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 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>Resource Management Act 1991 Christchurch City Council Report on Notification or non-notification of an Application for Resource Consent</p>	<p>File ref. 9/525 RMA932</p>
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Applicant: Raymond Humphries
Site Address: 525 Pages Road - Pt Lot 1 DP 27132

1. Will any adverse effect on the environment of the activity for which consent is sought be minor?

The site is located on western side of Pages Road and adjoins residential properties along Pages Road and Farnborough Street. The application site has an area of 8372m², however only part of the site 4105m² is subject to the application. The surrounding area can generally be described as a residential environment, with residential properties containing detached residential units, while there is undeveloped residential land in Farnborough Street and Brightstone Crescent. Vehicle access to the site is provided from Pages Road which is classified as a Major Arterial in both the Transitional District Plan and the Proposed City Plan. The application site is zoned Residential 1 in the Transitional District Plan – Christchurch City Section and Living 1 in the Proposed City Plan and accordingly the zonings provide for residential activities. In terms of the Transitional District Plan provision is made as a Permitted Activity for four or more unit apartments and accessory buildings on sites of greater than 3500m², subject to compliance with certain performance standards. In this particular instance the proposal does not comply with a number of those performance standards and accordingly the proposal is assessed as a Discretionary Activity. In terms of the Proposed City Plan the proposal does not comply with the net area Development Standard of 450m² or the net area Critical Standard of 420m², as well as a number of other bulk and location rules and accordingly the proposal is assessed as a Non-Complying Activity.

It is proposed to convert a games room into an additional residential unit thereby providing for nine units with associated car parking and outdoor living areas. The buildings are all existing and have been for some time. The buildings have been existing for approximately 20 years and were originally developed as a motel. The original development was four units being units 1 – 4, with units 5 – 8 being developed at a later stage, while the games room was erect in 1998. Essentially the buildings are existing and no external alterations are proposed.

I am of the opinion that the adverse effects on the surrounding environment as a result of the proposal and the associated non-compliances are considered to be no more than minor. Given that the only physical change is that which is occurring with proposed Unit 9, that due to its location toward the middle of the site and that it is located a considerable distance from the adjoining residential properties any adverse effects in terms of visual dominance of buildings and residential amenity that maybe associated with the Unit 9 are considered to be minor. It is also important to note that when viewed from Pages Road the application site has the outward appearance of a large site containing one single level residential unit, which is actually Units 1

and 2. Accordingly, I am of the view that the appearance of the site is compatible with the surrounding living environment.

With respect to the bulk and location rules that the proposal does not comply with, these relate to the location of such things as the convenient location of outdoor living space, service courts, storage areas, garaging and parking for each residential unit. I am of the view that the adverse effects of these particular non-compliances are considered to be no more than minor. Provision is made on site for parking for each residential unit, and in some cases this is by way of existing carports attached to the units as well as the provision of additional garaging and parking areas for the residential units and accordingly, I am of the view that the location of the parking areas are accessible even though they are not conveniently located for each residential unit.

Each of the residential units is provided with a defined area of outdoor living space, however some of these defined areas are not of a size or dimension to comply with the outdoor living space provisions as contained within the Proposed City Plan. However it is important to note that there is provision for each residential unit to be provided with additional outdoor living areas in the form of a common area of open space which is unoccupied by buildings. The large unoccupied land to the north-west of units 5 – 9 is able to be used concurrently and has a northern orientation and is accessible to each of the units. Accordingly, I am of the view that the large unoccupied area will provide for the outdoor living needs of likely future residents of the site.

With respect to the service courts and storage areas required for each residential unit, I am of the opinion that each residential unit has ample provision for the development on site of service courts and storage areas. In some cases the residential units have been provided with defined service areas. Accordingly, I am of the view that the common area surrounding the buildings will provide service areas that will be convenient.

The site is occupied by buildings at a low density and accordingly there is provision on site for garden and tree plantings and each residential unit is provided with large outdoor living spaces. The site is provided with ample space for parking and the provision of garagable areas for each residential unit and also for manoeuvring space well clear of Pages Road. I am of the view that the proposal will not result in adverse effects on adjoining properties that are more than minor in terms of dominance by buildings, loss of privacy, access to sunlight and daylight and loss of opportunities for views. Due to the location of the buildings on site, that they are single level and due to the respective setbacks from Pages Road and the various internal boundaries. Accordingly the proposal is not one that gives the impression of being an intensive development with buildings that could be more visually dominant.

2. Who may be considered to adversely affected by the granting of this application?

The persons who are considered to be adversely affected by the granting of the resource consent application are the owners and occupiers of:

- 4 Farnborough Street;
- 6 Farnborough Street;
- 8 Farnborough Street;
- 10 Farnborough Street;
- 12 Farnborough Street;
- 14 Farnborough Street;
- 523 Pages Road; and

533 Pages Road.

3. Has the written approval of every person who may be considered to be adversely affected by the granting of the Resource Consent been obtained?

Yes.

4. If the answer to 3 above is no, has a Hearings Panel determined that it is unreasonable in the circumstances to require the obtaining of every such approval?

Not applicable.

5. Notwithstanding the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be notified? If the answer is yes, why? [Section 94(5)].

No.

Recommendation: That the application need not be notified in accordance with Section 93 of the Resource Management Act 1991 as it meets the criteria of Section 94.

