



Building Act 2004

Project Information Memorandum No 54201

PROJECT: Dwelling Alterations (Kitchen/Living/Bathroom) & Erect Deck

LOCATION: 12 Pye Road, Geraldine

OWNER: Peter Athol Low & Margaret Rae Low, 12 Pye Road, R D 21, Geraldine

This Project Information Memorandum is:

Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004 and any requirement of the Building Consent which has been applied for and approved (account attached).

This Project Information Memorandum Includes:

District Plan - Ms Fiona Eunson

Land Use Consent No. 6240 (copy attached) was approved on 3 November 2006 in respect of the following matter:

- Alterations to an existing household unit.

The proposal is in accordance with the Resource Consent – Land Use.

Signed for and on behalf of the Council: *D.W. Wright*

Name: Robert Wright

Position: Building Advisory Services Manager

Date: 27 March 2007

TIMARU DISTRICT COUNCIL

REPORT ON APPLICATION FOR LAND USE CONSENT NO 6240

Applicant: P and M Low
Description of Activity: Dwelling extension
Street Address: 12 Pye Road
Legal Description of Site: Lot 9 DP 11274
Timaru District Plan - Zoning: Rural 4 (Geraldine Downs and Blandswood)
Status: Controlled Activity
RMA Criteria: Sections 104, 104A and 108

Proposal

The applicants' propose to extend the existing dwelling. The proposed extension will create a deck with an area of 10 square metres (m²) in size. The applicants' are also repainting the dwelling and laying an additional 3 x 3.35m tile court area.

It is proposed that the cladding, roof and new balustrade will all be painted black.

Site Visit

A site visit was undertaken on 25 October 2006. The applicant was not present during this site visit.

Site and Surrounding Environment

The site is located in the Downs area of Geraldine.

Surrounding sites to the west, east and south are predominantly residential.

Site History

There is no site history relevant to this application.

Status

The site is located within the Rural 4 Zone of the Timaru District Plan.

Part D, Performance Standard 1.10.4, clause 2.3 provides for a single household unit as a controlled activity and that "*Council shall restrict its discretion to the environmental effects associated with the landscape effects of the unit and matters addressed by performance standards.*"

Part D, 1.10.4, Performance Standard 5.4 states, "*The location, design, colour and/or materials for any building or other structure shall be chosen to ensure its visual integration with the surrounding landscape.*"

It is considered that the proposed extension meets this Performance Standard.

Part D, 1.10.4, Performance Standard 5.5 states:

"(a) The exterior colours used on buildings shall be based on those occurring naturally in the surrounding landscape,

- (b) *Reflective metal finishes shall not be allowed and that*
- (c) *Exterior colours shall be nominated at the time of any application for a building consent."*

It is considered that the dwelling additions satisfy the above mentioned criteria.

Accordingly this is determined to be a Controlled Activity.

Actual and Potential Environmental Effects

Bulk and Location

The proposed extension to the existing dwelling complies with the setback requirements for the Rural 4 Zone.

Rural Amenity

As the existing dwelling is already established on site it is not considered that the proposed additions will result in intensification of an activity on the site.

Visual Amenity

As the colours proposed comply with the visual amenity requirements for the Rural 4 zone, it is considered that there will be no adverse visual effects.

Objectives and Policies

It is considered that this application is consistent with the Objectives and Policies of the Timaru District Plan.

Any Relevant Provisions of a National Policy Statement, New Zealand Coastal Policy Statement, Regional Policy Statement or Proposed Regional Policy Statement or a Plan or a Proposed Plan

It is considered that the New Zealand Coastal Policy Statement is not relevant to this land use consent application.

The Canterbury Regional Policy Statement became operative on 26 June 1998. The Regional Policy Statement provides an overview of resource management issues of the region. It sets out how the natural and physical resources are to be managed in an integrated way to promote sustainable management. It is considered that there may be provisions of the Canterbury Regional Policy Statement that are relevant to this land use consent application.

There is no relevant Regional Plan or Proposed Regional Plan in respect of this land use consent application.

Permitted Activity Baseline

The Rural 4 Zone does not provide for dwelling additions as a Permitted Activity therefore the Permitted Activity Baseline does not apply.

Affected Persons

As this activity is a controlled activity in the Rural 4 Zone and the adverse effects are less than minor, there are not considered to be any adversely affected parties. However, the