



# Design Workshop Architecture.

## ASSESSMENT OF EFFECTS

Prepared for: GDC

Prepared by: Kenya McLaughlin

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Proposal: Lot 6 173 Lake Brunner Road

## 1.0 APPLICATION DETAILS

Site Address: Lot 6, Lake Brunner Road, Moana

Name of Owner: Nick Sullivan

Site Legal Description: Lot 6, DP 341128

Site Area: 11787m<sup>2</sup> (more or less)

District Plan Zoning: Rural Zone (Operative Plan)

Brief Description of Proposal: Land use consent amendment in relation to a residential dwelling in a Rural Zone, Wetland Setbacks

Reasons for Consent: Discretionary Activities

## 2.0 SITE DESCRIPTION

The site is located at Lot 6 173 Lake Brunner Road. Lot 6 Lake Brunner Road is legally described as Lot 6 DP 341128. The site will have an area of approximately 11787 square metres. The site will have one road boundary (road off Lake Brunner Road) on the east boundary and three internal boundaries to the North, South and West boundaries.

The Certificate of Title for the property is to be supplied by GDC.

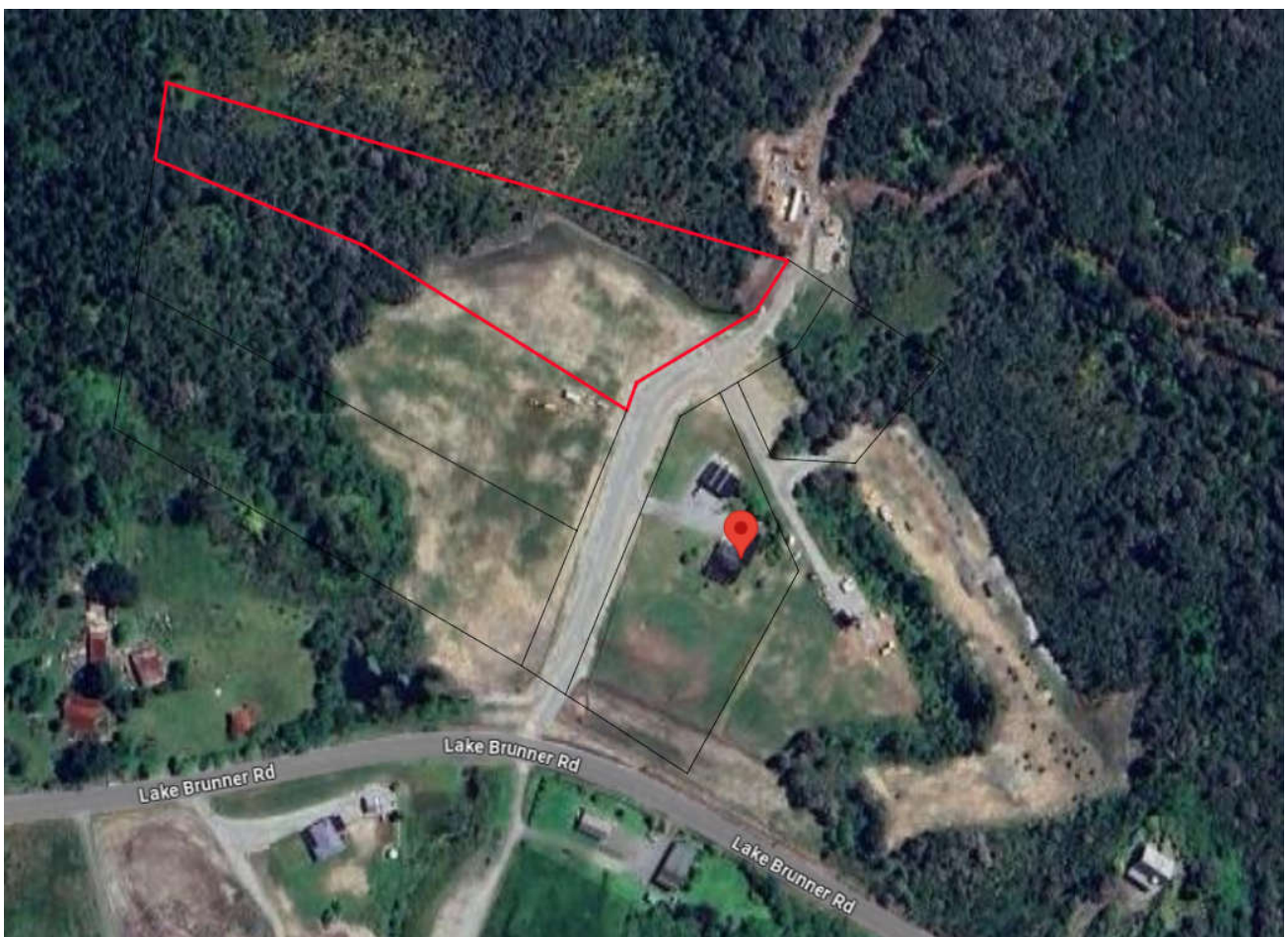


Image 1. - Aerial Photograph of the site

## 3.0 RESOURCE MANAGEMENT BACKGROUND

There is no previous resource consents listed on Council records for the site regarding a proposed build.

## 4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

A land use Resource Consent is sought to build 1 Residential dwelling and detached garage on this site.

The site breaches the wetland setback requirement of 25m and is within the 10m setback from the wetland area for Earthworks.

The dwelling has been designed to comply as much as possible. This includes setbacks, landscaping, layout, design and fencing requirements.

Architectural plans including a Site Plan, Floor Plan & Elevations are attached as Appendix.

## **5.0 ACTIVITIES**

The relevant standards relating to this application are:

### **Rural Rule - 19.7.3(c) of the Operative Grey District Plan**

*No building is erected within 100 metres of MHWS.*

*No building is erected within 20m of a margin of a lake or within 25m of a wetland greater than 2ha.*

The proposed dwelling and garage is within the 25m of a wetland.

### **Rural Rule - 19.7.5(v) of the Operative Grey District Plan**

*Indigenous vegetation clearance is permitted if it is not undertaken within:*

*(a) 25m of a wetland greater than 0.5 hectare.*

The proposed dwelling and garage is within the 25m of a wetland.

### **ECO-R1 of the Te Tai o Poutini Plan**

1. It is outside of a scheduled Significant Natural Area as identified in Schedule Four
2. It is clearance permitted by the Natural Character and the Margains of Waterbodies Rule NC-R1; or
