



Design Workshop Architecture.

ASSESSMENT OF EFFECTS

Prepared for: GDC

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Proposal: 14-16 Doyle Street, Blaketown, Greymouth

1.0 APPLICATION DETAILS

Site Address: 14-16 Doyle Street, Blaketown, Greymouth

Name of Owner: Craig Richardson

Site Legal Description: Lot 4, DP 3326 & Lot 2 DP 415

Site Area: 1524m² (more or less)

District Plan Zoning: Residential Environmental Area (Operative Plan)

Brief Description of Proposal: Land use consent amendment in relation to a residential dwelling in a Residential Environmental Zone, Site Area, Setbacks and Transport.

Reasons for Consent: Discretionary Activities

2.0 SITE DESCRIPTION

The site is located at 14 & 16 Doyle Street, Blaketown. 14 Doyle Street is legally described as Lot 1 Sec 32 DP 415 & Lot 2 Sec 32 DP 415, 16 Doyle Street is legally described as Lot 4 DP 3326. The two sites will be amalgamated to have an area of approximately 1524 square metres. The combined site will have two road boundaries to the South-East and South-West and four internal boundaries to the North-East, South-West and two to the North-West. One of the North-West boundaries borders McCleans Park and the proposed development will have two residential neighbours at 3 Coakley Street and 10 Doyle Street.

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 8 Accessible Residential Dwellings, 3 attached 2 block units and 2 detached units on this site.

The site breaches the road boundary setback and doesn't achieve the minimum site area.

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:

Chapter 16 Residential Environmental Areas - 16.7 Rules - 16.7.4 Activity Status Tables - 16.7.4.i.a Permitted Activities:

Minimum building setback from road boundaries is 4.5 meters.

The proposed site encroaches from approximately 2.4m to 2.7m into the road boundary setback.

Chapter 16 Residential Environmental Areas - 16.7 Rules - 16.7.2 Activity Status Tables - 16.7.2.i.a Permitted Activities:

Minimum net site area is 350m² exclusive of access except a) 300m² where two or more adjoining sites are developed.

The proposed site areas range from 130m² to 180m².

6.0 STATUTORY CONSIDERATIONS

Grey District Operative Plan:

In accordance with the Grey District Operative Plan the site is located within the Residential Environmental 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 Residential Environmental 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 16.7.4 that does not meet any one or more of the activity standards.
- &
- Any activity listed in Rule 16.7.2 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 units on 14-16 Doyle Street have been designed to incorporate aspects of the neighbouring properties and to ensure what gets built will not have a negative impact on the street or neighbourhood. The site has been designed to have only one vehicle crossing access on Doyle Street, this has been situated roughly in the middle of the boundary line on Doyle street, this position is approximately 16m from the 'T' junction of Doyle Street and Coakley Street. This offers a good line of sight in either direction on the street. The vehicle crossing will be done to Diagram C (Transport document). All units will have at least 1 accessible car park space located on the site, this will ensure that no additional vehicles will be situated on the street, only for visitors etc.

What is being proposed is similar to a Kainga Ora rental-type accommodation, with 8 units of between 72-74 square meters being constructed. This results in the net site areas to be less than 200 square meters. In this projects case we would require to have minimum 300 square meters, this however has not been achieved as the individual sites range from 130m² to 180m².

The scale and intensity of the units on this site may be looked at as though aspects of a desired site have been lost however the residential amenity has not been lost, each unit has:

- A private outdoor area with a paved area and lawn, which is approximately ranges from 29m² to 37m². All areas contained in a secure fenced off space with planting. These areas exclude the fenced off service areas.
- The extent of the site will have open spaces and areas for garden plantings. The site doesn't breach the maximum building coverage of 50%. As the proposed design has joined two sites together, the overall look over the units being positioned on this site doesn't dominate the site. The entrance accessed from the street and is positioned in the middle of the development, this allows the units to be separate and also creating the necessary off street parking for residents.

Road Boundary Setback:

The effect on adjoining properties in terms of sunlight, noise and privacy.

- The neighbouring properties outdoor living areas will not have sun loss to those spaces as the units do not breach any recession planes. Also where possible there will be plantings / trees located along boundaries to create privacy for the neighboring properties and the tenants. Unit 7's outdoor area is facing the recreation reserve and is nearly 4m parallel away from the internal boundary of the neighbours boundary fence which backs onto their outdoor living area. Unit 8's outdoor area is also facing the recreation reserve and is approx 1.3m parallel to the boundary of the neighbouring property. This will mean that noise and privacy for the neighbours is not directly over top of them. The units being within the road boundary setback do not effect any of the sunlight, noise and privacy of the neighbouring properties.

The effect on road safety.

- There is one vehicle crossing that is situated in the middle of the site on Doyle Street. There is a good line of sight looking down both ends of the street and to the 'T' junction.

The effect on the provision of services.

- Services are all located behind fenced off areas.

The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.

- The site has been thought out to ensure each unit has reasonable outdoor living areas and service areas, these have been tucked away with either fencing or privacy screens.

The extent to which alternative practical locations are available for the building.

- Due to the L shaped site, formed from the two sites; the units have been placed at the most practical locations as possible with ensuring the appropriate sizes of paths and driveway / car parks for accessible people. Also manoeuvring has been looked at to ensure the drive ability of each car parks for the residents.

The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the adjoining sites.

- The road frontage on both streets, have planting and landscaping situated along the boundary line.

The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.

- The new landscaping design have proposed approximately 1.8m to 2.2m in width of planting along the road boundary.

The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site.

- There is no internal boundary intrusions. Units 7 and 8 are approximately 3.2m from the boundary which backs onto a Recreation Reserve (McLean Park Playing Fields). The northern internal boundary shows the 1m setback however in the District Plan it does not state any setbacks for internal boundaries for residential sites but we are providing approximately 1.3m.

The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.

- Where possible, planting and landscaping has been placed along any adjoining sites which is mainly 3 Coakley, 10 Doyle Street and the Recreation Reserve.

Minimum site area per unit:

The area of the residential unit.

- All the units range from approximately 73m².

The number of residential units in the vicinity.

- There is a total of 8 Units within the two sites joined together.

How the residential units relate to one another.

- 6 units are a block of two.

The disposal of effluent (if reticulation is not possible).

- N/A

Whether the site size will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings.

- Each site has approximately 30-43m²

The intended use of the residential units.

- To house maximum 4 people per unit.

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

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposed units 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 these two sites have not been effected. The sites have been planted, to create privacy and to add a tidy aspect to the site and the street / neighbourhood. The design has incorporated only being single storey units with average roof pitches to ensure these fit in with the existing surroundings.

The hard standing areas have been throughout to incorporate a sufficient storm-water system to ensure runoff on these areas aren't being directed straight onto the street.

There is no recession plane breaches from the units, from how they have been positioned on the site.

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

- Building Height / Roof Form: Hipped roofs.

- Sunlight and Recession Planes: No breaches to Recession Planes. Dwelling is orientated to access sunlight to the habitable spaces.

- Entrances: Entrances recessed in for privacy.

- Site Coverage: The site coverage is 38.3%, 11.7% under maximum coverage percentage.

- Outdoor Living Areas: Useful outdoor area is accessible from Living Room with outdoor facilities.

- Landscaping: The site is to be landscaped with plantings.

- Service Areas: This is positioned within private outdoor area or in a secluded area fenced off. Landscaping will block views of the services, with plants and trees and privacy screens around bins.

Garage: No Garages, only car parks.

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 Residential Environmental Zone. The proposed dwelling breaches road boundary setback and is under the minimum site area. 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 hipped roofs and a site layout which has the units 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