

PETE MITCHELL

**RESOURCE CONSENT APPLICATION FOR A GARAGE
EXTENSION AT 10 GUNN STREET**

3 MARCH 2011

Cheap Titles

RESOURCE CONSENT APPLICATION: 10 GUNN STREET

1 THE APPLICANT AND PROPERTY DETAILS

To: Taupo District Council

Applicants Name: PETE MITCHELL

Address for Service: CHEAP TITLES
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Name and Address for Fees: P MITCHELL
10 GUNN STREET

Site Address: 10 GUNN STREET

Legal Description: LOT 1 DP 23456

Owners and Occupiers of Site: P MITCHELL

Site Area: 804m²

District Plan Zoning: Residential

Designations/limitations: Height Restricted Area
Flood Hazard Area
Adjacent to the Foreshore Protection Area

Locality and Zoning Maps:





Brief description of proposal:

The proposed works involve constructing and addition to the existing garage.

Summary of reasons for consent:

The proposed works require *controlled* activity consent as the site is located within a Flood Hazard Area. Council has advised that due to the access not being sealed (even though it is existing) this creates a non-compliance and as such, *discretionary* activity consent is required pursuant Rule 4e.9.2.

Other consents required:

The proposed works do not require any additional resource consents. Building consent will be lodged subsequent to the resource consent.

Attachments:

- A Application Form
- B Certificate of Title
- C Architectural Plans

2 SITE DESCRIPTION

The subject site is rectangular in shape and is located at 10 Gunn Street. The site is located on the northern side of Gunn Street and is adjacent to the Council Reserve (Planning Map Reference: R216) known as Gunn Street Lakeshore Reserve.

The site is used for residential purposes and accommodates one single level dwelling with an attached single garage. Vehicle access is provided by a vehicle crossing to the western side of the northern boundary. Waitetoko Road is a local road that is accessed from State Highway 1, a regional arterial road.

The site is generally flat with a very slight rise towards the southern eastern portion of the site. There are several trees located towards the road/front boundary of the site. There are smaller shrubs and vegetation along eastern and western boundaries. A fence occupies a portion of the eastern boundary. The proposed works will not affect any vegetation.

The surrounding area is characterised by residential dwellings to the north of State Highway 1 and rural land to the south of the SH1. There are also several Council Reserves in the surrounding area.

3 THE PROPOSAL

The applicant, P MITCHELL seeks resource consent to construct an addition to the existing garage. The garage addition will not contain any habitable floor space, but will increase the floor space of the existing garage and will provide a storage area and a bathroom adjacent to the existing laundry. The addition extends to the east and south of the existing garage.

4 DISTRICT PLAN ZONING

The subject site is zoned Residential under the Taupo District Plan. The relevant objectives of the Residential zone are as follows:

OBJECTIVE

3a.2.1 The maintenance and enhancement of the character and amenity of the Residential Environment.

OBJECTIVE

3a.2.2 To ensure that development in the Residential Environment takes into account the capacity of the supporting infrastructure.

The proposed garage addition will not detract from the character and amenity of the surrounding Residential Environment as the addition complies with all of the relevant performance standards, does not involve the removal of any vegetation and is attached to an existing structure.

5 RULES ASSESSMENT

The proposal has been assessed against the rules contained within the District Plan as follows:

5.1 Section 4:

5.1.1 Section 4a: Residential Environment

The proposed activity complies with all rules contained within Rule 4a.1 – 4a.9. The proposed works do not involve temporary activities, do not involve the relocation of a building, and complies with the performance standards contained within 4a.3 as follows:

Maximum Building Height:

The maximum building height for the subject site is 5 metres as the site is located within a height restricted area. The proposed garage will be a maximum of 5 metres in height. Therefore, the proposal complies with the maximum building height permitted.

Maximum Height to Boundary:

The maximum height at the boundary of the site is 2.5 metres with a 45° recession plane. The proposal complies with this required recession plane as illustrated by the North and South Elevation Plans on the plans attached, marked **C**.

