

Kāinga Ora – Homes and Communities

Site Address: 45, 47 & 51 Ward Street, Greymouth

Resource Consent Application to establish eight residential units and undertake associated site works

Date: November 2024

Application for Resource Consent Under Section 88 of the Resource Management Act 1991

TO: Grey District Council

1. Kāinga Ora – Homes and Communities apply for land use consent for the following activity:

Establish eight residential units and undertake associated site works.

The proposal is more fully described in the attached AEE and plans which form part of this application.

2. The owner, address and legal description of land to which the application relates are:

Owner: Kāinga Ora – Homes and Communities

Address: 45, 47 & 51 Ward Street, Cobden, Greymouth

Legal description: Lot 135, 136 & 137 DP 1373

Site Area 2,446m²

The Record of Titles form **Appendix One**.

3. No other RMA consents are required in relation to the activity.

4. In accordance with the Fourth Schedule of the Resource Management Act 1991, please find attached an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

5. The fee for processing the application will be paid directly by Kāinga Ora upon receipt of an invoice.



Prepared By:

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Principal / Director
Consult Planning Limited
On behalf of Kāinga Ora – Homes and Communities
November 2024



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COUNCIL CHARGES: Consult Planning Limited accepts no liability for any Council costs or charges. All such invoices are to be sent to the Applicant's address for billing.



Assessment of Effects on the Environment

Introduction.....	1
General.....	1
Kāinga Ora.....	1
The Site and Existing Environment.....	2
The Application Site.....	2
Contaminants.....	2
Surrounding Environment.....	2
Description of Proposed Activity.....	4
General.....	4
Residential Units.....	4
Earthworks and Excavations.....	5
Compliance Assessment	6
Grey District Plan.....	6
Proposed Te Tai o Poutini Plan.....	6
Summary	7
NES Contaminated Soil.....	7
Summary	7
Statutory Considerations	8
Duties and Restrictions under the RMA.....	8
Consideration of Application.....	8
Assessment of Environmental Effects	9
Overview	9
Positive Effects	11
Summary	11
Assessment of Objectives and Policies.....	12
Operative District Plan	12
Proposed Te Tai o Poutini Plan.....	12
Conclusion	14
Part 2 Matters	15
Notification Assessment	16
Conditions of Consent.....	17
Conclusion	18

Annexure: Assessment of Effects on the Environment

(containing the following appendices)

Appendix One	Record of Title
Appendix Two	Development Plans
Appendix Three	Geotechnical Investigation Report
Appendix Four	PSI/DSI
Appendix Five	Landscape Plan
Appendix Six	Engineering Report
Appendix Seven	Compliance Assessment



Introduction

General

1. This assessment is provided in accordance with the requirements of Section 88 and the fourth schedule of the Resource Management Act 1991 (“the RMA”). It is in support of a resource consent application by Kāinga Ora – Homes and Communities (Kāinga Ora) to establish eight residential units on the site at 45, 47 & 51 Ward Street, Cobden, with associated earthworks, landscaping, car parking and manoeuvring areas.
2. The proposal requires resource consent under the Grey District Plan (District Plan) in relation to a breach of residential density. In all other respects the proposal complies with the provisions of the District Plan.
3. Resource consent is also required under the NESCS as a Detailed Site Investigation (DSI) found heavy metal concentrations above the reported background concentrations and lead was recorded above the applicable NES-CS criterion for high-density residential land-use. As a DSI has been completed, consent is required as a restricted discretionary activity under Regulation 10 of the NESCS.
4. This application and Assessment of Environmental Effects are provided to address the statutory requirements under the RMA and for the land use consent required under the District Plan and NESCS.
5. This report concludes that consent is able to be granted for this project.

Kāinga Ora

6. Kāinga Ora is a Crown entity for the purposes of the Crown Entities Act 2004, set up under the Kāinga Ora – Homes and Communities Act 2019.
7. There are two key roles for Kāinga Ora:
 - It will be a public landlord managing tenancies across New Zealand.
 - It will lead small and large-scale urban development projects in partnership with other agencies, local government, iwi and Māori and private partners.

