

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 1. LOCATION OF PROPOSAL

Proposal address: 27 Ana Street, Moana

Lot and DP number: Section 66 Town of Moana

### 2. APPLICANTS DETAILS

Name: Client: Mark Dreaver, c/- Agent: Jade Architecture NZ

Address: PO Box 570 Rangiora Central

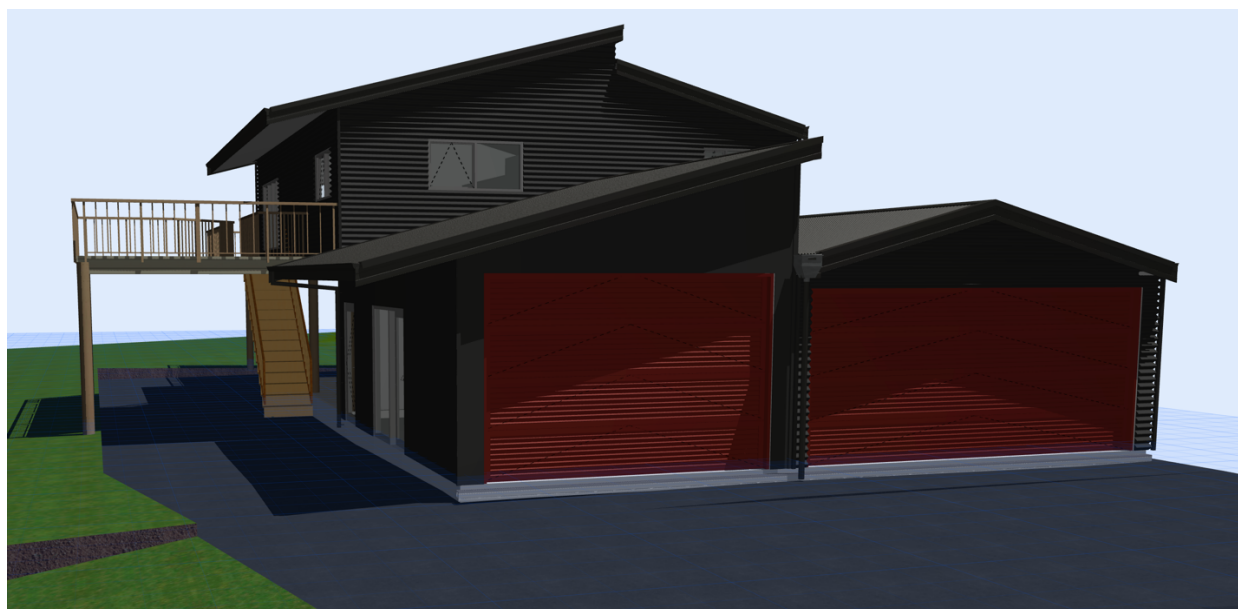
Phone number: 021 1524 384

Email address: jade@jadearchitecture.co.nz

### 3. SITE DETAILS

Site area: 758m<sup>2</sup>

District Plan Zoning: Residential Zone



## 4. PROPOSED ACTIVITY

### 16.7 Residential Environmental Areas:

#### Rule 4 – Setbacks:

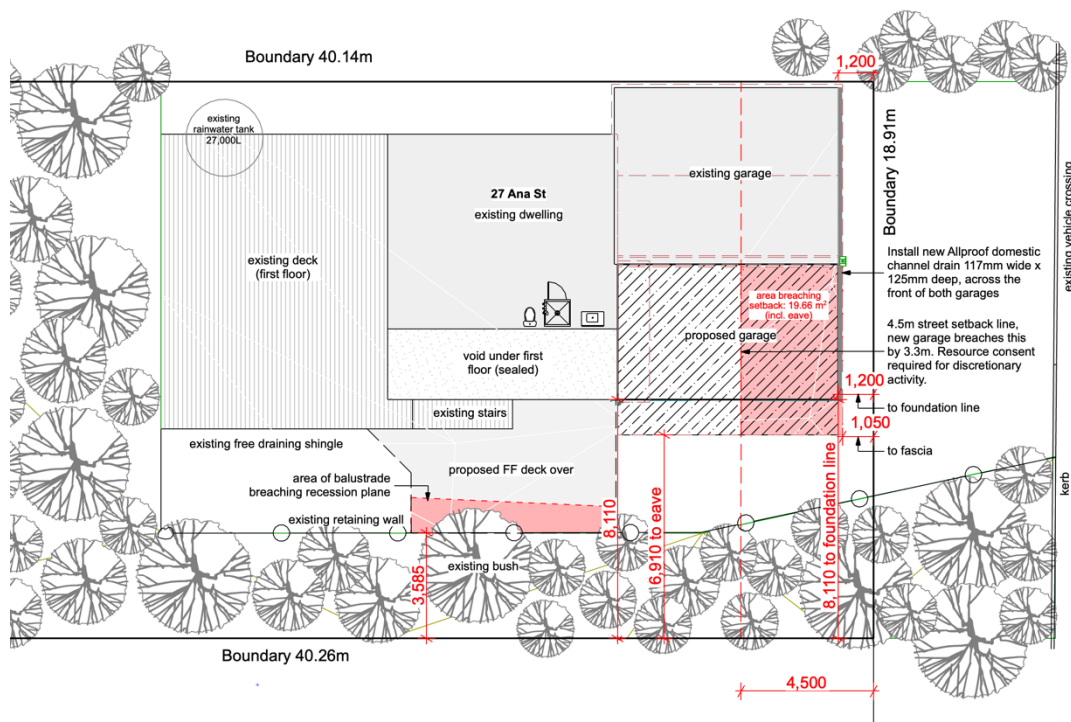
(i) Buildings are permitted if:

