

## **Report 99.276**

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Report to the Environment Committee  
from Craig Press and Susan Shearer, Resource Advisors

### **Application for Building Consents: Boatsheds**

#### **1. Purpose**

To enable the Committee to consider and decide on applications for building consents from the following applicants:

- Mike and Sandra Julian - for alterations to a boatshed Y101, Ivey Bay, State Highway 58, Paremata.
- Peter Keenan - for alterations to a boatshed S37, Camborne Walkway, Mana.
- Ray Haines - for the construction of a boatshed, jetty and deck at sites 42 and 43, Onepoto, Porirua Harbour.
- Jill and Murray Knowles - for construction of a boatshed, deck, jetty and ramp, at site 40 Onepoto, Porirua Harbour

#### **2. The Activity**

##### **2.1 Julian**

Mr and Mrs Julian were granted a coastal permit to use their boatshed (Y101) for occasional overnight stays on 26 March 1999. The current application for building consent is for alterations to make the shed suitable for over night stays by the Julians' family.

The proposed alterations involve the following:

- removing the existing slipway and covering this area with a floor;

- installing internal walling;
- installing a sink and toilet and connecting them to a reticulated sewerage system; and,
- constructing a deck at the seaward end of the shed over the existing entrance to the slipway.

These alterations require a building permit under the Building Act 1991.

The proposed alterations do not require a coastal permit because they are a *permitted activity* under rule 5.4.1.1 of the *Proposed Regional Coastal Plan for the Wellington Region*. The alterations will add less than 5% to the plan or cross-section of the shed, and less than 5 metres horizontal or 1 metre vertical projection to the shed which are the criteria for complying with the rule.

## 2.2 Keenan

Mr Keenan was granted a coastal permit to alter shed S37 to make it more suitable for storing boats and ancillary boating equipment on 27 May 1999.

The alterations include:

- removing existing kitchen facilities;
- removing an internal wall;
- constructing a floating jetty and floating ramp; and,
- installing a roller door on the seaward end of the shed.

The alterations will allow for storage of a speedboat and will improve boat access to the shed.

## 2.3 Knowles

Mr and Mrs Knowles were granted coastal permits to erect and maintain a boatshed, deck, jetty and ramp, and to occupy and use coastal space, at site 40, Onepoto, Porirua Harbour.

The proposed shed will be a *Versatile Garage* design and is to be used for storing boats and ancillary equipment.

## 2.4 Haines

Mr Haines was granted a coastal permit to construct and maintain a boatshed, jetty and deck at sites 42 and 43 Onepoto, Porirua Harbour.

The boatshed is a skyline garage modified to suit Mr Haines' boating requirements. The boatshed is to be used to store boats and ancillary related equipment. The applicant proposes to place a deck alongside the boatshed of about 54m<sup>2</sup> in area. In front of the boatshed, Mr Haines proposes to construct a jetty 15 metres in length.

### 3. **Assessment of Building Permit Applications**

As with previous building permit applications, Mr David Walker of Capital Consultants has assessed and approved the building plans supplied by the applicants, and issued Producer Statements on behalf of Wellington Regional Council.

The Producer Statements certify that the building design plans meet the specifications and provisions of the Building Regulations. Section 34(3) of the Building Act states that a local authority shall:

*Grant the consent if it is satisfied that the provisions of the building code would be met if the building was properly completed in accordance with the plans and specifications with the application.*

The Committee therefore has no discretion to decline the application.

Copies of the approved plans and Producers Statements are attached as Appendices.

Mr Walker is a registered clerk of works and has considerable experience with processing building consents for the Wellington City Council.

### 4. **Recommendations**

*That the Environment Committee grants building permits to:*

- (1) *Mike and Sandra Julian for alterations to boatshed Y101 as described in the attached plans (Attachment 1).*
- (2) *Peter Keenan for alterations to boatshed S37 as described in the attached plans (Attachment 2).*
- (3) *Jill and Murray Knowles for construction of a boatshed at site 40 Onepoto, Porirua Harbour (Attachment 3).*
- (4) *Ray Haines for construction of a boatshed at site 42 and 43, Onepoto, Porirua Harbour (Attachment 4).*

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Attachments: 4