The Site and Existing Environment

The Application Site

8. The site is made up of three underlying titles, each containing a single detached dwelling. The existing dwellings will be removed as part of the proposal. The site is roughly square in shape and generally level. A site survey plan is included in the Development Plans in **Appendix Two**.
9. The site's underlying ground conditions are set out in the Geotechnical Investigation Report attached as **Appendix Three**.

Contaminants

10. Kirk Roberts Consulting undertook a Detailed Site Investigation in connection with the proposed development which included soil testing.
11. Asbestos was not detected in any of the samples tested. Heavy metal concentrations were generally detected above the reported background concentrations. Additionally, lead was recorded above the applicable NES-CS criterion for high-density residential land-use within three samples.
12. The combined DSI is attached as **Appendix Four**.

Surrounding Environment

13. The site is located in Cobden which is a well-established residential area on the northern fringe of Greymouth. Cobden is separated from the main urban and commercial areas of the Greymouth by the Grey River.
14. The site is bounded by residential properties to the northwest and southeast, by Ward Street to the west, and a recreation reserve to the east (rear) of the site. The site contains three single-story dwellings without garages, each with individual vehicle crossings.
15. The surrounding built environment consists of a mixture of older more traditional homes e.g., bungalows and duplexes. Exterior building material is largely weatherboard and brick.
16. An aerial photo of the site and surrounding environment is contained in Figure 1 below.

Figure 1: Aerial Photo of Site



Description of Proposed Activity

General

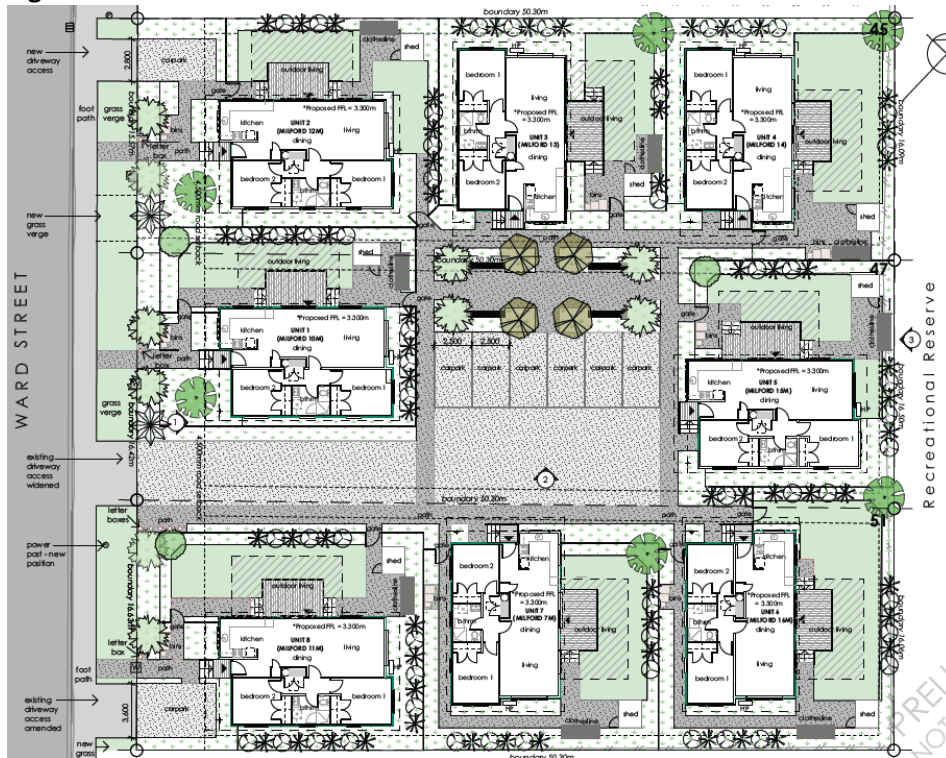
- 17. The applicant seeks resource consent to establish eight residential units. The units are relocatable and have been constructed off-site.
- 18. Establishment of the units requires foundations/piles and site works including drainage, driveway access and landscaping.
- 19. Details of the units are set out below.

