



**Tai Poutini**  
RESOURCES



## **HOUSING WEST COAST**

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**APPLICATION FOR RESOURCE CONSENT – NEW SHOW HOME IN  
RESIDENTIAL ENVIRONMENTAL ZONE**

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SEPTEMBER 2024

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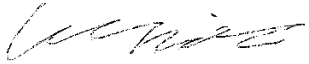
HOUSING WEST COAST

APPLICATION FOR A NEW SHOW HOME IN RESIDENTIAL ENVIRONMENTAL ZONE

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Client: Housing West Coast

Project Reference: J000647

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# 1. Executive Summary

- 1.1 Housing West Coast Ltd, West Coast Franchisee for GJ Gardiner Homes (**the Applicant**), seek resource consent from the Grey District Council to operate a Show Home on Lot 23 Ashley Drive, Paroa, Greymouth for a period of approximately 2 years (24 months).
- 1.2 A dwelling is currently being constructed on the site – BC 998182. The dwelling under construction is accessed from Ashley Drive and the cul-de-sac forms the next stage of development in the subdivision.
- 1.3 The site is zoned Residential under the Operative Grey District Plan. Resource consent for the use of the dwelling as a Show Home is sought due to this being a non-residential activity within the Residential Environment Area. This activity also contravenes the permitted activity standards for parking and signage.
- 1.4 The site is zoned General Residential Zone under the Proposed Te Tai o Poutini Plan and is also within the Pounamu Management Area and Coastal Environment. No rules with immediate legal effect are relevant to this application.
- 1.5 In summary, this Assessment of Environmental Effects (**AEE**) report considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment.
- 1.6 No parties are considered affected by the proposal.
- 1.7 The proposal accords with the purpose and principles of the Resource Management Act 1991 (RMA) and accords with the definition of sustainable management.

## 2. Details of Applicant

### Applicant

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**All correspondence shall be sent to the agent in the first instance.**

## 3. Application Site and Surrounding Environment

### Site Details

3.1 The application site is legally described as Lot 23 Deposited Plan 575708 and is contained within Record of Title 1057210. A copy of the title is contained with **Appendix A**. The following interests are registered to the title and are included as **Appendices B1 – B3**:

- 12382069.5
- 12382069.6
- 12553242.9

3.2 Instrument 12382069.5 (**Appendix B1**) notes at 3.9 *The Lot Owner will not construct, erect or place or permit to be constructed, erected or placed on the Lot:*

*3.9.1 Any Building other than those designed for residential use and associated garage(s). The Developer and its designated representative(s) and/or builders, as approved by the Developer, may use residential buildings as model homes, show homes or offices, provided such use is in furtherance of the primary purpose of construction and sale of the properties within the Development.*

3.3 In regards to Landscape Features (defined in the instrument as “any visible structure of landscape design or enhancement feature or utility to be provided on any Lot”), Instrument 12382069.5 notes at:

*4.2 No Landscape Feature may exceed a height of 2 metres above the original subdivision ground level of a Lot within the express written approval of the Developer;*

*4.4 All attachments to any Buildings or structures on and Lot (including television antennas, solar water heating panels, satellite dish, mast, garden statues, fountains or any other ornamental decoration or similar garden or Landscape Feature) must be approved by the Developer in writing.*

- 3.4 Written approval from the Developer (Ball Developments Limited) for the building to be used as a Show Home and for the installation of the sign as per the Landscape Report has been obtained and is included as **Appendix C**.
- 3.5 The site is 750m<sup>2</sup> in area, located within the Paroa Developments subdivision on Ashley Drive, Paroa, Greymouth. The site and surrounding area is shown in Figures 1 and 2 below.

