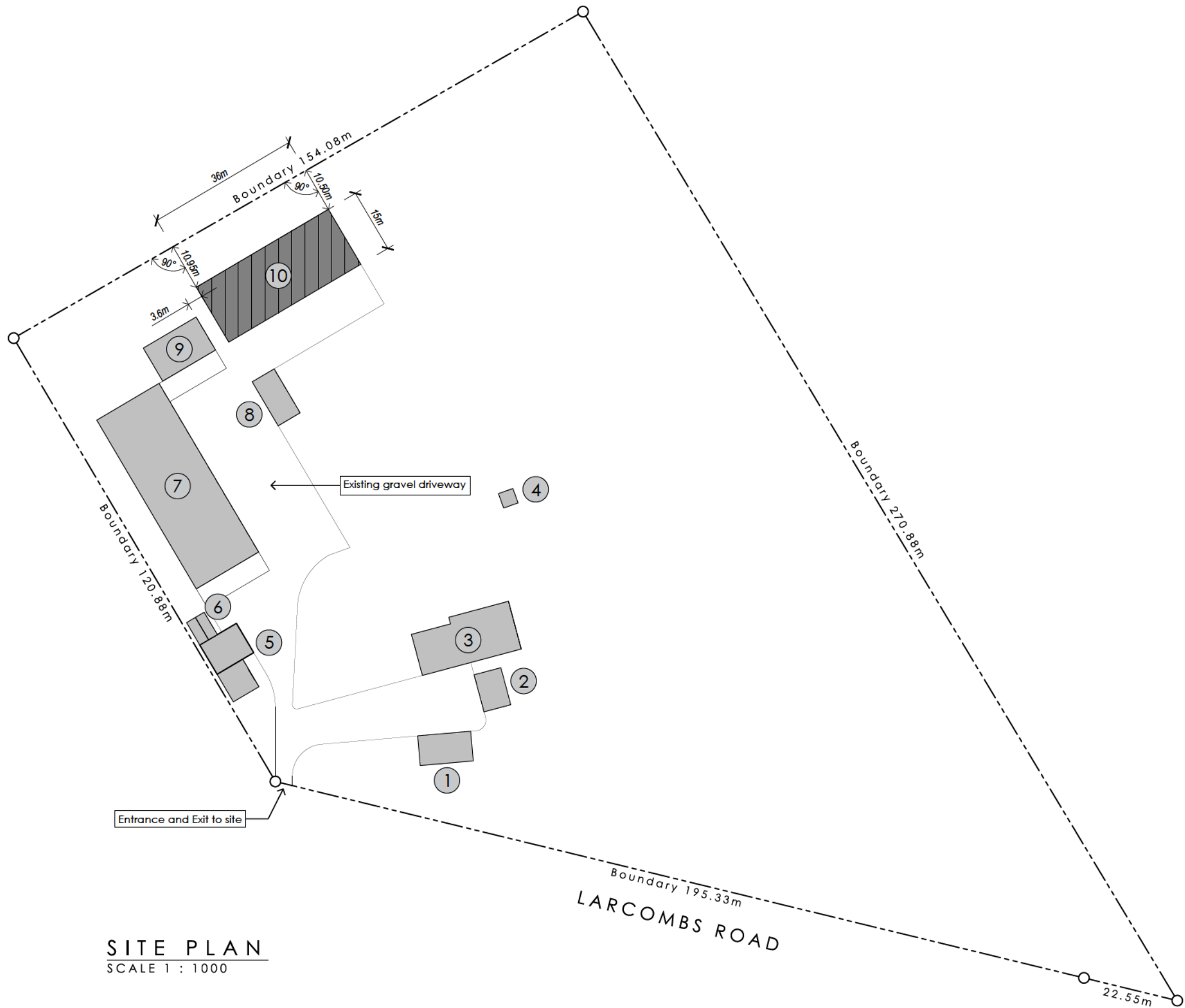
Cheers,

**Jeremy Burson**  
Draftsman





SITE AERIAL PLAN  
Not to Scale



SITE PLAN  
SCALE 1 : 1000

**SITE PLAN NOTES:**

Legal Description: Lot 2. DP 24589  
Street Address: 276 Larcombs Road, Rolleston, Canterbury  
Territorial Authority: Selwyn District Council  
District Plan Zone: Inner Plains

**ACTIVITY:**

The proposed new building is an Outbuilding and will be used by the land owner for storage of his personal collection of classic cars and farm implement vehicles.