Reported on and Recommended by: 
Andrew Hammond - Planner

Date: 22 December 1999

DECISION: Non-notified


Area Development Officer/Senior Planner

Date: 23/12/99


Environmental Services Manger/Planning Administration Manager/
Senior Planner
Area Development Officer

Date: 23/12/99



 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>Resource Management Act 1991 Christchurch City Council Report on Non Notified Resource Consent Application</p>	<p>File ref. 9/525 RMA932</p>
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Applicant: Raymond Humphries

Site Address: 525 Pages Road - Pt Lot 1 DP 27132

Transitional District Plan - Zoning: Christchurch City – Residential 1

Type of Activity: Discretionary Activity

Proposed Plan: - Zoning: Living 1

Type of Activity: Non-Complying Activity

Application: To enable an existing development to be used for residential activities. The buildings and the site have been used as residential units for some time. It is proposed to obtain a land use consent to ensure that the site can continue to be used for residential activities in the future. The only alteration to the use of the buildings on site to enable the utilisation of the existing games room as Unit 9 which will be a residential unit. A total of nine residential units will be provided on the site, utilising the existing buildings with the addition of the small extension.

Under the Transitional District Plan the proposed development consisting of nine residential units is assessed as a Discretionary Activity as it does not comply with the performance standards relating to four or more unit apartments and accessory buildings on sites of greater than 3500m².

Under the Proposed City Plan the development consisting of nine residential units is assessed as a Non-Complying Activity as it does not comply with the net area Development Standard of 450m² or the net area Critical Standard of 420m², as well as a number of other bulk and location rules relating to the location of outdoor living space and parking areas.

When considering an application for a Resource Consent the consent authority shall have regard to Section 104 (1) of the Resource Management Act 1991.

What are the actual and potential effects on the environment of allowing the activity?

The site is located on western side of Pages Road and adjoins residential properties along Pages Road and Farnborough Street. The application site has an area of 8372m², however only part of the site 4105m² is subject to the application. The surrounding area can generally be described as a residential environment, with residential properties containing detached residential units, while there is undeveloped residential land in Farnborough Street and Brightstone Crescent. Vehicle access to the site is provided from Pages Road which is classified as a Major Arterial in both the Transitional District Plan and the Proposed City

Plan. The application site is zoned Residential 1 in the Transitional District Plan – Christchurch City Section and Living 1 in the Proposed City Plan and accordingly the zonings provide for residential activities. In terms of the Transitional District Plan provision is made as a Permitted Activity for four or more unit apartments and accessory buildings on sites of greater than 3500m², subject to compliance with certain performance standards. In this particular instance the proposal does not comply with a number of those performance standards and accordingly the proposal is assessed as a Discretionary Activity. In terms of the Proposed City Plan the proposal does not comply with the net area Development Standard of 450m² or the net area Critical Standard of 420m², as well as a number of other bulk and location rules and accordingly the proposal is assessed as a Non-Complying Activity.

It is proposed to convert a games room into an additional residential unit thereby providing for nine units with associated car parking and outdoor living areas. The buildings are all existing and have been for some time. The buildings have been existing for approximately 20 years and were originally developed as a motel. The original development was four units being units 1 – 4, with units 5 – 8 being developed at a later stage, while the games room was erect in 1998. Essentially the buildings are existing and no external alterations are proposed.

I am of the opinion that the actual and potential effects on the surrounding environment as a result of the proposal and the associated non-compliances are considered to be no more than minor. Given that the only physical change is that which is occurring with proposed Unit 9, that due to its location toward the middle of the site and that it is located a considerable distance from the adjoining residential properties any adverse effects in terms of visual dominance of buildings and residential amenity that maybe associated with the Unit 9 are considered to be minor. It is also important to note that when viewed from Pages Road the application site has the outward appearance of a large site containing one single level residential unit, which is actually Units 1 and 2. Accordingly, I am of the view that the appearance of the site is compatible with the surrounding living environment.

With respect to the bulk and location rules that the proposal does not comply with, these relate to the location of such things as the convenient location of outdoor living space, service courts, storage areas, garaging and parking for each residential unit. I am of the view that the adverse effects of these particular non-compliances are considered to be no more than minor. Provision is made on site for parking for each residential unit, and in some cases this is by way of existing carports attached to the units as well as the provision of additional garaging and parking areas for the residential units and accordingly, I am of the view that the location of the parking areas are accessible even though they are not conveniently located for each residential unit.

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With respect to the service courts and storage areas required for each residential unit, I am of the opinion that each residential unit has ample provision for the development on site of service courts and storage areas. In some cases the residential units have been provided with defined service areas. Accordingly, I am of the view that the common area surrounding the buildings will provide service areas that will be convenient.

The site is occupied by buildings at a low density and accordingly there is provision on site for garden and tree plantings and each residential unit is provided with large outdoor living spaces. The site is provided with ample space for parking and the provision of garagable areas for each residential unit and also for manoeuvring space well clear of Pages Road. I am of the view that the proposal will not result in adverse effects on adjoining properties that are more than minor in terms of dominance by buildings, loss of privacy, access to sunlight and daylight and loss of opportunities for views. Due to the location of the buildings on site, that they are single level and due to the respective setbacks from Pages Road and the various internal boundaries. Accordingly the proposal is not one that gives the impression of being an intensive development with buildings that could be more visually dominant.

The written consent has been received from those persons who are considered to be adversely affected by the granting of the resource consent. In accordance with the section 104(6) of the Resource Management Act 1991, the effects on these persons are not taken into account.

How do any relevant objectives, policies, rules or other provisions of the Transitional or Proposed City Plans relate to the proposal?

The proposal is consistent with the objectives, policies, rules and assessment criteria of both the Transitional District Plan and the Proposed City Plan.

In terms of the Transitional District Plan, I am of the view that the proposal is consistent with the General Objectives listed in clause 14.1, particularly 14.1.(1), (3) and (6), as the proposal provides for a different form of housing type, while protecting the surrounding residential area from unsatisfactory forms of development and while ensuring adequate open space, sunshine, privacy, landscaping and off-street parking is provided.