Residential Units

General Description

- 20. Eight standalone units will be relocated to the site, each with two bedrooms. All units are single-level with an open plan kitchen, dining and living areas and bathroom. Full details of the proposed units are included in the development plans attached as **Appendix Two**. Each unit will be provided with:
 - Outdoor living space that is accessible from internal living areas and positioned for good solar gain.
 - A paved service area containing a space for bin storage, a washing line and garden shed. The garden can be used for secure bicycle storage.
- 21. The above areas are illustrated on the Development Plans in **Appendix Two**. The general site layout and proposed units are shown in **Figure 2** below:

Figure 2: Unit locations



Parking and Access

22. The proposed site layout includes a shared accessway with associated pedestrian path which provides access to Units 1 and 3 - 7. Units 2 and 8 have pedestrian and vehicle access directly off Ward Street.
23. All units are provided with a single car parking space, with parking spaces for Units 1, 3 - 7 located in a central parking area, whereas the spaces for Units 2 and 8 are adjacent to each Unit directly off Ward Street.
24. Manoeuvring space is provided on site so vehicles from Units 1, 3 - 7 can enter and exit the site in a forward gear. Parking for Units 2 and 8 will be required to reverse directly onto Ward Street.

Landscaping and Fencing

25. A number of specimen trees are proposed in addition to shrub plantings and grassed areas. These areas are illustrated on the Landscape Plan prepared by Glasson Huxtable included as **Appendix Five**.
26. A combination of fencing styles is proposed to provide a balance between privacy and visual amenity.

Servicing

27. The development has been designed to allow for future subdivision, in that servicing has been designed so that each unit is independently serviced.
28. Preliminary Servicing Plans are included in the Preliminary Design Stage Engineering Infrastructure Report (Engineering Report) prepared by Kirk Roberts attached as **Appendix Six**.

Earthworks and Excavations

29. Earthworks details are illustrated on the earthworks (cut and fill) plan attached as **Appendix Six**, which indicates that approximately 57m³ of cut and 186m³ of fill are required for the construction of building platforms, accessway, parking and paving areas. The maximum depth of excavation will be approximately 200mm, and fill, 500mm.
30. Appropriate erosion and sediment control measures will be employed for the duration of the earthworks to mitigate potential runoff/sedimentation and dust effects. These include, but are not limited to the following:
 - Stabilised access point;
 - Controlled discharge to outlet;
 - Silt Fences; and
 - Dust control will be undertaken if required and will likely include keeping exposed dirt damp by spraying with water regularly.

Compliance Assessment

Grey District Plan

32. The site is located in the Residential Environmental Area under the District Plan. In summary, land use consent is required under the rules outlined in **Table 1** below.

Table 1: Reasons for Consent

Rule	Discussion	Activity Status
16.7 (2)	The minimum net site area is 300m ² exclusive of access ¹ where two or more adjoining sites are developed. The proposal is for eight units on a site with a total area of 2446m ² . The density requirement is not met when access is excluded ² .	<i>Discretionary activity</i>

33. Non-compliance with the above rule requires resource consent as a discretionary activity. In all other respects, the proposal complies with all the standards of the District Plan. A full compliance assessment is provided in **Appendix Seven**.

Proposed Te Tai o Poutini Plan

34. The Proposed Te Tai o Poutini Plan (PTTP) was notified for public submission in July 2022. Submissions and further submissions have been received and hearings are underway.

35. Under the PTTP, the site has a General Residential zoning, and would require resource consent for a breach of the 1/350m² density standard. However, in contrast to the operative District Plan, the activity status would be restricted discretionary under RDA-GRZ-R16 (rather than discretionary), with discretion limited to the following:

- a. *Number of units;*
- b. *Provision of infrastructure to service the development;*
- c. *Design and location of parking and access;*
- d. *Design and location of buildings;*
- e. *Compliance with the Medium Density Housing Design guidelines in Appendix Three;*
- f. *Landscape measures; and*
- g. *Acoustic and noise insulation requirements*

36. For completeness, the application site is not subject to any rules that have immediate legal effect. As such, under Section 86B of the RMA, the operative district plan rules continue to apply.

