

RESOURCE CONSENT APPLICATION: ASSESSMENT OF ENVIRONMENTAL EFFECTS

1. Change/Cancellation of consent conditions or consent notice (s127)
2. Land use Consent

LOCATION OF PROPERTY

This property is located 300m off state highway 8 on Allan street

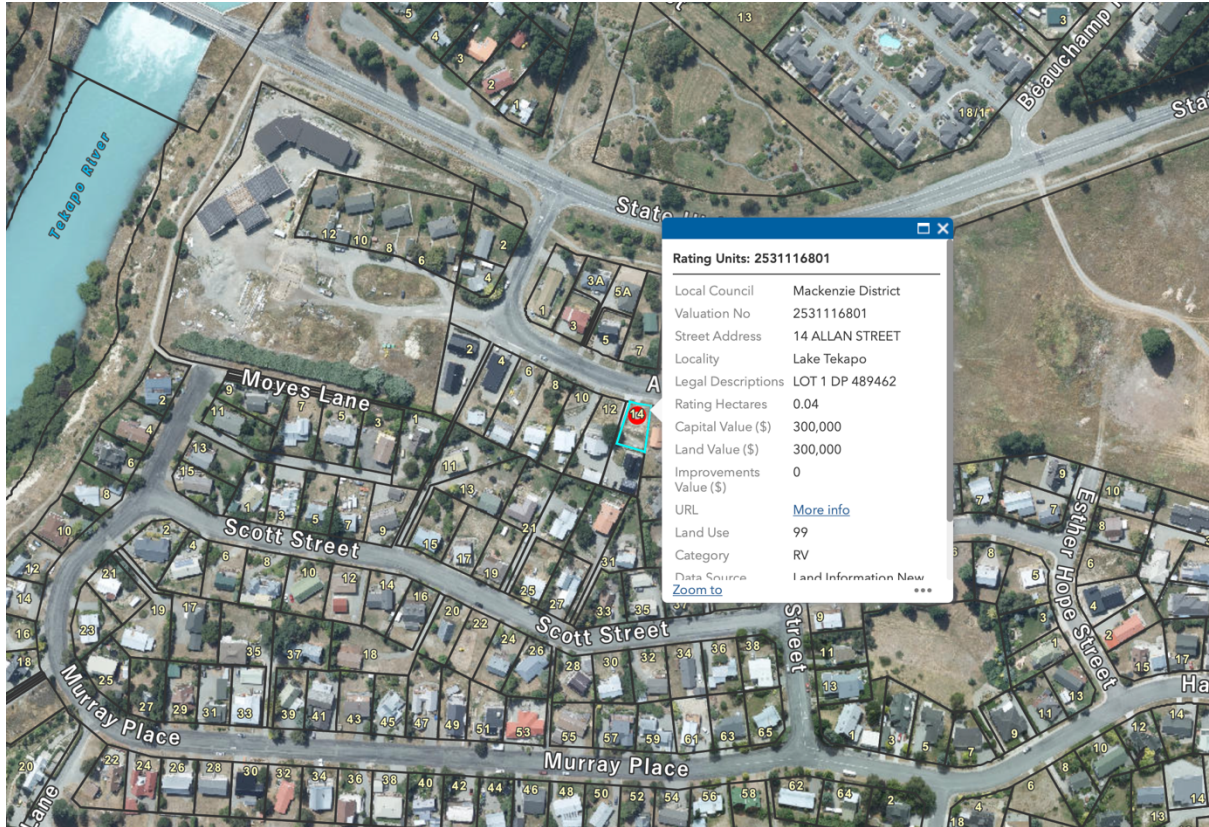


Figure 1: Excerpt courtesy of Canterbury Maps

APPLICANTS DETAILS

BL & SJ Rae Family Trust
C/o Brian And Sarah Rae
57 Waiapi Road RD 25
Temuka 7985
P: 0272319896
E: brian@solaray.co.nz

SITE DETAILS

14a Allan Street Lake Tekapo, Legal Description: LOT 1 DP 489462, Valuation No: 25311-16801, Certificate of Title: 704335

Site area: 352sq m, Zoned Residential 1

PROPOSED ACTIVITIES

- (1) To Erect **Two Storey** dwelling. Garage and workshop to be under main three bedroom dwelling.
- (2) Exceeds 50% of site coverage

The intended use of this home is to be our permanent residence!