3. It is necessary for one of the following purposes;
  - i. It is the removal of windthrown timber through:
    - a. Use of helicopter recovery methods; or
    - b. Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or
  - ii. The maintenance, operation and repair of lawfully established tracks, fences, structures, buildings, critical infrastructure, network utilities, renewable electricity generation activities or natural hazard mitigation activities;
  - iii. For the installation of temporary network activities following a regional or local state of emergency declaration;
  - iv. To prevent a serious threat to people, property, structures or services;
  - v. To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail corridor or access;
  - vi. For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals;
  - vii. To upgrade or create new public walking or cycling tracks up to 3m in width undertaken by the council or its approved contractor;
  - viii. To comply with section 43 of the Fire and Emergency Act 2017
  - ix. For construction or operation of an above ground or below ground network utility or the national grid where:
    - a. The construction corridor does not exceed 3m in width; and
    - b. All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and
    - c. Rehabilitation of disturbed areas is undertaken following the completion of construction;
  - x. It is cultural harvest undertaken by Poutini Ngai Tahu; or
  - xi. It is on MPZ - Maori Purpose Zones land and undertaken in accordance with an Iwi/Papatipu Runanga Management Plan; or
  - xii. It is within an area subject to a QEII National Trust Covenant or Nga Whenua Rahui Kawaneta, a Reserves or Conversation Act covenant or a Heritage covenant under the Heritage New Zealand / Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument;
4. Within the Grey District it is clearance outside of an Outstanding Natural Landscape identified in Schedule Five; or
5. Within the Buller and Westland Districts:
  - i. It is removal or clearance of manuka, kanuka and bracken only that is not part of any wetland and which is under 15 years old, not exceeding 5ha per site over any continuous three year period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including:
    - a. Details of the location of the proposed clearance;
    - b. Area of the proposed clearance; and
    - c. Verification by documentary, photographic or other means that the vegetation is less than 15 years old and not part of any wetland; or
  - ii. It is a maximum area of 5000m<sup>2</sup> per site, in total, over any continuous three year period.