37. Notwithstanding the above, Section 104(b)(vi) Resource Management Act 1991 requires that Council must have regard to any relevant provisions of a plan or proposed plan. Section 86A (2) allows Council to give weight to objectives and policies in proposed plans before the plan becomes operative. As such, an assessment of the proposal against the relevant objectives and policies is set out in the following sections of this report.

¹ Access: means that portion of a site which legal vehicular and/or pedestrian access is obtained to a legal road. This land includes an access leg, private way, common land as defined on a cross lease or company lease, or common property as defined in Section 2 of the Unit Titles Act 1972.

² The shared access and common land is approximately 420m²

Summary

38. Non-compliance with the above rules requires resource consent as a discretionary activity. In all other respects, the proposal complies with all the standards of the District Plan.

NES Contaminated Soil

39. The DSI found the historic use of the site to be residential, however concentrations of lead were identified which exceed the soil contaminant standards for a residential land use setting. As a result, Activity I of the HAIL was considered to have occurred within the land.

40. The volumes of disturbance and removal will exceed the permitted allowance and consent is required as a restricted discretionary activity under Regulation 10 of the NESCS.

Summary

41. Overall, resource consent is required as a discretionary activity under the District Plan.

Statutory Considerations

Duties and Restrictions under the RMA

42. Sections 9 to 23 of the RMA set out the duties and restrictions relating to activities in terms of consenting authorities. These sections provide the basis for which consent in this application is sought. Of relevance to this proposal is Section 9 (restrictions on use of land).

43. Section 9 of the RMA sets out that any use of land may not proceed in a manner that contravenes a:

- *national environmental standard;*
- *regional rule; or*
- *district rule*

unless expressly allowed by a resource consent or by Sections 10, 10A or 20A of the RMA.

44. The proposed activities are not expressly allowed by any national environmental standard or other regulations and, as outlined above, do not meet standards in the District Plan relating to density and building removal. As such, the proposal requires resource consent and assessment in accordance with the following provisions of the RMA.

Consideration of Application

45. Section 104(1) of the RMA sets out the matters which must be considered by a consent authority in considering applications for resource consent. It is considered that in this instance, regard shall be had to:

- *any actual and potential effects of allowing the activity (section 104(1)(a));*
- *any relevant objectives, policies, rules, or other provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a plan or proposed plan (section 104(1)(b)); and*
- *any other relevant matters reasonably necessary to determine the application (section 104(1)(c)).*

46. In respect of a discretionary activity, section 104B of the Act states out that a consent authority may grant or refuse the application. If it grants the application, it may impose conditions under section 108.

47. The assessment of the actual and potential effects is set out below, and an assessment of relevant Objectives and Policies follows.

Assessment of Environmental Effects

Overview

48. Section 88 of the RMA requires the applicant to undertake an assessment of any actual or potential effects on the environment that may arise from a proposal, and the ways in which the adverse effects may be avoided, remedied or mitigated.
49. As a discretionary activity, assessment of this proposal is unrestricted and all actual and potential effects must be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies, and any associated matters of discretion or control.
50. Having considered the outcomes sought through the regulatory framework, any effects are considered to be limited to residential character and amenity. Character being the physical characteristics that are typical of a particular locality, and amenity the pleasantness of the environment.

Residential Amenity and Character

Overview

51. Compliance is not achieved with the site density rule which permits 1 unit per 350m² exclusive of access.
52. The District Plan provides for a minimum net site area of 1 unit per 300m². In this regard, when access is excluded (approximately 420m²), it is reasonable to assume that with a site this size (depending on how access/parking is configured), seven units could be established. The proposed development is for one unit more than this. While this is not a permitted baseline, that scenario indicates the scale of development anticipated under the Plan for a piece of land with this area.
53. Section 16.7 of the District Plan provides an explanation for the density controls. With respect to a breach of the density standard, the District Plan states:

'The scale and intensity of residential units should be such that a level of amenity is retained in terms of openness and privacy. Development on adjoining sites offers more scope for integrated development.'