In terms of the Proposed City Plan, I am of the view that the proposal is consistent with Objective 11.1 Diverse Living Environments and Objective 11.4 – Adverse Environmental Effects and their related policies 11.1.2, 11.1.4, 11.4.1, 11.4.2, 11.4.3, 11.4.7 and 11.4.8. As in this particular instance the character of the surrounding living environment is being maintained, while avoiding adverse effects on the surrounding environment and by providing for adequate open space, the protection of privacy, that services are conveniently located and by ensuring that on-site parking is provided.

Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?

Yes, as I hold the view that the resource consent application is consistent with Part II of the Resource Management Act 1991, particularly section 7 as it will maintain and enhance the amenity values and the quality of the surrounding environment.

If the application is for a Non-Complying Activity, does it meet at least one of the provisions of Section 105(2A)?

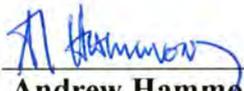
Yes, as I am of the opinion that the proposal will not result in adverse effects that are more than minor on the surrounding living environment or is contrary to the objectives and policies of the Transitional District Plan or the Proposed City Plan.

Explain what relative weight you will give to the provisions of the Transitional City Plan and the Proposed City Plan, in your consideration of this application.

Greater weight has been given to the Proposed City Plan than the Transitional District Plan in my consideration of this application, given the stage that the Proposed City Plan has progressed in the statutory process.

Recommendation: That for the above reasons the application be approved pursuant to Sections 104 and 105 of the Resource Management Act 1991, subject to the following conditions:

- 1 That the development proceeds in accordance with the plans and information submitted with the Resource Consent application, numbered RMA932/1 - 3 on Council records.
- 2 That the car parking spaces shown on the plan numbered RMA932/1, be formed, sealed, and drained and the parking spaces permanently marked.
- 3 That the outdoor living areas as shown on the plan numbered RMA932/1 for Units 5 - 9 be developed and defined.
- 4 In addition to the fees paid for the processing of this application the applicant shall pay to the Council a monitoring fee of \$75.00. This monitoring fee covers the cost of setting up a monitoring programme and carrying out a site inspection to ensure compliance with the conditions imposed. Where further site inspections are required because of non-compliance with any of the conditions the Council may render an account to the consent holder for additional monitoring fees at the rate of \$60.00 per hour of the time involved.

Reported on and Recommended by: 
Andrew Hammond - Planner

Date: 22 December 1999

DECISION: That the above recommendation be adopted.