- (a) the minimum building setback from road boundaries is 4.5 metres.
- (b) The minimum building setback from internal boundaries for non- residential activities shall be 3m;
- (c) No buildings shall be erected within 100 metres of MHWS.
- (d) No buildings for residential or commercial purposes shall be erected within 150 metres of the boundary of any oxidation pond and no oxidation pond is located within 150 metres of a residential or commercial building.

Note: No setback from internal boundaries is required for residential buildings.

#### Proposed external alteration and extension:

The minimum setback from the road boundary in the residential environmental area is 4.5m. To construct a building within the setback, we need to apply for a resource consent for a discretionary activity. The proposed garage addition to the east elevation breaches this minimum setback by 3.3m, as it is proposed to be set back from the road boundary 1.2m to match the existing garage. It is noted that the original garage also had a resource consent for this same setback breach, which was granted 31 October 2001, reference LU 814/01.



ANA STREET

## Rule 5 – Height of Buildings & Structures:

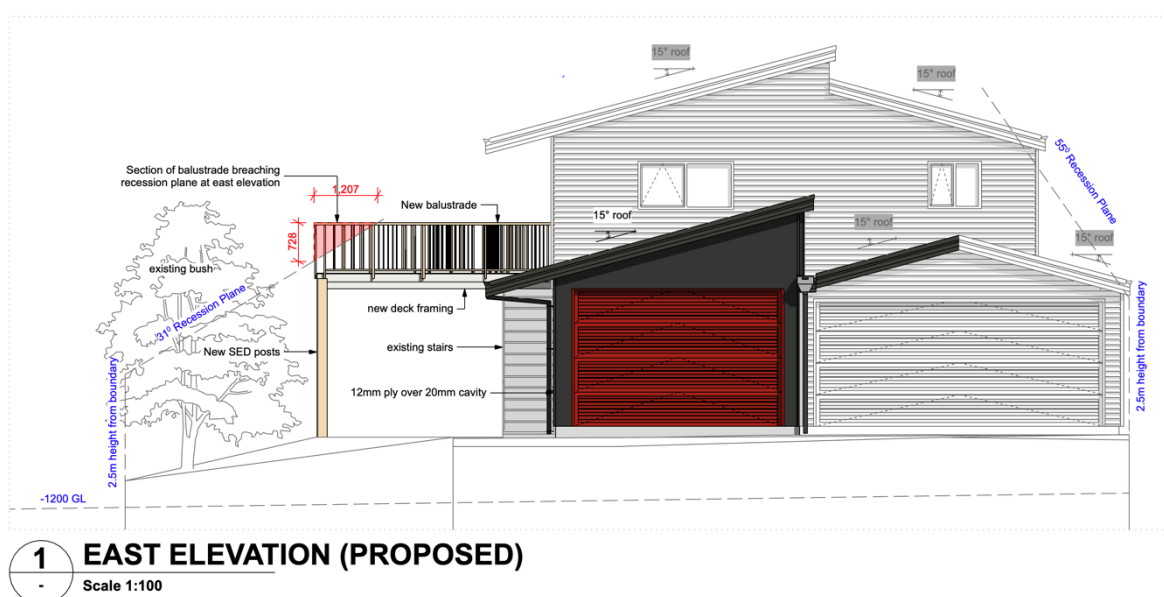
(i) Buildings and structures are permitted if:

(a) No building projects beyond a building envelope defined by recession planes as described in Appendix 8 and

(b) No building or structure projects beyond an envelope in the Aerodrome Flight Path Protection Area as described in Appendix 9.