Figure:2

Figure:3

SITE DESCRIPTION

The site is located within easy walking distance to the Tekapo township, Lake and Church of Good Sheppard. The site has direct road access. The site is north facing with a drop of 4.63m from rear boundary to front boundary. The site has full MDC services i.e. Water, Sewage, Power and Telecommunications.

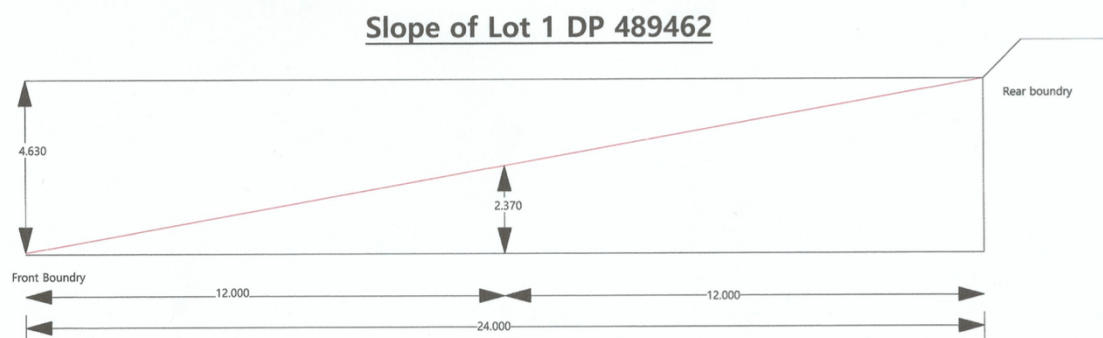


Figure 4:Topography of site

REASONS FOR RESOURCE CONSENT

The MDC have advised that this proposed activity will require a Resource Consent for a breach of (1)The conditions attached to the site at the time of subdivision, RM140051 Section 15 Sub clause 15 of Resource Consent

*“Any residential unit constructed on the allotment shall be limited to a **single storey** dwelling with a maximum height of 5m above and shall comply with the Lake Tekapo Design Guidelines (Appendix P- Mackenzie District Plan)”*

(2) Exceeding hard surface area coverage of 50% (Building + Drive way + Parking area) by 18.37m²

Hard coverage area consists of, Residential Dwelling area of 136m² and driveway/parking area of 58.37m² Total 194.37m²