Area Development Officer/Senior Planner

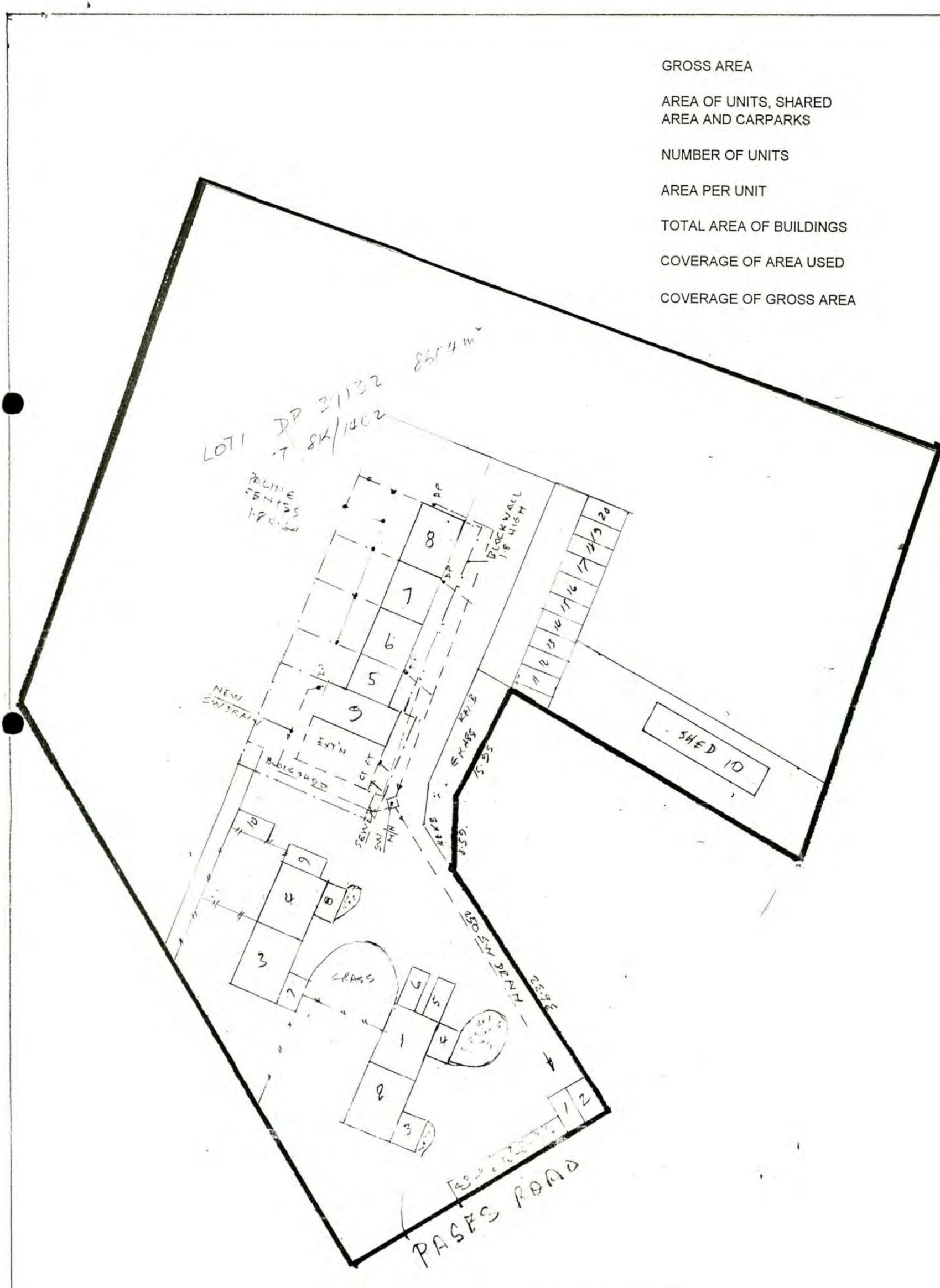
Date: 23/12/99


Environmental Services Manger/Planning Administration Manager/
Senior Planner

Date: 23/12/99

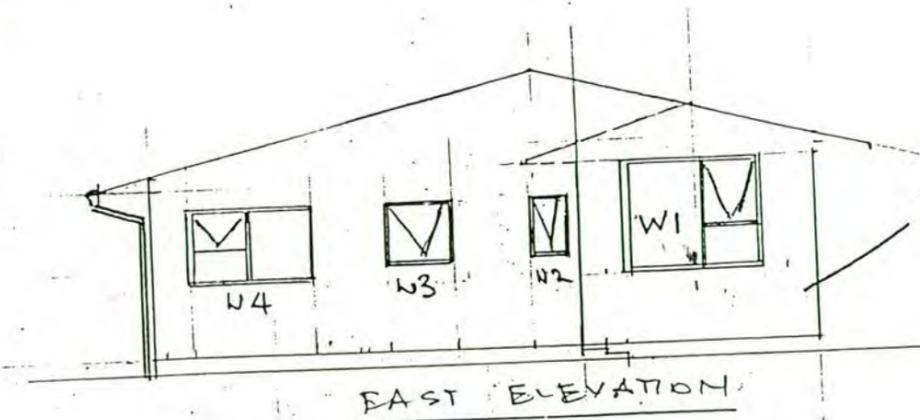

Area Development Officer

GROSS AREA	8604 m ²
AREA OF UNITS, SHARED AREA AND CARPARKS	3954.1 m ²
NUMBER OF UNITS	10
AREA PER UNIT	395.41 m ²
TOTAL AREA OF BUILDINGS	1584.9 m ²
COVERAGE OF AREA USED	40%
COVERAGE OF GROSS AREA	18%

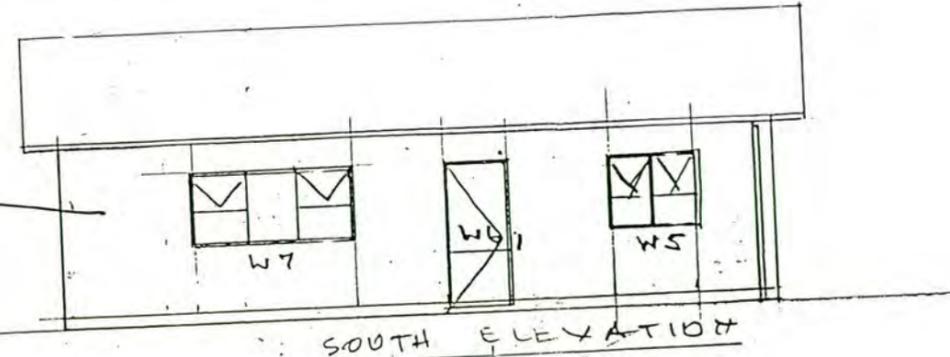


SCALE 1:500
 COMPILED FROM PLAN NO 3662 APRIL 1989
 BY KH FRIZZELL REG. SURVEYOR

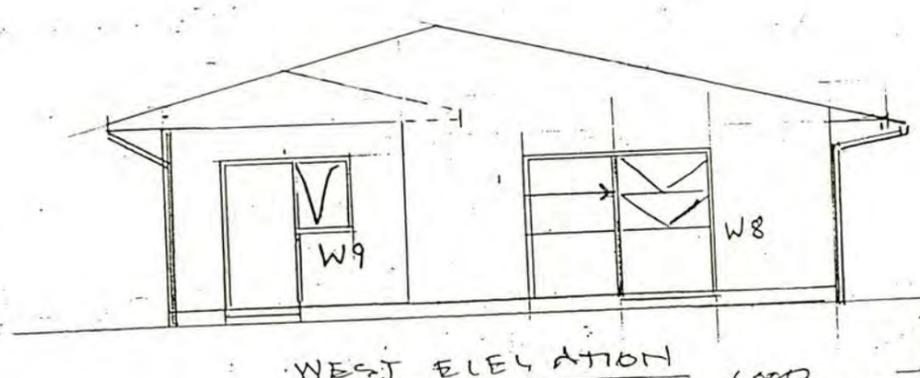
3A	FENCES-CAR PARKS	MAY 99
3	ORIGINAL	FEB 99