**BUILDING DESIGN DATA:**

Importance Level (IL): IL2  
Climate Zone: Zone 3  
Earthquake Zone: Zone 2  
Exposure Zone: Zone C  
Wind Region: A  
Wind Zone: High

**AREA:**

1. Existing Detached Garage. 88m<sup>2</sup>
2. Existing Detached Garage. 54m<sup>2</sup>
3. Existing Dwelling. 263m<sup>2</sup>
4. Existing Hay Shed. 11m<sup>2</sup>
5. Existing Detached Garages. 112m<sup>2</sup>
6. Existing Containers. 60m<sup>2</sup>
7. Existing Industrial / Commercial Building including Canopy. 730m<sup>2</sup>
8. Existing Farm Shed. 72m<sup>2</sup>
9. Existing Detached Garage. 130m<sup>2</sup>
10. Proposed Outbuilding. 540m<sup>2</sup> (6 Bay)

Total existing building area = 1520m<sup>2</sup>  
Total proposed building area = 2060m<sup>2</sup>  
Total site area = 30351m<sup>2</sup>  
Total proposed site coverage = 6.8%

**HEALTH & SAFETY:**

Install adequate fencing and gates that complies with NZBC FS/AS1 to restrict unauthorized entry to the construction site.



Install signage warning of a restricted area.

**EROSION CONTROL:**

Implement erosion containment if required to prevent silt runoff. (Refer to local T.A. for erosion control and sediment control).

**SET OUT:**

Locate boundary pegs before commencing setout of foundation. If they can't be located arrange for surveyor to re-instate them.

<div>DESIGNER</div> <div></div> <div>www.endeavoursheds.co.nz</div>	<div>PROJECT :</div> <div><b>NEW OUTBUILDING</b></div> <div>FOR HURRELL FAMILY TRUST</div> <div>276 LARCOMBS ROAD, ROLLESTON, CANTERBURY</div> <div>DRAWING TITLE :</div> <div><b>SITE PLAN</b></div> <div><small>This drawing is the copyright © of Endeavour Sheds Ltd. Do not scale from this drawing. Contractor must verify all dimensions on site.</small></div>	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	<div>MERCHANT</div> <div></div> <div>35 Hoskyns Road, Rolleston (03) 343-8600 Scott.morton@placemakers.co.nz www.placemakers.co.nz</div>	<div>DRAWN : G.R.B.</div> <div>SCALE : 1 : 1000 @ A2</div> <div>PROJECT NO : PL14-2</div> <div>SHEET NO : 1.0</div> <div>REV : -</div>
		-	10/02/2025	PIM ISSUE					

## Stephanie Dwyer

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**From:** Stephanie Dwyer  
**Sent:** Monday, 10 February 2025 8:30 am  
**To:** 'Mal Hurrell'  
**Subject:** RC255045 Site Coverage

Hi Mal,

That would be great.

I look forward to hearing from you then.

Thanks,  
Stephanie

---

**From:** Mal Hurrell [REDACTED]  
**Sent:** Sunday, 9 February 2025 4:52 pm  
**To:** Stephanie Dwyer <Stephanie.Dwyer@selwyn.govt.nz>  
**Subject:** Site Coverage

Hi Stephanie, hope your weekend went well ,  
Confirming the Site Coverage copies for all buildings at 6.8% Total and noted on both site plans ,  
Will send thru the Architect site plan which I altered the site coverage to 6.8% but can get him to do another tidy  
one Monday if you like , , regards Mal Hurrell

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## Stephanie Dwyer

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**From:** Stephanie Dwyer  
**Sent:** Friday, 7 February 2025 1:44 pm  
**To:** Mal Hurrell  
**Subject:** RE: RC255045 - Mitigation measures

Hi Mal,

Great, thanks for confirming. Can you please update your site plan to reflect this?

