

However even in its proposed position the dwelling, as proposed, will probably infringe the height in relation to boundary provision on the northern side boundary. The applicant is unable to obtain the neighbour's consent on this boundary and some modification of the dwelling will be required to ensure compliance with the height in relation to boundary requirement.

ENVIRONMENTAL CONSIDERATIONS

Better Development/Compliance Unreasonable or Impracticable

Given the very steep terrain of the majority of the site and the very limited building platform area at the top of the site near the road it is considered both unreasonable and impracticable to expect full compliance with the front yard requirement.

Amenities of the Neighbourhood

The nearest dwelling is that on the northern side boundary and is some 10.0m distant from the proposed dwelling and screened to some degree by native bush. Hence it is considered that the proposed siting provides good separation between buildings and does provide open space between neighbouring dwellings.

The screening effect of the surrounding native bush maintains privacy to adjoining sites and provided the height in relation to boundary provisions are complied with daylight and sunlight admission to neighbouring properties will not be affected by the proposed siting of the dwelling.

Given that the berm area in the location of the site is some 4-5 metres in depth and that the area in which the building is proposed has been previously cleared the siting of the dwelling up to 1.0m off the front boundary will not significantly affect the existing streetscape.

RECOMMENDATION

That pursuant to Sections 104, 105 and 108 of the Resource Management Act 1990 and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by S. Morrow to locate a dwelling within the front yard at 33 Tainui Road, Woodlands Park, being Lot 68 DP 37794 for the following reasons:

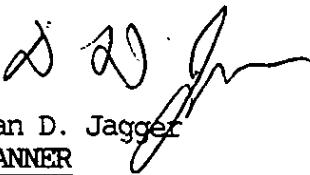
- (i) It is considered that given the generally steep topography of the site and the very limited building platform area available it is both unreasonable and impracticable to enforce the District Plan provisions in this particular instance.
- (ii) It is considered that with no effect discernible on daylight or sunlight admission to neighbouring properties and with more than adequate separation between neighbouring dwellings, there will be no detracting from the amenities of the neighbourhood.

- (iii) It is not considered that the partial infringement into the 3.0m front yard will adversely affect the streetscape in the area.


but subject to the following conditions:

- (1) That the dwelling comply with the height in relation to boundary provisions of the District Plan.

Report prepared by:


Dean D. Jagger
PLANNER

APPLICATION GRANTED/DECLINED


P.D. Reaburn
PLANNING ADMINISTRATION MANAGER

DATE 4/6/92