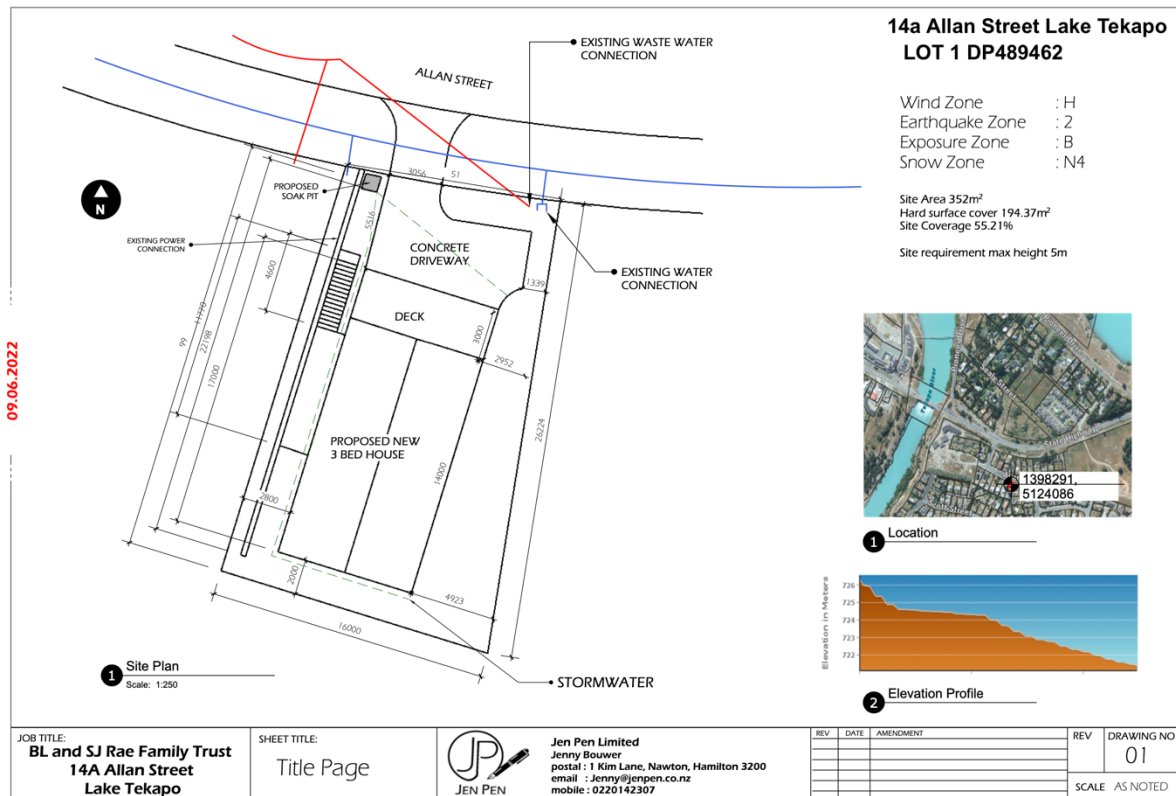


Figure 5: Site Plan

MITIGATION MEASURES

(1) The dwelling complies with all requirements of Residential 1 zone rules including setbacks from East, West, North and South boundaries, and recession line controls as well as parking requirements. The dwelling is within the 5m height restriction imposed on the site at the time of the approved Resource Consent RM140051. Careful consideration has been given to locating this new home to retain the current viewing corridors for the existing neighbouring properties directly behind and to the left and right of the site.

(2) Carpark area will be screened off at the road frontage with native planting to help hide some of the surface area

Proposed driveway/carpark area will be constructed of reinforced concrete, charcoal in colour to match driveways to 12 and 14 Allan Street Lake Tekapo.

All surface water will be collected via sump/silt trap before being deposited into a filtered soak pit.

There are no known ecosystems of significance within or adjoining the residential site that might be affected by this proposal.

Overall, it is considered any adverse physical or landscape effects arising from the hard surface area will have effects that are less than minor.

LANDSCAPING

Dwelling complies with the Lake Tekapo Design Guidelines (*Appendix P- Mackenzie District Plan*)

PROJECT TIMETABLE

The applicants in the event of the Resource Consent being granted would lodge building consent as soon as possible. Construction plans have been completed and are ready to submit.

AFFECTED PARTIES APPROVAL

When the Subdivision RM140051 was consented and approved all affected parties were all in favour of the original subdivision consent application and none required any conditions attached to the consent. As we have complied with all the conditions associated with the consent there is deemed to be no affected parties.

CONCLUSION

The applicants believe that the proposed new dwelling will greatly enhance the estate value of Allan street with little to no adverse effects to the surrounding neighbours and the environment.

The proposed activity is a **discretionary activity** under the MacKenzie District Plan due to exceeding the maximum building and hard surface coverage. This excess is due to the hard surface areas rather than excessive building areas.

It has been demonstrated by the preceding assessment that the effects on the environment as a result of this proposal will be less than minor.

YOURS FAITHFULLY

Brian and Sarah Rae
C/o BL & SJ Rae Family Trust