I just want to have an accurate site plan to include with the resource consent.

I look forward to hearing from you.

Thanks,  
Stephanie

---

**From:** Mal Hurrell [REDACTED]  
**Sent:** Friday, 7 February 2025 1:18 pm  
**To:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Subject:** RE: RC255045 - Mitigation measures

Hi Stephanie, Yes I had 6.75% but your calculation is correct at 6.8% , I did struggle trying to work out the percentage to start with.  
Lets confirm this today , regards Mal Hurrell

---

**From:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Sent:** Friday, 7 February 2025 9:17 AM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RE: RC255045 - Mitigation measures

Hi Mal,

I have attached my calculations based on the information provided.

Can you please confirm this is correct?

I look forward to hearing from you.

Thanks,  
Stephanie

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**From:** Mal Hurrell [REDACTED]  
**Sent:** Friday, 7 February 2025 9:12 am  
**To:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Subject:** RE: RC255045 - Mitigation measures

Great thank you , regards Mal

---

**From:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Sent:** Friday, February 7, 2025 8:46 AM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RC255045 - Mitigation measures

Hi Mal,

Great thanks for confirming. I will continue to process the application and will be in touch if I need anything else.

The is no distance requirements in the district plan, in relation separation from existing buildings. However, to be safe it should be at least one metre from the existing shed (in relation to fire risk). This can be confirmed with the building team.

Thanks,  
Stephanie

---

**From:** Mal Hurrell [REDACTED]  
**Sent:** Friday, 7 February 2025 8:38 am  
**To:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Subject:** RE: RC255045 - Mitigation measures

Hi Stephanie, Would you prefer a more professional Site plan ? than the one I sent . The Site coverage should be spot on ,  
All I need to know is there a min distance the new shed needs to be from existing shed or not , regards Mal Hurrell

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**From:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Sent:** Wednesday, February 5, 2025 4:47 PM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RC255045 - Mitigation measures

Hi Mal,

Thanks for your emails and sending through the documents regarding the site coverage and landscaping.

I am just double checking are these the final plans for me to include in the application, or will you get your architect to send in a final plan (for the coverage)?

I look forward to hearing from you.

Thanks,  
Stephanie

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**From:** Mal Hurrell [REDACTED]  
**Sent:** Wednesday, 5 February 2025 1:24 pm

To: Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>

Subject: Mitigation measures

Hi Stephanie

Just following up with my site plan for planting etc

Kind Regards

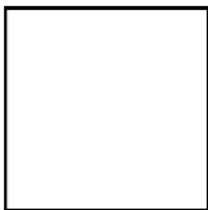
Mal Hurrell

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## Stephanie Dwyer

RESOURCE MANAGEMENT PLANNER

+6433472938



2 Norman Kirk Drive, Rolleston 7643  
PO Box 90, Rolleston  
Phone: (03) 347 2800 or 03 318 8338  
Fax: (03) 347 2799

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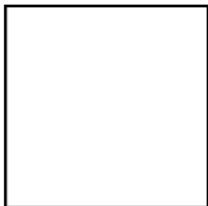
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**Further Information**

Number	Type	Area (square metres)
	Existing Detached Garage	88
	Existing Detached Garage	54
	Existing Dwelling	263
	Existing Detached Garage	112
	Existing Industrial / Comm	740
	Existing Farm Shed	72
	Existing Detached Garage	130
	Proposed Outbuilding	540
	Containers	60
0	Hay Shed	11
Total Existing Building Area		1530
Total Proposed Building Area		2070
Total Site Area		30351
Total Proposed Site Coverage		6.820203618
Permitted coverage (%)		5
Proposed Breach (%)		6.8
Difference		1.8

## Stephanie Dwyer

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**From:** Mal Hurrell [REDACTED]  
**Sent:** Wednesday, 5 February 2025 1:19 pm  
**To:** Stephanie Dwyer  
**Subject:** RE: RC255045 s92 - Request for Further Information

