

17th March 2025

**Assessment of Environmental Effects**  
for  
**Proposed Storage Building & workshop**  
(boundary setback and building coverage).

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

**PROPOSAL:**

The proposal is to erect a new single-story storage building and workshop in the rear yard of 67 Iwa Street.

**SITE ZONING:**

The site is zoned as Residential in the Tasman Resource Management Plan (TRMP).

**LEGAL DESCRIPTION:**

The site for the proposed building is contained within Lot 1 DP 452531 with a land area of 416m<sup>2</sup>.

**SITE DESCRIPTION:**

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

**BUILDING LOCATION:**

The proposed building is to be located at the rear of the property as this is the only space available. This is approximately 212m from mean high water springs.

**BUILDING DESCRIPTION:**

The proposed 'Versatile' building is to be a single level structure which will have a 15-degree gable roof running the length of the building.

The building is to be clad in roll-formed profiled colorsteel cladding with corrugated colorsteel roofing. A sectional garage door is located on the front south wall with a personal access door and a 3-pane window on the east side of the building.

The proposed color scheme for the garage/workshop is:

- Flaxpod roof
- Flaxpod guttering, fascia & barge boards
- Flaxpod wall cladding
- Flaxpod sectional door and personal access door

The overall maximum height of the proposed building is approximately 3.10m.

## **TASMAN RESOURCE MANAGEMENT PLAN RULES:**

### **17.1.3 Building Construction or Alteration**

#### **17.1.3.1 Permitted Activities (Building Construction or Alteration — Standard Density Development)**

Construction or alteration of a building for a standard density development is a permitted activity that may be undertaken without resource consent, if it complies with the following conditions:

##### **17.1.3.1**

##### **Building Coverage**

e) Maximum building coverage is 33 percent provided:

- (i) the maximum building coverage is reduced by 18 square metres if a garage is not provided on site;
- (ii) the maximum building coverage in St Arnaud is 20 percent;
- (iii) telecommunication and radio-communication facilities which are less than 10 square metres in area, and which are less than 3 metres in height are exempt from the maximum coverage (one facility per site is exempt);
- (iv) the maximum area for a sleepout is 36 square metres;
- (v) where detention of stormwater runoff is provided on site for the additional building coverage over 33 percent, the maximum building coverage is 40 percent in Richmond, Motueka, Wakefield and Brightwater.

For the additional building coverage, stormwater detention at the rate of 50 litres per 1 square metre is required on site.

##### **Setbacks**

- (t) Accessory buildings are set back at least 1.5 metres from side and rear boundaries, but less than 1.5 metres if all of the following apply:
  - (i) where any accessory building has a wall adjacent to the boundary, that wall contains no windows;
  - (ii) any accessory buildings adjacent to an individual boundary do not exceed a cumulative total of 7.2 metres in length or 50 percent of the length of the boundary, whichever is the lesser;
  - (iii) stormwater is contained within the site

**AREA of NON-COMPLIANCE:**

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

**17.1.3.1**

**Building Coverage**

**e) Maximum building coverage is 33 percent provided:**

- (vi) where detention of stormwater runoff is provided on site for the additional building coverage over 33 percent, the maximum building coverage is 40 percent in Richmond, Motueka, Wakefield and Brightwater.

For the additional building coverage, stormwater detention at the rate of 50 litres per 1 square metre is required on site.

**17.1.3.1**

**Setbacks**

- (ii) any accessory buildings adjacent to an individual boundary do not exceed a cumulative total of 7.2 metres in length or 50 percent of the length of the boundary, whichever is the lesser;

**ENVIRONMENTAL EFFECTS:**

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

**MITIGATION of EFFECTS:**

The proposed building is to be located at the rear of the existing property and will breach the west 9.8m boundary.

- There are no windows or doors on the west wall.
- The location of the building will not be visible from 67a Iwa Street due to an existing building on 67a Iwa Street.
- The location of the proposed building is not in breach of any daylight angles
- The location maximizes the current outdoor living area and utilizes a space at the rear of the section which is currently not used to its full potential.