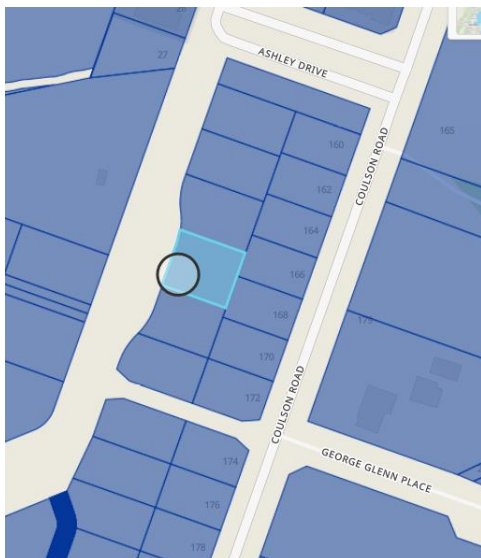


Figure 1: Application site (in blue).

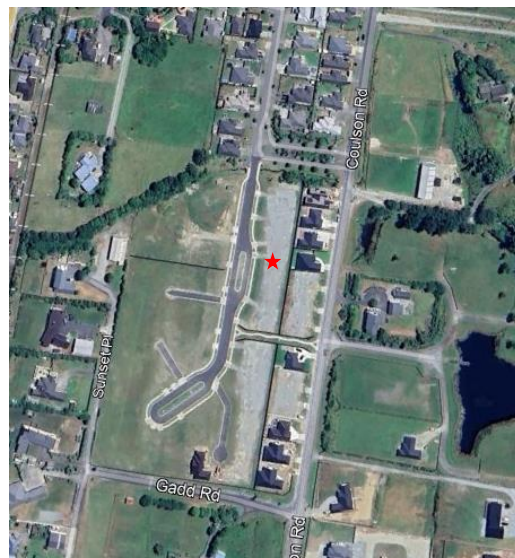


Figure 2: Application site on Google Earth marked with a star

- 3.6 The site is owned by the applicant with a new dwelling currently under construction – BC998182. Topography of the site is relatively flat.
- 3.7 The site is zoned as Residential Zone under the operative Grey District Plan, as depicted in Figure 3 below. The site is zoned General Residential Zone (as shown in Figure 4 below) and is located within the coastal environment and the Pounamu Management Area under the Proposed Te Tai o Poutini Plan.



Figure 3: ODP Grey zoning, residential zone in Grey. Source: Grey District Planning Maps



Figure 4: PDP zoning, General Residential Zone in yellow. Source: Te Tai o Poutini Plan mapping

## **Surrounding Environment**

- 4.1 The site is set within one of the relatively new subdivision developments accessed from Coulson Road, approximately 5.5km south of Greymouth. The immediate vicinity is residential with the wider area a mix of residential and rural residential properties.

## **Natural Hazards**

- 4.2 The site is not subject to any of the natural hazard overlays of the proposed Te Tai o Poutini Plan. All ground and foundation requirements will be assessed at the building consent stage.

## **Pounamu Management Area (PDP)**

- 4.3 The site is within the Pounamu Management Area overlay under the proposed Te Tai o Poutini Plan. This activity will not involve any earthworks as that will be undertaken as part of the construction of the dwelling under BC 998182.



## 4. The Proposal

### Overview

- 4.4 The Applicant is currently constructing a dwelling for which they are seeking consent to operate as a Show Home at Lot 23 Ashley Drive, Paroa. **Appendix D** contains the site and building design plans of the dwelling and **Appendix C** the landscaping and planting plan for the site.
- 4.5 The site is located within the wider Paroa Developments subdivision, an extension to the previously developed Ashley Drive. Locating the Show Home in this area is particularly pertinent due to the level of new building occurring within the immediate vicinity.
- 4.6 The Show Home will not be inhabited. It will be used by staff to show clients around by appointment only, Monday to Friday 0800 – 1630. For no more than 12 times in a 12-month period, the Show Home will be open by appointment between 1630 – 1900. It will be closed between 25 December and 2 January inclusive.
- 4.7 A sign will be erected at the front of the property, set back from Ashley Drive, to advertise the location of the Show Home. This signage is no different to that used for the Applicant’s previous Show Homes. The sign will be 2m high and 0.82m wide. A picture of the previous signage located at the current Show Home on Coulson Road is included as Figure 5 below.



Figure 5: GJ Gardner Show Home signage at Coulson Road

- 4.8 The dwelling will be used for this purpose for approximately 2 years (24 months) and will then be sold for residential purposes. All signage will be removed once the dwelling ceases Show Home activity.