Hi Stephanie, Managed to get round and remeasure all the buildings and added in the small hay shed and the 2 containers ,  
My architect missed those , so I have a new percentage which totals 6.75% ,  
I have also done an plan view for the Mitigation Measures so hopefully this information that you were looking for which I will forward thru to you , regards Mal Hurrell

---

**From:** Stephanie Dwyer <Stephanie.Dwyer@selwyn.govt.nz>  
**Sent:** Wednesday, 5 February 2025 11:35 AM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RE: RC255045 s92 - Request for Further Information

Hi Mal,

That would be great. I look forward to hearing from you then.

Have a good weekend.

Thanks,  
Stephanie

---

**From:** Mal Hurrell [REDACTED]  
**Sent:** Wednesday, 5 February 2025 11:26 am  
**To:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Subject:** RE: RC255045 s92 - Request for Further Information

Hi Stephanie, Thank you for your email, I will do another measure up on all buildings and give you a total percentage of the buildings .  
Can do a site plan like the one you have and add in the Mitigation info , plants and trees and post and rial fencing ,  
should have this back to you on Monday 10<sup>th</sup> Feb all going well , regards Mal Hurrell

---

**From:** Stephanie Dwyer <[Stephanie.Dwyer@selwyn.govt.nz](mailto:Stephanie.Dwyer@selwyn.govt.nz)>  
**Sent:** Wednesday, 5 February 2025 11:15 AM  
**To:** Mal Hurrell [REDACTED]  
**Subject:** RC255045 s92 - Request for Further Information

Dear Mal,

Following a review of resource consent application **RC255045** to erect a 6 bay shed exceeding 5% coverage and the site visit undertaken on Monday (3<sup>rd</sup> February 2025) it has been identified that more

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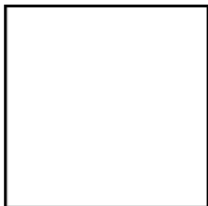
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information is required to understand your proposal and its potential effects on the receiving environment.

### **Further information**

In accordance with section 92(1) of the Resource Management Act 1991, I request the following information:

- 1. Building Coverage:** The site plan did not include the coverage of the all the buildings located on the site. Please provide an updated site plan that includes the all the existing building and proposed buildings on the site, and updated legend with the area of each building and the existing and proposed building coverage. The relevant definitions are outlined below for your reference:

*A building is defined in the Partially Operative Selwyn District Plan as a temporary or permanent moveable or immovable physical construction that is a) partially or fully roofed and b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power. In relation to calculating the building coverage, the total area of buildings at ground floor level is calculated together with the area of any section of any of those buildings that exceeds out beyond the ground floor level limits of the building and the overhangs the ground (i.e., eaves and guttering).*

- 2. Mitigation Measures:** Please confirm in writing the vegetation on site that will be retained, and the extent of the new trees and plants that will be established around the shed and new post and rail fencing (*An annotated aerial image may help demonstrate*).

You must respond in writing to this request before **28 February 2025** and do one of the following:

- (a) Provide the information; or
- (b) Tell us that you agree to provide the information, but propose a reasonable alternative date; or
- (c) Tell us that you refuse to provide the information

Please note that if you do not respond in some way before **28 February 2025** or you refuse to provide the information requested, we are required to publicly notify your application. This will result in increased costs to you and take longer to process. It is important that you respond to this request; otherwise, your application can be declined for lack of information.

I have put processing of your application on hold until we receive your complete response. Please contact me if you have any questions.

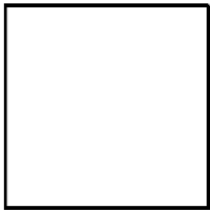
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## MITIGATION MEASURES

NEW POST & RAIL FENCES

Boundary Hedging  
GMTR High.

00000 New Large Trees  
AND UNDER PLANTING  
EXISTING TREES.

ALL BOUNDARY TREES  
AND HEDGING ARE ON  
OUR PROPERTY



**SITE PLAN**  
SCALE 1 : 1000

TOTAL SITE Coverage 6.75%.