54. While the relevant objectives and policies are canvassed in greater detail below, the overall thrust of the objectives contained in Part 16.3 of the District Plan seek to provide a choice of building forms, densities and site development for residential purposes that:
 - Does not adversely impact on neighbouring properties or the character of an area.
 - Maintains open space and landscaping as a feature according to the type of development.
55. In addition, the more expansive policy framework of the PTPP seeks to:
 - Provide for a range of housing forms, densities and types which provide for a diversity of households.
 - Provide for activities that maintain or enhance residential character.

56. Overall, the policy framework under the Operative District Plan and the PTPP, both focus on maintaining and enhancing existing character, whereas the PTPP is more expansive in its intentions, by seeking to provide for a range of housing forms, densities and types which provide for a diversity of households.

57. The policy framework under the operative District Plan and PTPP have formed the following assessment of residential character and amenity effects.

Residential Amenity and Character

58. In light of the considerations outlined above and guided by the objectives and policies in sections 16.3 and 16.4 of the District Plan, the following assessment addresses the breach of the site density standard:

- **Understanding the Environment:** Firstly, it is essential to recognise the surrounding context. The site is adjacent to open space both to the rear and across Ward Street. The neighbouring properties to the north and south consist of modest, single-family homes on larger lots. While the proposed development deviates from this pattern, it largely aligns with the expected built form for the area for the reasons detailed below.
- **Design Compliance:** The units have been designed to fully comply with yard and recession plane requirements. Ample space has been maintained between buildings, ensuring adherence to these standards. Consequently, the development will not result in effects relating to building dominance, loss of privacy, diminished access to sunlight and daylight, or obstructed views.
- **Site Coverage:** The total site coverage for the eight units is approximately 30%, well below the maximum allowable coverage of 50% for the zone. It is reasonable to consider that fewer, larger homes could be constructed, potentially covering about 1223m² (50%), which would be permitted.
- **Bedroom Count and Activity Levels:** The development proposes a total of sixteen bedrooms, comparable to four or five standard suburban homes. The anticipated activity levels—including outdoor usage and vehicular and pedestrian traffic—are consistent with a permitted development scenario for a site of this size and occupancy.
- **Outdoor Amenities:** Each unit offers sufficient outdoor living spaces, garden areas, and specimen trees. This enhances on-site amenity and preserves the open-space character typical of the surrounding residential area. A detailed landscaping plan has been included, which the applicant commits to implementing and maintaining.
- **Community Needs:** While the site could be configured to accommodate up to seven units, the proposed configuration intentionally addresses community demand by focusing on smaller households. This aligns with the policy direction of the PTPP, which promotes diverse housing forms, densities, and types to meet varying household needs.
- **Architectural Style:** Although the proposed units have a more modern aesthetic compared to existing nearby properties, they are clearly residential in character. A variety of building styles is anticipated within the district's residential zones.
- **Positive Community Impact:** The introduction of eight residential units is expected to have beneficial effects for the community. This development optimizes site usage and meets tenant needs, featuring modern standards such as full insulation and double glazing for comfortable living spaces.

59. In summary, although eight residential units are proposed, the scale of this development aligns with

the expected density for a site of this size and will not clash with the surrounding environment. Any potential adverse effects on amenity and character due to the proposed density are deemed less than minor.

Positive Effects

60. The proposal will result in eight residential units which will result in positive effects for people and the community. The new units will make better use of the site and will better reflect the needs of tenants. The units will be built to meet modern standards, be fully insulated with double glazing and provide comfortable, modern spaces for tenants.

Summary

61. With respect to the reasons for consent, it is considered that the development will achieve the quality of environment and amenity values anticipated for this site while maintaining the amenity of the surrounding area.