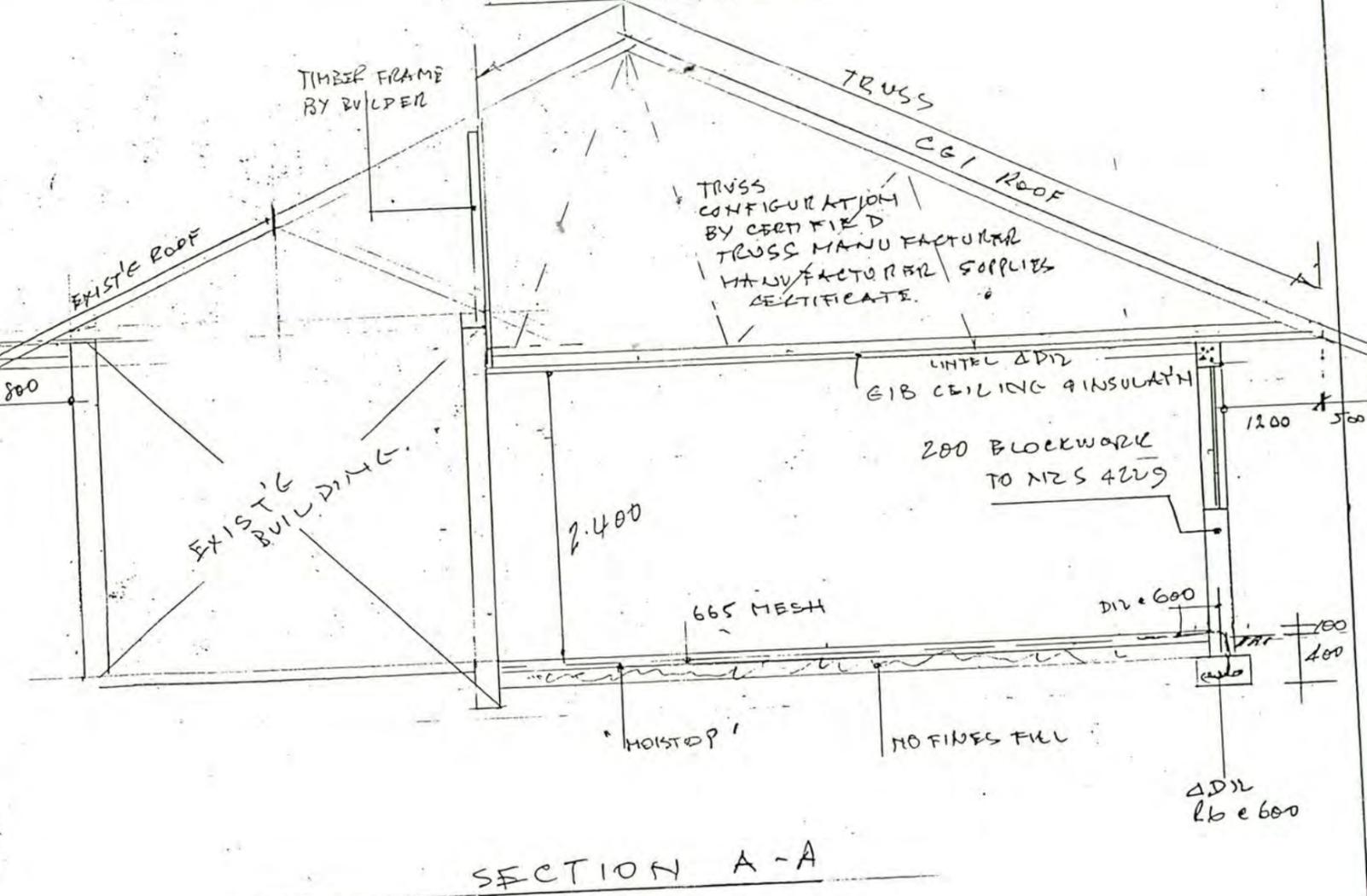
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

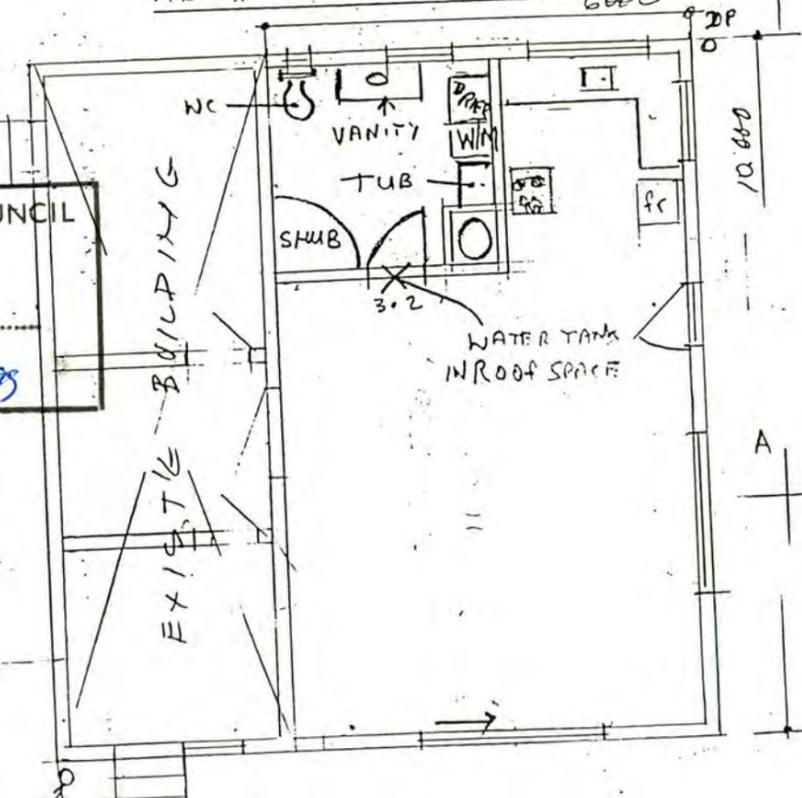


SECTION A-A

1:50

ELECTRICAL - TO SEPARATE DRAWING

CHRISTCHURCH CITY COUNCIL
 Approved Plans
 RE No. BMA 932/3
 Date 23 December 1995