Maximum Coverage and Plot Ratio:

The maximum building coverage is 30%, the maximum plot ratio is 40% and the maximum total coverage is 50%. The proposed building coverage is 223m² or 27.7%. The proposed plot ratio is 239m² or 29.7%. The proposed total coverage is 284m² or 35.3%. Therefore, the proposed works comply with the required maximum coverage, plot ratio and total coverage.

Minimum Building Setback:

The minimum building setback required is 5 metres on the front boundary and 1.5 metres on all other boundaries. In additional land adjacent to a Foreshore Protection Area, a 5 metre yard is required. The proposed building extension is not located in any of these required building setbacks.

Maximum Earthworks:

The maximum earthworks permitted are: 1.5 metre vertical ground alteration, 50% disturbance of the allotment and 0.5 metre vertical ground alteration within the minimum building setback requirement and no dust or silt nuisance beyond the boundaries of the allotment. The earthworks proposed are only very minor earthworks to establish the building platform, which may involve some cutting of earth particularly towards the eastern boundary. However, these earthworks will not involve more than 1.5 metres of vertical ground alteration, will not disturb more than 6% of the total site area and will not be located within any building setback requirement. Therefore, the proposal complies with this rule.

Maximum Noise:

The proposal does not provide for any further persons to be accommodated within the site. Furthermore, construction works will comply with the required noise levels. As such, the proposal will comply with the requirements for noise.

Parking, Loading and Access:

Please refer to section 6 of this report below:

Maximum Vehicle Movements:

The proposed addition does not provide for any further persons to be accommodated within the site. Therefore, the proposal will comply with this rule.

Maximum Artificial Light Levels and Signs:

The proposal does not involve any lights or signs. Therefore, the proposal will comply with these rules.

Maximum Odour:

The proposal will not create any offensive or objectionable odour.

Stormwater:

The proposal involves a small addition of no more than 45.6m². Stormwater will be disposed of on-site by a soakage trench. Further details of this will be provided within the forthcoming building consent application. Therefore, as the proposal provides for on-site soakage, it complies with this rule.

5.1.2 Section 4b: Rural Environment

Not applicable. The site is not located within a rural environment.

5.1.3 Section 4c: Town Centre Environment

Not applicable. The site is not located within the town centre environment.

5.1.4 Section 4d: Industrial Environment

Not applicable. The site is not located within an industrial environment.

5.1.5 Section 4e: District Wide Rules

Subdivision:

Not applicable. The proposal does not involve the subdivision of land.

Foreshore Protection:

Not applicable. The proposal does not involve the construction of a building within a Foreshore Protection Area.

Notable and Amenity Trees:

Not applicable. The proposal does not involve any notable or amenity trees.

Landscape Values:

Not applicable. The subject site is not identified as a landscape area.

Natural Values:

Not applicable. The subject site is not identified as a Significant Natural Area and the proposed works do not involve any clearing of vegetation.

Historic Values:

Not applicable. The subject site is not identified as a site of historic value.

Surface of Water:

Not applicable. The proposed works do not involve any commercial activity or event on the surface of the water of the Waikato River nor any permanent structure on the surface of the water.

Flood Hazard Area:

Pursuant to Rule 4e.9.1, any activity within the Flood Hazard Area which complies with all the rules and performance standards for the Environment within which it is located, is not identified as a discretionary activity within another part of the Plan and is not within the Erosion Hazard Area is a **controlled** activity. The proposed works comply with all the rules and performance standards for the Residential Environment (see Section 5.1.1), are not otherwise identified as a discretionary activity is not located on a site within the Erosion Hazard Area. However, Council has viewed that as the access to the site is not sealed (even though it is existing) this in their view creates a non-compliance with a performance standard and thus requires consent pursuant to Rule 4.e.9.2 for a **discretionary** activity.

Landslide/Hot Ground Hazard Area:

Not applicable. The subject site is not located within either a landslide or hot ground hazard area.

Hazardous Substances:

Not applicable. The subject site is not located on a contaminated site nor does the proposal involve hazardous substances.

Network Utilities:

Not applicable. The subject site does not involve the construction or establishment of any network utilities.

5.2 Section 5: Financial Contributions

Not applicable. The proposal does not involve any additional residential units.

5.3 Section 6: Parking and Access

Parking:

The District Plan requires that 2 spaces are required per residential unit. Two car parks can be accommodated within the subject site.

