SHEEHY ALTERATIONS

ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE)

Pertaining to: RC APPLICATION FOR 30 LACHLAN AVE, HAWEA FLAT

Applicant:	Joanna Margaret SHEEHY
Landowner:	Joanna Margaret SHEEHY
Application:	Extending outside the nominated building platform *(Rule 22.4.13 assumed to apply, as Activity not listed in Table 1)*
Location:	30 Lachlan Avenue, Hawea Flat, 9382
Legal Description:	Lot 5, Deposited Plan 316745 held on Record of Title 65314 (Otago Land District)
Site Area:	1.8312 ha
Zone:	Rural Lifestyle
Proposed Activity Status:	Non-Complying (see Application above)

PROPOSAL DESCRIPTION:

It is proposed to undertake internal alterations and additions to the existing modest-sized single-storey dwelling for the purpose of improving amenity and access to the immediate environment. The extensions include a new Entry Portico to the south, a new Bed.1 wing to the west, and a new Lounge and Gable Veranda towards the north, off the existing NE facing living areas. All the extensions are single-storey and will complement the existing building form and scale.

This RC Application is for a proposed breach across the north line of the *building platform* triggered by the proposed Lounge extension and Gable Veranda.

(Refer to the architectural drawings and visuals attached)

CONTEXT:

The existing 3-bedroom dwelling and garage were consented on Sept 18, 2003 (BC 031108). The dwelling is positioned east of centre, near the northern edge of the 40x25M *building platform*. The BP is located approximately 18M off, and midway along the southern allotment boundary. The existing Garage (outbuilding) is located south of the dwelling in the SE corner of the platform, and well clear of the 10M south boundary *building setback*. Both buildings are situated within a well-established landscaped curtilage area, which provides amenity, shelter and privacy.

(Refer to Locality Plan, sht. 1.01 & Site Plan sht. 1.02)

ANALYSIS:

1) The floor area of the proposed residence will increase in size from 103.92M2 to 160.27M2 an increase of 56.35M2 (54.2%).
2) The area of the proposed Lounge extension extending outside the building platform is 10.90M2 (6.8% of the overall proposed dwelling floor area).
3) The GPA of the proposed building work (incl. the Gable Veranda and Portico) is 179.24M2.
4) The portion of the proposed GPA extending beyond the building platform is 24.75M2 (13.81%).
5) The portion of the proposed GPA fully within the building platform is 154.49M2 (86.19%)
6) The furthest corner of the Lounge extension will extend approx. 2.6M over the BP line.
7) The furthest point of the Gable Veranda roofline will be located approx. 5.3M beyond the BP line.
8) The nearest neighboring dwellings are located at a minimum of 76M north and 106M east (across the roadway) of the applicant’s dwelling, including the proposed extensions.

ASSESSMENT OF EFFECTS:

With respect to the combined GPA of the existing dwelling and the proposed extensions, the breach of the proposed north additions over the building platform is proportionately minor (13.81%). Being fully within the building platform, the proposed Bed.1 wing and Entry Portico additions serve to enhance the proportion (86.19%) of the overall dwelling situated inside the building platform.
Because the building platform is placed within the southern segment of the site, the proposed north breach over the platform perimeter faces the greater open portion of the site and not the nearer southern boundary. Moreover, the northern neighbor's residence faces NE and NW away from the Applicant's property,

The proposed altered dwelling, including the area outside the building platform, is situated inside the well-established treed curtilage. This is augmented by an arc shaped northern bunding as shown on the Site Plan 1.02). Together, these landscape features create a cohesive, appealing screening of the Applicant's residence when viewed from the neighboring properties - mitigating any perceived or actual effect of extending beyond the building platform.
The additions, including the portion breaching the building platform, are complementary to the form and scale of the existing dwelling, and compact in nature, rather than sprawling. The rooflines of the additions are consistent with the roof heights and pitch of the existing dwelling and therefore function to minimize the effect of increasing the dwelling footprint.

The cladding of the existing and proposed dwelling extensions will be a combination of the existing vertical timber board & batten and Lockwood VG pine rusticated profile weatherboards. There will also be external larger sized timber posts and beams at the Gable Veranda & Entry Portico, consistent with the overall exterior aesthetic and treed surroundings. All timberwork will be stained and / or oiled in natural harmonizing colors. The roofing and spouting will be either Karaka (8% LRV) or another recessive colour with no more than a 10% LRV (e.g. Grey Friars) as per the Colorsteel PC colour palette.

Given all the above, the effect of the proposed non-complying activity (extensions breaching the nominated building platform) is considered to be less than minor.