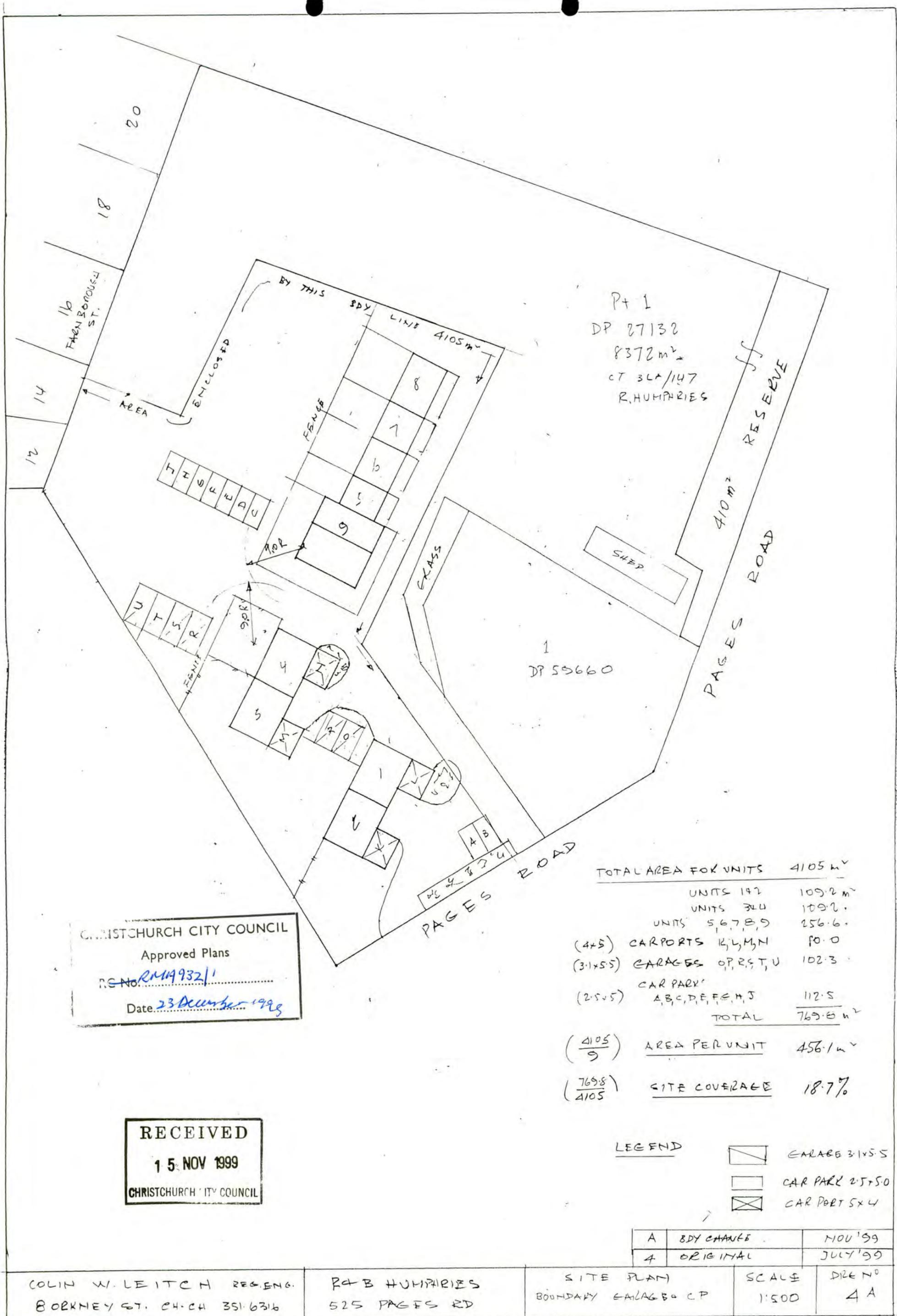


PLAN 1:100

AMENDMENT 'A' FEB'95 AS BUILT

NOV '98

COLIN W LEITCH REA ENG 8 ORKNEY ST CH-CH 351.6216	R+B HUMPHRIES 575 PAGES RD	ALTERATIONS TO BUILDING	PLAN ELEVATIONS & SECTION	DRG NO 2A
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Pt 1
 DP 27132
 8372m²
 CT 3LA/147
 R. HUMPHRIES

1
 DP 55660

CHRISTCHURCH CITY COUNCIL
 Approved Plans
 RS No. RM19932/1
 Date 23 December 1998

