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Assessment of Environmental Effects
for
Proposed Garage/workshop in the Coastal Environment Area,

Land Use
Resource Consent Application.
at
67 Iwa Street,
Mapua.
for
Jonathon Rose.

27th February 2025

PROPOSAL:

The proposal is to erect a new single storey garage/workshop in the rear yard of 67 Iwa Street.

SITE ZONING:

The site is zoned as Residential in the Tasman Resource Management Plan (TRMP). The site is also located within the Coastal Environment Area as described in the TRMP.

LEGAL DESCRIPTION:

The site for the proposed garage/workshop is contained within Lot 1 DP 452531 with a land area of 416m².

SITE DESCRIPTION:

The site for the proposed garage/workshop is an established residential site which has an existing dwelling located centrally on the site. The site is generally flat with minimal fall toward Iwa Street.

BUILDING LOCATION:

The garage/workshop is to be located at the rear of the property as this is the only space available.

The location of the proposed garage/workshop is located approximately 212m from mean high water springs.

BUILDING DESCRIPTION:

The proposed 'Versatile' garage/workshop is to be a single level structure, which will have a 15 degree pitch gable roof running the length of the proposed garage/workshop. The garage/workshop is to be clad in roll formed, profiled colorsteel cladding, with corrugated colorsteel roofing and will have a sectional garage door to the front along with a 'PA' door and window to the side wall.

The proposed colour scheme of the garage/workshop is:

- Flaxpod roof
- Flaxpod guttering, fascia & barge boards
- Flaxpod cladding
- Flaxpod window/door joinery

The overall maximum height of the proposed garage/workshop is approximately 3.10m.

NELSON RESOURCE MANAGEMENT PLAN RULES:

18.11 COASTAL ENVIRONMENT AREA

18.11.2 Land Use

18.11.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) Except as provided by condition (c), the activity is not the construction of a new building or the disposal of refuse.

18.11.3 Building Construction or Alteration

18.11.3.1 Controlled Activities (Building Construction or Alteration)

Construction of or extension to a building that does not comply with the conditions of rule 18.11.2.1 is a controlled activity, if it complies with the following conditions:

Setbacks

- (b) New buildings are set back from mean high water springs the following minimum distances:
 - (iv) 30 metres in all other zones except where expressly provided for at Milnthorpe (see rule 17.1.3.1(w)); in the Awaroa Residential Zone (see rule 18.11.3.1(c)); in the Torrent Bay Residential Zone (20 metres); and in rule 18.11.3.1(d) and (e).

Height

- (f) The maximum height of new buildings, and building extensions, in Rural 1, Rural 1 Coastal, Rural 2, Rural 3, Rural Residential and Residential zones (except at Kaiteriteri and Torrent Bay and the Mapua Special Development Area), and the Mixed Business, Light Industrial and Open Space zones in the Richmond West Development Area is:
 - (i) 6.5 metres for a building sited between 100 metres and 200 metres from mean high water springs;

AREA of NON-COMPLIANCE:

The proposal to have a new garage/workshop on this site is in contravention of the following Rules:

18.11.2 Land Use**18.11.2.1 Permitted Activities (Land Use)**

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (c) Except as provided by condition (c), the activity is not the construction of a new building or the disposal of refuse.

ENVIRONMENTAL EFFECTS:

It is considered that the environmental effects of the proposed garage/workshop are less than minimal, due the proposed site being within an established residential area.

MITIGATION of EFFECTS:

The proposed garage/workshop is to be located at the rear of the existing site. By locating the garage/workshop in this position it is visually screened from the existing roading network by the existing dwelling.

The colour of the garage/workshop (Flaxpod) is a recessive colour with a low LRV of 7%.

As there are multiple existing structures between the garage/workshop and the Waimea Estuary coastline there is a very low likelihood of the garage/workshop being visible from either the coastline or people on boats in the Waimea Estuary

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