

8 April 1998

Michelle Mason
Courtney Architects
P O Box 36207
CHRISTCHURCH

Dear Madam


RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT RC 980832
1 GILMORE PLACE

I refer to your application for an accessory building which encroaches into the recession plane and site coverage exceeds 35%.

This application has been considered under Sections 94, 104 and 105 of the Resource Management Act 1991.

I am pleased to advise that the Resource Management Officer Committee considered the application as a non-notified application and consent has been granted on the grounds that any adverse effects of the activity on the environment would be minor, and the consent of affected persons has been obtained.

Subject to:

1. The development is to proceed in accordance with the plans submitted as part of the application to the Council for Resource Consent and held on its records as RC980832/1. 

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.

A copy of this decision has been forwarded to the Building Consent Team who will notify you when a building consent is ready for issue.

You will also need to comply with the NZ Standard Building Code.

Yours faithfully

Konrad Grinlaubs
PLANNING ASSISTANT

KG:BT

cc Consent Team Project Number 98002169



Resource Management Act 1991
Christchurch City Council
 Report on Non Notified
 Resource Consent Application

File ref.
 FE / PP / 208 / 1
 RC980832

Applicant: Michelle Mason

Site Address: 1 GILMORE PLC

Transitional District Plan - Zoning: RES G

Type of Activity: DISCRETIONARY ACTIVITY

Proposed Plan - Zoning: L1

Type of Activity: DISCRETIONARY ACTIVITY

Application : The accessory buildings encroaches into the recession plane, site coverage greater than 35%

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 proposal is to erect a new double garage to the rear of the existing dwelling.

Proposed double garage will have little effect on sunlight and shading of the adjoining site with the guttering projecting through. This will not effect the ability for planting on the adjoining site.

The proposed additional bulk is mitigated with a shallow slope on the roof. With large open space to the north which is the street side will limit the effects on the amenity of the area.

The effects on the adjoining land owners and occupiers can not be considered as their written approval has been given.

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

In general accordance with the objectives, policies and rules from both plans.

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

No.

If the application is for a non complying activity, does it meet at least one of the provisions of Section 105(2A)?

N/a.

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

Equal weight has been given to both plans in my consideration of this application.

Recommendation: That for the above reasons the application be approved pursuant to Sections 104 and 105 of



Resource Management Act 1991

Christchurch City Council

Report on the Notification or Non Notification of an Application for a Resource Consent

File ref. FE / PP / 208 / 1
RC980832

Applicant: MICHELLE MASON

Site Address: 1 GILMORE PLC

1. Will any adverse effect on the environment of the activity for which consent be sought be minor? [Section 94 (2)(a)]

Minor effects on the environment as the proposed double garage will have little effect on sunlight and shading of the adjoining site with the guttering projecting through. This will not effect the ability for planting on the adjoining site. The proposed additional bulk is mitigated with a shallow slope on the roof. With large open space to the north which is the street side will limit the effects on the amenity of the area. The effects on the adjoining land owners and occupiers can not be considered as their written approval has been given.

2. Who may be considered to be adversely affected by the granting of this application? Identify the properties on the attached plan.

- 3 Gilmore Place
- 5a Gilmore Place
- 39 Deepdale Street

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 No No one considered adversely affected

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?

Yes No

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.

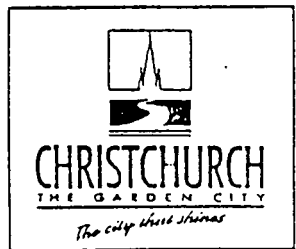
Reported and Recommended by: *[Signature]* Date: Thursday, 2 April 1998

Decision: *non notified*

[Signature]
Team Leader Applications

[Signature]
Environmental Services Manager/Area Development Officer
Date: *6/4/98*

Kanwad



Resource Management Act 1991
Christchurch City Council
Application for Resource Consent(s)
98002169

Form 5
RC980832

I MICHELE MASON % COURTNEY ARCHITECTS
(full name)
of 14 HAREWOOD ROAD, P.O. BOX 36207 MERRNAUB.
(address of applicant)

apply for the resource consent (s) described below in paragraph 3.