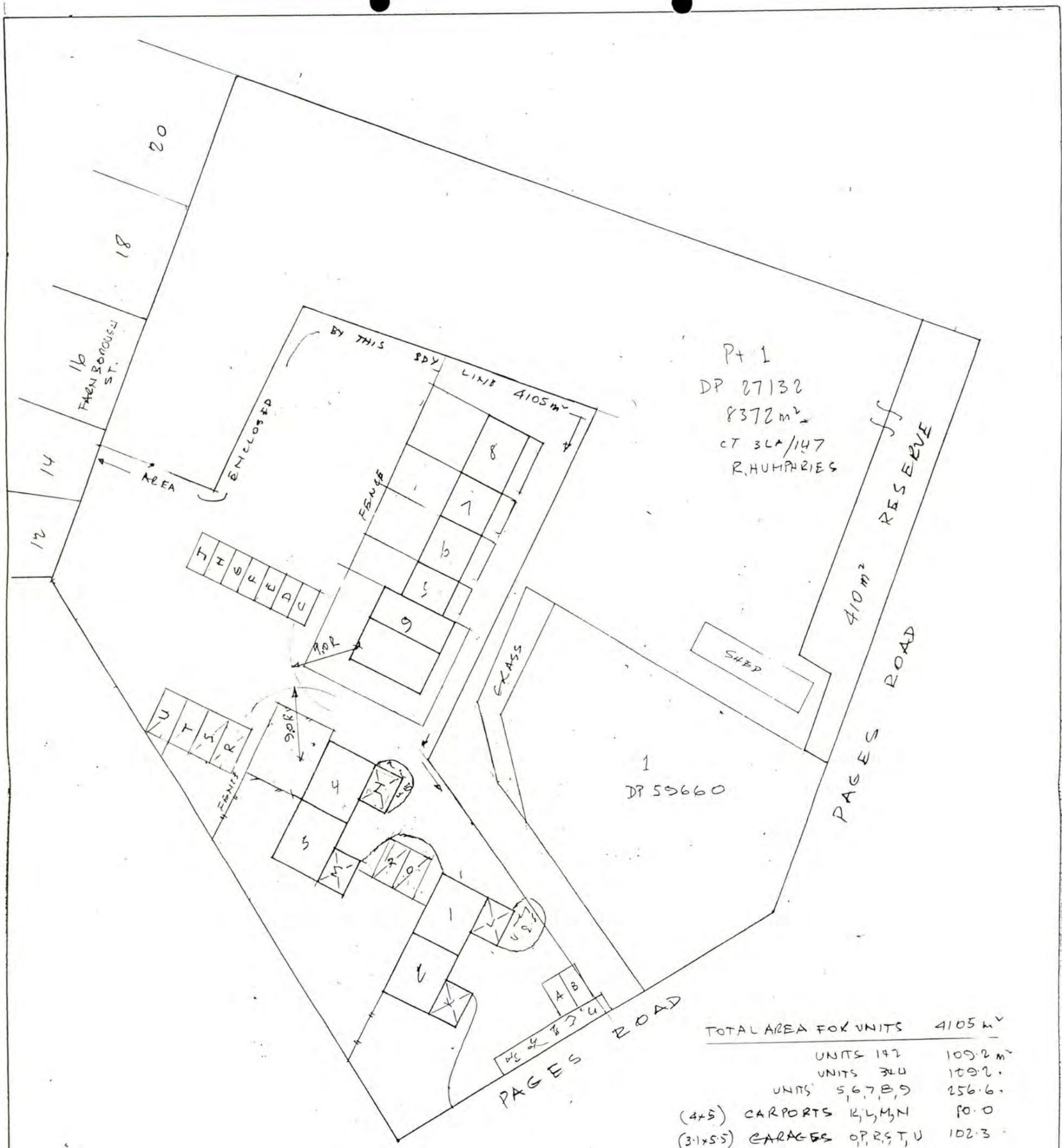
TOTAL AREA FOR UNITS	4105 m ²
UNITS 1, 2	109.2 m ²
UNITS 3, 4	109.2 m ²
UNITS 5, 6, 7, 8, 9	256.6 m ²
(4x5) CARPORTS K, L, M, N	80.0 m ²
(3x1x5.5) GARAGES O, P, R, S, T, U	102.3 m ²
(2.5x5) CAR PARK A, B, C, D, E, F, H, J	112.5 m ²
TOTAL	769.8 m²
$(\frac{4105}{9})$ AREA PER UNIT	456.1 m ²
$(\frac{769.8}{4105})$ SITE COVERAGE	18.7%

RECEIVED
 15 NOV 1999
 CHRISTCHURCH CITY COUNCIL

LEGEND

	GARAGE 3x1x5.5
	CAR PARK 2.5x5.0
	CAR PORT 5x4

A	BDY CHANGE	NOV '99
4	ORIGINAL	JULY '99



Pt 1
 DP 27132
 8372 m²
 CT 3LA/147
 R. HUMPHRIES

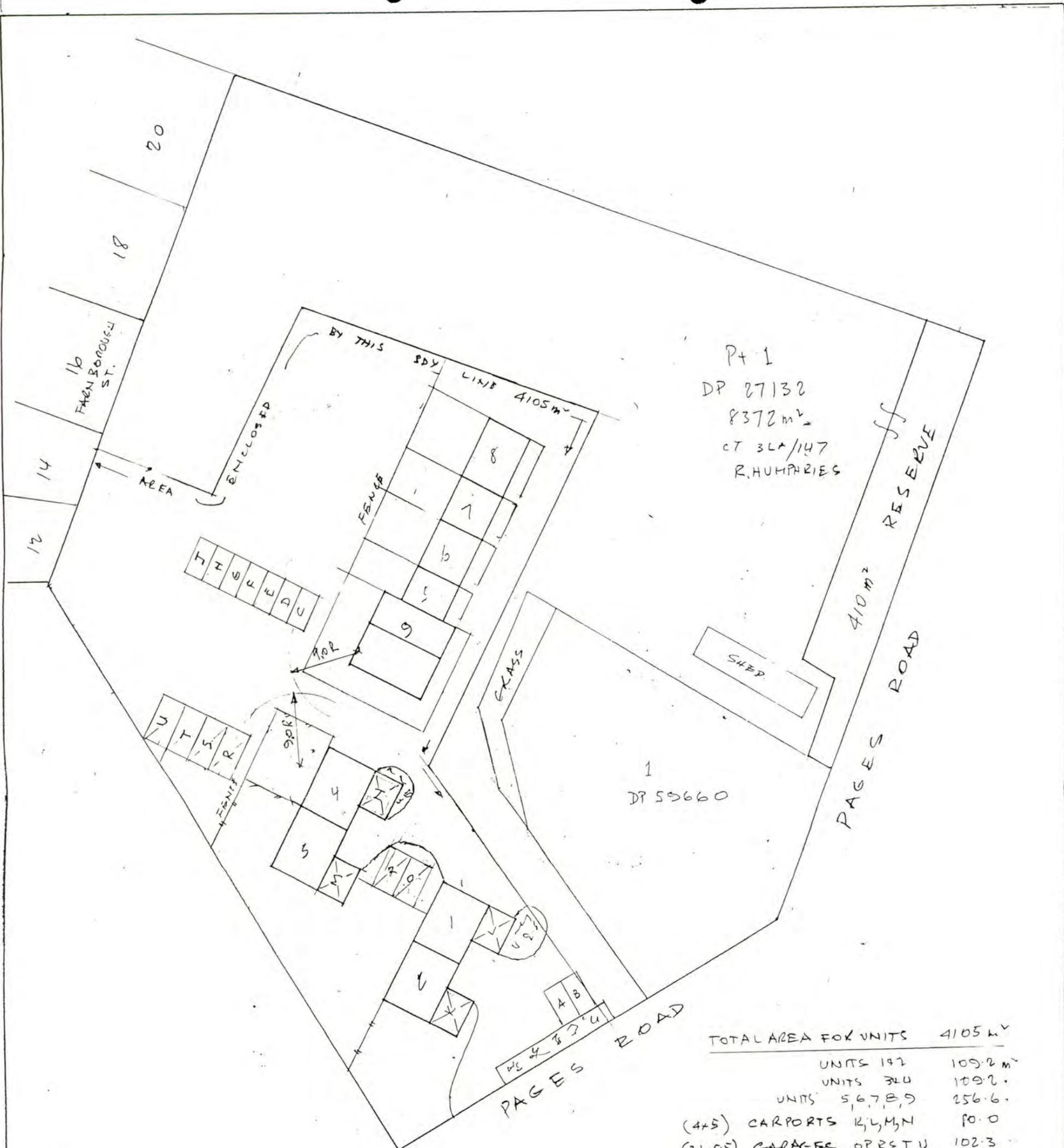
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UNITS 3, 4	109.2 m ²
UNITS 5, 6, 7, 8, 9	256.6 m ²
(4x5) CARPORTS K, L, M, N	10.0 m ²
(3x5.5) GARAGES O, P, R, S, T, U	102.3 m ²
CAR PARK	
(2.5x5) A, B, C, D, E, F, G, H, J	112.5 m ²
TOTAL	769.8 m²
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RECEIVED
 15 NOV 1999
 CHRISTCHURCH CITY COUNCIL