62. For these reasons, any effects associated with the development are less than minor.

Assessment of Objectives and Policies

Operative District Plan

64. The objectives contained in Part 16.3 of the District Plan provide the framework for residential living environments in the Grey District. Specifically, as they relate to residential development, they seek:
- To enable a diversity of living environments expressed in built form, density of development, housing types and location.
 - To retain the amenities and character of the residential areas.
65. The related policies in 16.4 seek to provide for the following:
- A choice of building forms, densities and site development for residential purposes should be allowed provided that any development:
 - a) does not adversely impact on neighbouring properties or the character of an area.
 - b) maintains open space and landscaping as a feature according to the type of development
66. While the development breaches the density rules for the Residential Environment, the District Plan is clear that this situation is generally acceptable provided that the density and buildings do not adversely impact on neighbouring properties and character, and maintains open space and landscaping.
67. For the reasons set out in the preceding assessment, the proposal is considered to be consistent with the policy framework as it will maintain and enhance the amenity values and character of the existing environment. Noting in particular, that each building complies with the built form standards for the zone, including setbacks, site coverage, recession plane and maximum height.
68. Overall, it is considered that the proposal is generally consistent with the scale of activity anticipated and provided for in the area. In addition, the layout and design will provide a suitable quality residential environment for future residents and is appropriate for the site.

Proposed Te Tai o Poutini Plan

69. The directly relevant objectives and policies are considered to be those for the proposed Residential Zones and the two overlays that apply to this site, being the Coastal Environment and Pounamu Management Areas. These objectives and policies are assessed in turn below.
70. For completeness, as there is no indigenous vegetation on the site, it is not considered any standards within the ECO – Ecosystems and Indigenous Biodiversity chapter are applicable.

Residential Zone

71. Objectives RES-O1 and Res-O2 are particularly relevant to this application, which seek:
- To provide for a variety of housing forms and densities in the main towns; and
 - To maintain or enhance the distinctive character, amenity and heritage values of residential areas, build community resilience and protect these areas from the adverse effects of

inappropriate development.

72. These two objectives are supported by various policies, which (as relevant to this proposal) seek to:

- Provide for a range of housing forms, densities and types which provide for a diversity of households.
- Provide for activities that maintain or enhance residential character.

73. The proposed development is considered to give effect to the Residential Zones policy framework for the following reasons:

- The proposal is for residential activity in a residential zone.
- The proposed form/density is best described as low to medium, with each unit being allocated with well-orientated private space, generous boundary setbacks and modest built form (height, site coverage). This is considered to maintain and enhance the amenity values and character of the existing environment.
- The layout and design will provide a suitable quality residential environment for future residents while protecting that of the adjoining sites and wider character of the area.

74. Overall, the relevant objectives seek to provide for residential activity in a variety of housing forms and densities that maintains the character of the area. This outcome is highly aligned with the proposed development.

Coastal Environment

75. In general, the policy framework for the Coastal Environment seeks to preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.

76. Firstly, while the site is located in the Coastal Environment overlay, it is also located within a well-established residential area. As noted in Policy CE-P6, existing settlements in the Coast Environment are recognised, and new subdivision, buildings and structures are enabled where these are located in areas already modified by built development or primary production activities.

77. Given the enabling direction for development within existing settlements, the proposed development is considered to be fully aligned with the policy framework for the Coastal Environment.

Pounamu Management Areas

78. The Natural and Cultural Heritage chapter includes objectives and policies that relate to Sites and Areas of Significance to Māori - Ngā Wāhi Tāpua ki te Māori. As identified above, the site is located within a Pounamu Management Area Overlay.

79. The overlay acts as a flag to alert landowners that, under the Pounamu Vesting Act, all pounamu on the West Coast/Tai o Poutini is owned by Poutini Ngāi Tahu. As no disturbance or removal of pounamu is proposed, the policy framework is considered to have little relevance to the proposal.

Other

80. In addition to the above specific matters, consideration has also been had to Strategic Direction objective (Urban Form and Development Strategic Objective – UFD-O1), and District Wide objectives and policies. Given the high-degree of alignment with the lower order policies, as outlined above, it is considered the proposal gives effect to the relevant strategic objectives for the district and does not challenge any District Wide objectives.

81. Finally, having reviewed the objectives and policies of the PTP against the operative District Plan, I do not consider there to be any tangible disconnect between the provisions.

Conclusion

82. Based on the assessment of effects, the proposal is considered to be consistent with the relevant objectives and policies of the District Plan and highly consistent with the PTP.