- The names and addresses of any owner and occupier (other than the applicant) of the land to which the application relates are as follows:
MARIE FAHEY
No. 1 GILMORE PLACE, CHRISTCHURCH.
- The property in respect of which this application is made is situated at No: 1 GILMORE PLACE, CHRISTCHURCH.
(Describe the property in a manner which will allow it to be readily identified)
- The type of resource consent(s) sought is/are : DISCRETIONARY
- A description of the activity to which the application relates is: BUILDING ENCRoCHING INTO RECESSION PLACE, SITE COVERAGE GREATER THAN 35%
- The following additional resource consents are required in relation to this proposal and have or have not been applied for:
Water Permit Has been/Has not (NA)
Discharge Permit Has been/Has not (NA)
Subdivision Consent Has been/Has not (NA)
- I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. In the case of an application concerning the height, bulk and location of buildings on a site or other performance standards fill out Form 5(a), a copy of which is attached. In the case of a controlled activity, such an assessment is not required unless otherwise specified in the relevant plan.
- I attach other information (if any) required to be included in the application by the District Plan or regulations.
- I enclose the required processing fee of \$250-

(Note: Minimum fees include processing fees only. For applications requiring a hearing, additional fees will be levied for costs incurred in hearing the application, and preparation of reports, in accordance with the Council's Schedule of Resource Management Fees.)

Address for service of applicant:
P.O. BOX 36207
MERRNAUB, CHCH
Telephone No: 3522 063
Fax No: 3520 098

MASON % COURTNEY ARCHITECTS.
(Signature of applicant or person authorised to sign on behalf of applicant)
Date: 5/3/1998

For Office Use Only:
Received in the Town Planning Office on : 27/3/98 Receipt No: 2490316 Fee Paid 250-
Satisfactory for Advertising..... for Environmental Administration Manager
Advertised in the Press on

Resource Management Act 1991

Christchurch City Council



Application for a Resource Consent relating to the Height, Bulk or Location of Buildings or other performance standards.

Describe the extent of the activity sought (eg. how much higher is the building than the recession plane permits).

THE GUTTER OF THE PROPOSED GARAGE PASSES THROUGH THE RECESSION PLANE. THE SITE COVERAGES OF THE HOUSE & GARAGE EXCEEDS THE ALLOWABLE BY 6 M².

State what the actual or potential effects of allowing the activity would be on the surrounding area:

THE GARAGE IS ONLY JUST PASSING THROUGH THE RECESSION PLANE SO VERY LITTLE OR NO EFFECT WILL BE FELT BY THE NEIGHBOURS IN REGARDS TO SHADING. AS THE GARAGE IS ON THE SOUTH SIDE OF THE HOUSE & CANT BE SEEN FROM THE STREET THE BULK OF THE SITE COVERAGES OF THIS SECTION IS NOT GOING TO BE NOTICEO SIGNIFICANTLY.

Note: The written approval of every person who the Christchurch City Council considers may be adversely affected by the granting of this resource consent must accompany this application together with a copy of the plans of the proposed activity signed by those same persons.



Resource Management Act 1991

Form

Christchurch City Council

Neighbours Approval Form

To: The Christchurch City Council

I/We Okelaya Rosemond, Anne Forward.
(full name(s) - if property is jointly owned both parties must sign)

being the owner(s)/occupier(s) of the property at 39 Deepdale St Blk 5
(address)

hereby record and acknowledge that I/we have been shown a copy of the above application for a land use consent, the accompanying plans and assessment of effects on the environment in respect of the following activity:(list all matters of non-compliance).

SITE COVERAGE GREATER THAN 35% OF TOTAL SITE.

PROPOSED GARAGE ENCRUCHES INTO THE RECESSION PLANE.

I/We have signed a copy of the application, plans and assessment as evidence thereof.