LEGEND

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	CAR PARK 2.5x5.0
	CAR PORT 5x4

A	BDY CHANGE	NOV '99
4	ORIGINAL	JULY '99



Pt 1
 DP 27132
 8372 m²
 CT 3LA/147
 R. HUMPHRIES

1
 DP 55660

TOTAL AREA FOR UNITS	4105 m ²
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UNITS 3&4	109.2 m ²
UNITS 5,6,7,8,9	256.6 m ²
(4x5) CARPORTS K,L,M,N	80.0 m ²
(3.1x5.5) GARAGES O,P,R,S,T,U	102.3 m ²
CAR PARK	
(2.5x5) A,B,C,D,E,F,G,H,J	112.5 m ²
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 15 NOV 1999
 CHRISTCHURCH CITY COUNCIL

LEGEND

	CARAGE 3.1x5.5
	CAR PARK 2.5x5.0
	CAR PORT 5x4

A	BDY CHANGE	NOV '99
A	ORIGINAL	JULY '99

91

LINWOOD SERVICE CENTRE

23 December 1999

Raymond Humphries
 C/- Noel Casey Consultants Ltd
 PO Box 29-113
CHRISTCHURCH

Dear Sir:

RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT NO. RMA 932 - 525 Pages Road

I refer to your application to enable an existing development to be used for residential activities. The buildings and the site have been used as residential units for some time. The only alteration to the use of the buildings on site to enable the utilisation of the existing games room as Unit 9 which will be a residential unit. A total of nine residential units will be provided on the site, utilising the existing buildings with the addition of the small extension.

Under the Transitional District Plan the proposed development consisting of nine residential units is assessed as a Discretionary Activity as it does not comply with the performance standards relating to four or more unit apartments and accessory buildings on sites of greater than 3500m².

Under the Proposed City Plan the development consisting of nine residential units is assessed as a Non-Complying Activity as it does not comply with the net area Development Standard of 450m² or the net area Critical Standard of 420m², as well as a number of other bulk and location rules relating to the location of outdoor living space and parking areas.

This application has been considered by the Resource Management Officer Committee and consent has been granted on the grounds that:

- (1) Any effect on the environment will be minor and the written approval of affected persons has been obtained.
- (2) The proposal does not significantly contravene the objectives and policies of the Operative or Proposed District Plan.

FILE: 9/525

CONTACT: A Hammond **TELEPHONE:** 372-2618 **EMAIL:** Andrew.Hammond@ccc.govt.nz
 LINWOOD SERVICE CENTRE • 180 SMITH STREET • P O BOX 24-214 • CHRISTCHURCH 1,
 NEW ZEALAND • TELEPHONE 389-1477 • FAX (03) 372-2639
<http://www.ccc.govt.nz/es/>

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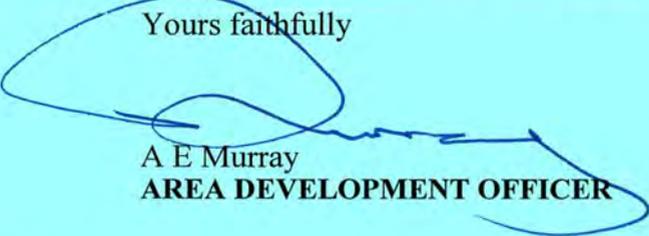
The Resource Consent is subject to the following conditions:

1. That the development proceeds in accordance with the plans and information submitted with the Resource Consent application, numbered RMA 932/1-3 on Council records.
2. That the car parking spaces shown on the plan numbered RMA932/1, be formed, sealed, and drained and the parking spaces permanently marked.
3. That the outdoor living areas as shown on the plan numbered RMA932/1 for Units 5 – 9 be developed and defined.
4. In addition to fees payable for the processing of this application the applicant shall pay to the Council a monitoring fee of \$75.00 (for which an account will be rendered). This monitoring fee covers the cost of setting up a monitoring programme and carrying out a site inspection to ensure compliance with the conditions imposed. Where further site inspections are required because of non compliance with any of the conditions the Council may render an account to the consent holder for additional monitoring fees at the rate of \$60.00 per hour of the time involved.

A copy of this Resource Consent has been forwarded to the Building Consent team who will notify you when your Building Consent (ABA 447) is ready for issue.

As provided for by Section 125 of the Resource Management Act this consent will lapse on the expiry of 2 years from the date of this letter unless effect is given to the consent before that date or an application is made to the Council under Section 125.

Yours faithfully



A E Murray
AREA DEVELOPMENT OFFICER