Access:

The proposal will not modify the exiting vehicle access to the site.

5.4 Section 7: Schedule of Sites

Not applicable. The subject site is not identified within the Schedule of Sites.

5.5 Section 8: Designations

Not applicable. The subject site is not a designated site, nor does it affect any designation listed within Section 8.

5.6 Section 9: Information Requirements

The proposal is for an overall **discretionary** activity. As such, the following information is required and has been provided with the application:

- Form 5
- General Information
- Plans
- Assessment of Environmental Effects

5.7 Section 10: Definitions

Not applicable. No rules are contained within this section.

6 REASONS FOR THE APPLICATION

Resource consent is required for the following reason:

- As advised by Council's Consents Planner, Ms Charlie Blackwood, even though the access to the site is existing and there are no changes proposed to it, and the two required car parking spaces are sealed (the proposal improves compliance with the District Plan as two car parks are provided where one is existing), the requirements of 6.3.2 are not met. Therefore, the proposal involves the construction of a garage addition on a site identified as being within a flood prone hazard area, where one performance criteria is not complied with. Pursuant to Rule 4e.9.2 this is a **discretionary** activity.
- The proposed works require **controlled** activity consent as the site is located within a Flood Hazard Area.

Overall, the application is a **discretionary** activity.

7 AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY

This assessment is undertaken in accordance with the relevant assessment criteria required for an activity within on a site identified as being subject to a flood hazard area:

ASSESSMENT CRITERIA

- i. *Degree to which building, structural or design work to be undertaken can avoid or mitigate the effects of the natural hazard.*
- ii. *The nature of the activity, its intended uses including whether the use is temporary or permanent and the degree to which other people are put at risk as a result of the activity.*
- iii. *Degree to which the activity may increase, worsen or alter the effect of the natural hazard.*
- iv. *Any increase of/in the flood hazard to other sites, including any effect on*

drainage function (outside of the bed of a river) during a flood event from the proposed activity.

- v. *Any risk to the structure or proposed activity from erosion.*

Assessment

The proposal involves the construction of a garage addition which complies with the relevant performance standards, but is located within an identified (historic) flood hazard area.

Adverse landform effects are avoided as the proposal requires only very minimal earthworks to establish a level building platform for the extension.

Adverse Flooding/Natural Hazard effects are mitigated by there already being an existing building on the site, the proposed addition being for non-habitable uses, and the building being constructed on the highest part of the site. Furthermore, as the additional stormwater runoff generated by the small addition is being disposed of on-site, there will be no off-site effect or increased risk of flooding on adjacent properties as a result of the addition. Additionally, the flood areas identified by the Draft Lake Taupo Erosion and Flood Strategy are reduced from the areas identified by the District Plan. In particular, the subject site is no longer identified as a site within the Inundation Hazards Zone.

Adverse erosion effects are mitigated by the proposed garage addition being located towards the southern (road) boundary, away from the lake.

Adverse visual effects are avoided by the proposed garage achieving all the relevant performance standards, such that the proposed building bulk is anticipated on the site. Furthermore, when viewed from the street (to the south) or from the reserve (to then north) the proposed garage does not add any further building bulk than what exists already. The proposed garage will add slightly more building bulk when viewed from the east and west, but existing vegetation, fencing and separation distances mitigates any adverse effect as a result of this.

Overall, potential adverse landform and flooding effects are mitigated by the garage addition not containing any habitable floor space, being the same level as the existing building on site and the addition is located on the highest part of the site, which is the furthestmost part of the site from the lake. Furthermore, these effects are on-site effects only; no off-site adverse effects are created by the proposal as the additional runoff from the addition will be disposed of on-site. Averse visual effects are mitigating by the building bulk meeting all the required performance standards and by being screened from view by existing building bulk, vegetation, fencing and separation distances.

The proposal will, on balance, have positive effects on the environment as the garage addition is sympathetic to the existing dwelling in terms of materials, form and size, it will provide more storage and parking space (to achieve compliance with the district plan) for the applicants, and allows for the efficient utilisation of existing buildings (i.e. the garage will be added to rather than demolished).

AUTHOR



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