I/We hereby record that I/we do not have any opposition to this proposed activity and hereby give this written approval to the granting of a resource consent for the same.

I/We authorise you to produce this written approval to the Christchurch City Council and understand that the Council as consent authority, when considering this application for a resource consent, shall not take account of any actual or potential effect of the activity on me/us and the fact that any such effect may occur shall not be relevant grounds upon which the consent authority may decline to grant the application.

A.R. Forward. (Owner)

(Joint Owner)

Same as above. (Occupier)

8.3.98 (Date)

0+0 ✓

 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>Resource Management Act 1991</p> <p>Christchurch City Council</p> <p>Neighbours Approval Form</p>	<p>Form</p>

To: The Christchurch City Council

I/We Stuart and Teresa Graham
(full name(s) - if property is jointly owned both parties must sign)

being the owner(s)/occupier(s) of the property at 5a Gilmore Place
(address)

hereby record and acknowledge that I/we have been shown a copy of the above application for a land use consent, the accompanying plans and assessment of effects on the environment in respect of the following activity:(list all matters of non-compliance).

SITE COVERAGE GREATER THAN 35% OF
TOTAL SITE.
PROPOSED GARAGE ENCLOSES INTO THE
RECESSION PLANE.

I/We have signed a copy of the application, plans and assessment as evidence thereof.

I/We hereby record that I/we do not have any opposition to this proposed activity and hereby give this written approval to the granting of a resource consent for the same.

I/We authorise you to produce this written approval to the Christchurch City Council and understand that the Council as consent authority, when considering this application for a resource consent, shall not take account of any actual or potential effect of the activity on me/us and the fact that any such effect may occur shall not be relevant grounds upon which the consent authority may decline to grant the application.

Stuart Graham (Owner)

Teresa Graham (Joint Owner)

as above. (Occupier)

06-03-98 (Date)

OTO ✓ signed

 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>Resource Management Act 1991</p> <p>Christchurch City Council</p> <p>Neighbours Approval Form</p>	<p>Form</p>

To: The Christchurch City Council

I/We WILLIAM MORRISON & YVONNE MARGARET SOUTHGATE
(full name(s) - if property is jointly owned both parties must sign)

being the owner(s)/occupier(s) of the property at 3 GILMORE PLACE
(address)

hereby record and acknowledge that I/we have been shown a copy of the above application for a land use consent, the accompanying plans and assessment of effects on the environment in respect of the following activity: (list all matters of non-compliance).

SITE COVERAGE GREATER THAN 35% OF
TOTAL SITE.

PROPOSED GARAGE ENCROACHES INTO THE
RECESSION PLANE.

I/We have signed a copy of the application, plans and assessment as evidence thereof.

I/We hereby record that I/we do not have any opposition to this proposed activity and hereby give this written approval to the granting of a resource consent for the same.

I/We authorise you to produce this written approval to the Christchurch City Council and understand that the Council as consent authority, when considering this application for a resource consent, shall not take account of any actual or potential effect of the activity on me/us and the fact that any such effect may occur shall not be relevant grounds upon which the consent authority may decline to grant the application.

[Signature] (Owner)

Yvonne M. Southgate (Joint Owner)

As above (Occupier)

6 - 3 - 98 (Date)

OxO
✓ signed

1 April 1998

Michelle Mason
C/- Courtney Architects
P O Box 36207
Merivale
CHRISTCHURCH

Dear Madam

**APPLICATION FOR RESOURCE CONSENT RC980832
1 GILMORE PLACE**

I wish to acknowledge receipt of your application for resource consent, lodged on 27 March 1998.

A preliminary assessment has shown that all necessary information appears to have been provided. However, a PIM assessment may reveal the need for additional information, in which case you will be contacted.

Every effort will be made to process your application within the statutory timeframe of 20 working days.

Please contact the writer if you have any enquiries regarding your application.

Yours faithfully

for
Konrad Grinlaubs
PLANNING ASSISTANT