### **NC-R1 of the Te Tai o Poutini Plan**

1. Where this is outside of any Significant Natural Area identified in Schedule Four, and for:

- a. Fence lines; or
  - b. Maintenance, operation, minor upgrade and repair of network utilities, critical infrastructure or renewable electricity generation activities;
  - c. Connections to wastewater, stormwater and reticulated network utility systems; or
  - d. Installation of an environmental monitoring and extreme weather event monitoring facility; or
  - e. Maintenance and repair of lawfully established structures; or
  - f. The construction of parks facilities, parks furniture or public access points within an Open Space and Recreation Zone; or
  - g. The establishment of a river crossing point up to 3m wide; or
  - h. Poutini Ngai Tahu activities;
  - i. Activities on Maori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Runanga Management Plan; or
  - j. Natural hazard mitigation activities undertaken by a statutory agency or their nominated contractor;
2. The amount of indigenous vegetation clearance is not greater than 20m<sup>2</sup> per 200m length of Riparian Margin;
3. The amount of earthworks is not greater than 20m<sup>3</sup> per 200m length of Riparian Margin;
4. All earthworks stockpiles are located outside the Riparian Margin of the waterbody; and
5. Unless carried out by a statutory agency or their nominated contractor responsible for natural hazard mitigation, the clearance and earthworks are not located within areas used and identified for natural hazard mitigation structures. The proposed earthworks is not greater than 20m<sup>3</sup>, it is approximately 10.9m<sup>3</sup>.

#### **NC-R2 of the Te Tai o Poutini Plan**

1. Where the buildings and structures are:
- a. Network utilities;
  - b. Temporary whitebait stands;
  - c. Environmental monitoring facilities;
  - d. Parks facilities and parks furniture within an Open Space and Recreation Zone
  - e. Natural hazard mitigation structures constructed by a statutory agency or their nominated contractor; or
  - f. Renewable electricity generation facilities where these have a functional need to be located within the riparian margin; or
  - g. Stormwater discharge structures and water supply intake structures constructed in accordance with NZS 4404 Code Practice for Land Development and Subdivision Infrastructure.

## **6.0 STATUTORY CONSIDERATIONS**

### Grey District Operative Plan:

In accordance with the Grey District Operative Plan the site is located within the Rural Zone. The following resource consent is sought to authorise the proposed new attached and detached units:

#### ***A discretionary activity resource consent pursuant to Rules;***

- a. The activities listed below are discretionary activities where the activity is located in the Rural Zone.
  - b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion as set out in the following table.
- &
- Any activity listed in Rule 19.7.3(c) that does not meet any one or more of the activity standards.
- &
- Any activity listed in Rule 19.7.5(v) that does not meet any one or more of the activity standards.
- &
- Any activity listed in ECO-R1 that does not meet any one or more of the activity standards.
- &
- Any activity listed in NC-R1 that does not meet any one or more of the activity standards.
- &
- Any activity listed in NC-R2 that does not meet any one or more of the activity standards.

## **7.0 EFFECTS ON PERSONS**

It is not considered that the proposal will have adverse effects on persons that are of a minor nature for the following reasons, and the reasons mentioned in section 8.0 of the assessment below.

The proposed Dwelling and detached Garage will not have any effects on persons. All measures have been taken to ensure the proposed structure meets all requirements.