Part 2 Matters

83. Schedule 4 of the RMA requires that all applications for resource consent include an assessment of the activity against the matters in Part 2 of the Act.
84. The purpose of the RMA under Section 5 is to promote the sustainable management of natural and physical resources. Sustainable management involves managing the use, development and protection of these resources in order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while –
- sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;
 - safeguarding the life supporting capacity of air, water, soil and ecosystems; and
 - avoiding, remedying, or mitigating any adverse effects of activities on the environment.
85. No matters of national importance in Section 6 of the RMA are applicable to the application.
86. In terms of Section 7, the following matters are relevant:
- the efficient use and development of natural and physical resources;
 - the maintenance and enhancement of amenity values; and
 - maintenance and enhancement of the quality of the environment.
87. As discussed in the Assessment of Environmental Effects, the development will adequately mitigate any adverse effects on the environment.
88. It is considered that the development is consistent with the purpose and principles of the RMA.

Notification Assessment

90. Notification of an application lies at the discretion of the Consent Authority.
91. Section 137 of the Resource Legislation Amendment Act amended the provisions of sections 95A to 95E on 18 October 2017. Section 95A and 95B include steps to determine whether an application should be notified. These steps are assessed in relation to the application as follows:

Table 3: Section 95A – Public notification

Step 1: Mandatory notification – section 95A(3)	
Has the applicant requested that the application be publicly notified?	No
Is public notification required under s95C (following a request for further information or commissioning of report)?	No
Is the application made jointly with an application to exchange reserve land?	No
Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)	
Does a rule or NES preclude public notification for all aspects of the application?	No
Is the application a controlled activity?	No
Is the application a boundary activity (other than a controlled activity)?	No
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)	
Does a rule or NES require public notification	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No
Step 4: Relevant to all applications that do not already require notification – section 95A(9)	
Do special circumstances exist that warrant the application being publicly notified?	No

92. In terms of section 95A of the Resource Management Act, the application should not be publicly notified.

Table 4: Section 95B – Limited notification

Step 1: Certain affected groups/persons must be notified – section 95B(2) and (3)	
Are there any affected protect customary rights groups or customary marine title groups?	No
If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement – is there an affected person in this regard?	No
Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)	
Does a rule or NES preclude limited notification for all aspects of the application?	No
Is this a land use application for a controlled activity?	No
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)	
Are there any affected persons under s95E (persons on whom the effects are minor or more than minor, and who have not given written approval)?	No
Step 4: Relevant to all applications – section 95B(10)	
Do special circumstances exist that warrant notification to any other persons not identified?	No

93. In terms of Section 95B, it is considered that the proposal does not meet the requirements set out for limited notification. Furthermore, as the adverse effects of the proposal are deemed to be less than minor, no written approvals are required.

Conditions of Consent

94. Sections 108 of the RMA allows councils to include conditions on land use resource consents, however, under section 108AA, a council must not include a condition in a resource consent for an activity unless—
- (a) the applicant agrees to the condition; or
 - (b) the condition is directly connected to one or both of the following:
 - i. an adverse effect of the activity on the environment;
 - ii. an applicable district or regional rule, or a national environmental standard; or
 - (c) the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.
95. The Applicant requests the opportunity to review a draft set of conditions prior to the granting of consent, as per s108AA of the RMA.

Conclusion

96. This AEE has been prepared on behalf of Kāinga Ora to accompany a resource consent application for the establishment of eight residential units and associated development works.
97. The application is identified as a discretionary activity under the provisions of the District Plan. Consequently, the assessment of any actual or potential effects is unrestricted.
98. In terms of the assessment, the AEE and supporting documents demonstrate that:
 - (a) The proposal will result in a development that will achieve the quality of environment and amenity values anticipated for this site while maintaining the amenity of the surrounding area; and
 - (b) any potential adverse effects during site remediation can be mitigated to the extent that they will be less than minor.
99. For that reason, the identification and/or notification of affected parties is unnecessary, and the application may proceed on a non-notified basis.
100. The assessment of relevant objectives and policies indicates that the general outcomes sought for the zone are met.
101. An assessment under Part 2 of the Act has found that the proposal is consistent with the enabling provisions of the Act while ensuring that sustainable management is upheld.
102. As such, we consider the application can be granted, subject to conditions.

November 2024
Consult Planning Limited

Appendices

Appendices are attached separately