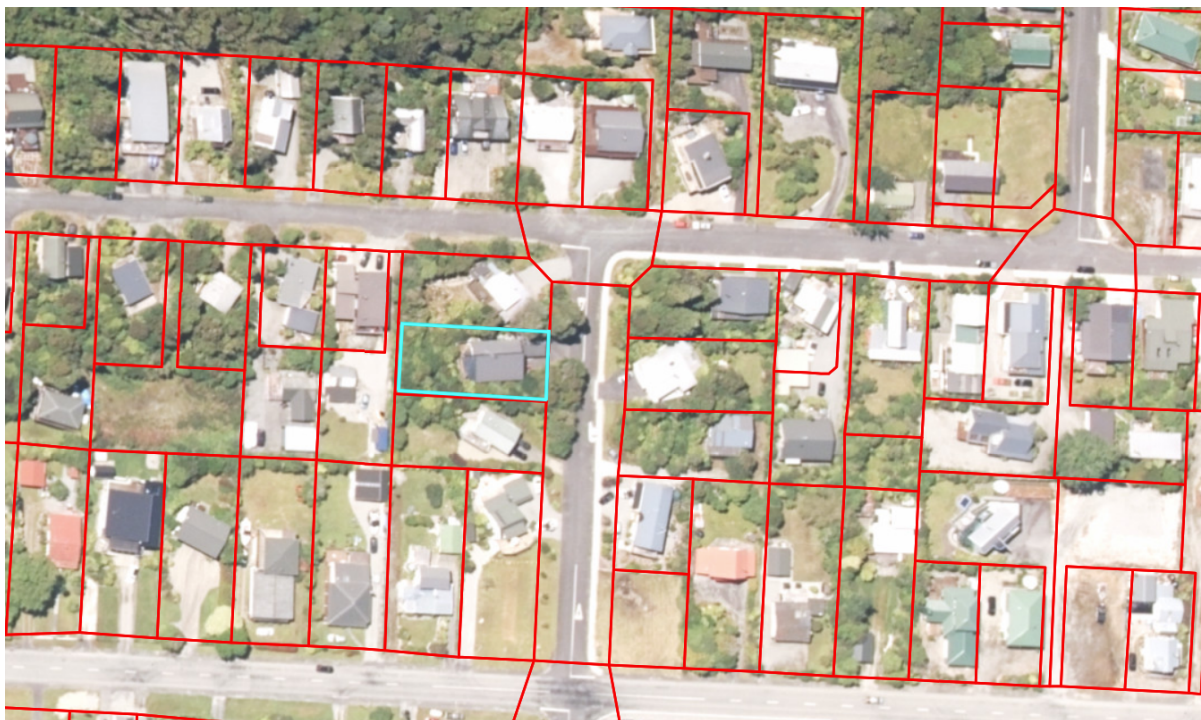
### Proposed external alteration and extension:

The proposed first floor timber deck extension breaches the southern recession plane, the majority of which is just the timber balustrade. The outside edge of the proposed timber balustrade is setback approximately 3,585mm to the southern boundary. The only reason this proposed timber structure breaches the recession plane is due to the natural slope of land towards the lake at this boundary, that adjoins 25 Ana Street. As the homeowner / applicant wishes to park a vehicle underneath this new deck, this is set to the minimum width possible here to get a vehicle or boat between the new poles. This deck is to be used as a service deck, to maintain the southern elevation of the dwelling and clean out the gutters etc, and the main outdoor living space will remain on the existing western deck. It is noted that along the southern boundary between 27 and 25 Ana street, there is existing planting and trees which will aid in screening this deck from the neighbours.



## 5. SITE DESCRIPTION

The site is accessed via Ana Street. This is an established built-up area of residential dwellings, the majority of which have large garaging for storing boats.



*BRANZ Maps screenshot.*



*Google Maps Streetview screenshot.*

## 6. ENVIRONMENTAL EFFECTS

### **Residential character:**

The character of the neighbourhood is fully developed, with dwellings built between circa 1970-2000, with various single storey and two storey designs, that are mainly residential holiday homes.

The proposed extension and alterations will be in keeping with the surrounding neighbourhood, with a low level single-storey design for the garage, and the first floor timber deck to match the existing.

As there is a large berm and planting between the road boundary and Ana Street, in reality this acts as an extension to the driveway and setback to the road. We believe this gives a more than adequate setback, that doesn't intrude on the original streetscape.

It is important to note that the area of Moana is a boating and watersports hotspot, many homes being used for holidays and outdoor activities. This in turn means an adequate amount of off-street secure parking and storage needs to be provided.

We don't believe the minor non-compliances will affect the neighbouring properties at all.

### **Streetscape:**

The building itself will be proportionate to the other houses on Ana Street, and will have a less-than median floor area. The timber deck extension will be at the side of 27 Ana Street and will only be partially visible from the street.

### **Traffic:**

This proposal will not affect traffic visibility, car parking spaces, access or on-site manoeuvring.

### **Visual impact:**

The proposed dwelling will be in keeping with the surrounding neighbourhood, with a design commensurate with the age and character of the area.

### **Privacy:**

This proposal will not compromise the neighbours' privacy.

### **Shading Effects:**

The proposed building will not shade adjoining properties.

## 12. AFFECTED PERSONS

Given the assessment above, I don't consider any parties will be affected by this proposal.

## 13. CONCLUSIONS

I consider that the proposed development is consistent with the purpose of the RMA in relation to managing the use, development, and protection of natural and physical resource and consent can therefore be granted.