Overall, it is considered that any adverse effects on persons from this discretionary (restricted) activity will be less than minor.

## **8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

The existing developer that subdivided this site (173 Lake Brunner Road), may have removed a couple trees in the middle of the site, but no vegetation will be removed towards the north and west side of the site, this has remained the same. The dwelling and garage location does not interfere with the existing vegetation, no vegetation will be required to be removed to build the proposed structures.

The position of the dwelling and garage has been quite limiting to place on the available space on the site, however the position of the buildings has ensured that the Septic Tank (Wastewater system), is as far away from the wetland area as possible. The septic tank is outside of the 25m setback from the wetland area. This ensures that the Septic Tank and the AES Bed will not affect the wetland area.

Part of the Garage and the driveway is within the 10m setback from Wetland Area, the earthworks will need to be calculated, with approximately an area of 23.6m<sup>2</sup> (x0.3m) for the Garage and an area of 38.2m<sup>2</sup> (x0.1m) for the driveway, this all comes to a total of 10.9m<sup>3</sup> of earthworks that will be within 10m of the wetland area. This is under the 20m<sup>3</sup>, which is in a suitable range to comply.

The proposed dwelling and detached garage are believed to not have any effect or very little on the environment. As the design has been made to ensure the least amount of disturbance to the environment around this site have not been effected. The site will be planted where necessary with native plants, to create privacy and to tidy to the site for the street / neighbourhood. The design has incorporated only being single storey dwelling with average roof pitches to ensure these fit in with the existing surroundings.

The foundation for the Dwelling is a timber subfloor, this ensures that majority of the ground is left untouched, however the Garage is a concrete foundation, as this is the most suitable foundation for the purpose of this building. Sufficient storm-water system and wastewater system has been designed to ensure all stormwater and wastewater to get collected correctly.

The overall design of the residential units meets elements of good design in relation to the Rural Zones. This includes:

- Building Height / Roof Form: Gable roofs.
  - Sunlight and Recession Planes: No breaches to Recession Planes. Dwelling is orientated to access sunlight to the habitable spaces.
  - Entrances: Entrance is set back for privacy.
  - Site Coverage: The site coverage is 1.58%.
  - Outdoor Living Areas: Useful outdoor area is accessible from Living Room, Dining and Master Bedroom with outdoor facilities.
  - Landscaping: The site is to be landscaped with plantings.
  - Service Areas: This is positioned to the southern end of the site, this area is to be fenced off. Landscaping will block views of the services, with plants and trees and privacy screens around the services.
- Garage: Detached garage to the North.

## **9.0 NES ASSESSMENT**

The site is not flagged in the Listed Land Use Register (LLUR). The report is attached as Appendix B

## **10.0 NOTIFICATION**

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that they are more than minor (s95A(2)(a)). In addition, Section 95B(1) requires a decision on whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons are considered adversely affected. We propose a non notified consent.

## **11.0 ASSESSMENT OF THE PROPOSAL AGAINST PART 2 OF THE ACT**

The proposal is consistent with Part 2 of the Resource Management Act, being the sustainable management of natural and physical resources, whilst also avoiding, remedying or mitigating adverse effects on the environment.

## **12.0 CONCLUSION**

A land use Resource Consent is sought in relation to construction of a building in a Rural Zone. The proposed dwelling and detached garage breaches wetland setback distances. Consequently the proposed dwelling requires a discretionary activity resource consent under the Operative District Plan.

It has been considered that the proposed will result in less than minor adverse effects on the environment.

The overall built form and size of the proposed structure is in keeping with the surrounding residential environment and its constraints. The design is to be of a character nature with gable roofs and a site layout which has the dwelling and garage meet as much of the setbacks as possible.

The proposed development is consistent with the relevant objectives and policies of the Operative Plan and meets the purpose and principles of the Resource Management Act 1991.

It is requested that a land use resource consent is granted for the proposed development.

List of Information attached:

Appendix A: Plans

Appendix B: LLUR