## Buildings

- 4.9 The dwelling will be 175.32m<sup>2</sup> in floor area (including the garage), with an additional 16.55m<sup>2</sup> covered portico. The house will consist of three bedrooms, one bathroom and an ensuite, an open kitchen, dining and living area and garage. The outdoor area will include a kwila decking, domestic lawn and concrete driveway and path.
- 4.10 The dwelling complies with the bulk and location rules for the Residential Environmental Area within Operative Grey District Plan and has been granted Building Consent. It is currently under construction.
- 4.11 A copy of the Site Plans are included as **Appendix D**.

## Access

- 4.12 The site contains one existing formed entranceway from Ashley Drive (refer Figure 2).

## Landscaping, Fencing & Outdoor Living

- 4.13 The Applicant has proposed landscaping and fencing to provide privacy and amenity value to the site as per a normal dwelling. A Landscaping Plan depicting all proposed landscaping, fencing and outdoor living is contained in **Appendix C**.
- 4.14 The property will be maintained to a high level in keeping with the expectations of a Show Home. This will reflect, or be of a higher standard, than the residential amenity and character of the surrounding area.

## Lapse date and term of consent

- 4.15 A standard five-year lapse date is requested. The term is for two years – the time the Show Home is in operation for.

# 5. Statutory framework

## West Coast Regional Policy Statement (RPS)

- 5.1 The West Coast Regional Policy Statement has been considered relevant to the proposal. The activity will not be contrary to any relevant objectives or policies of the RPS. Please see the following Part 7 of this report for further detail.

## New Zealand Coastal Policy Statement (NZCPS)

5.2 The New Zealand Coastal Policy Statement has been considered relevant to the proposal. The activity will not be contrary to any relevant objectives or policies of the NZCPS. Please see the following Part 7 of this report for further detail.

## Grey District Plan

5.3 The site is located within the Residential Zone of the Grey District Plan.

5.4 The Plan defines residential activity as “*the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, leisure activities and the keeping of domestic livestock...*” The permitted activity standards generally seek to ensure that the particular amenity values associated with residential areas are protected.

5.5 The proposal does not comply with the following permitted activity standards:

- 16.7.17 – Non-Residential Activity sections (c) and (d)
- 22.3 – Signs in the Residential, Rural-Residential and Rural Environmental Areas section (c)
- 24.2.1 – Minimum parking space requirements

5.6 Please see the following Part 7 and **Appendix E** of this report for a detailed assessment of the objectives and policies relevant to this application.

## Proposed Te Tai o Poutini Plan

5.7 The site is located within the General Residential Zone of Te Tai o Poutini Plan. The Pounamu Management Area overlays the site, it is noted that the proposed activity will not affect this overlay. The site is also within the Coastal Environment Overlay.

5.8 This application does not trigger any rule with immediate legal effect in the Proposed Plan. In particular it is noted:

- The site does not contain any historic area or site;
- The site is not an identified Site of Significance to Maori;
- The site is not within any Natural Environmental Value area;
- No indigenous vegetation is present onsite or is proposed to be cleared;
- The site does not include or is not adjacent to a waterway or its margins.

5.9 At the time of writing this application the Proposed Plan is partway through the hearing process, and it is unclear which provisions in the Proposed Plan will be subject to challenge. Therefore, the objectives and policies in the Proposed Plan should be given limited weighting.

5.10 An assessment of objectives and policies considered relevant to this application is included as part of Appendix C. The objectives and policies relevant to this application are assessed further within section 7 of this AEE and **Appendix D**.

### Overall activity status

5.11 The proposed operation of the Show Home is a **Discretionary activity**.

## 6. Assessment of effects on the environment

6.1 Section 88 of the RMA requires that the Applicant undertake an assessment of any actual or potential effects on the environment that may arise from the proposal, and the ways in which any adverse effects may be avoided, remedied, or mitigated.

6.2 This section discusses the effects of the proposal in the following sequence:

- Visual amenity and character
- Noise
- Privacy
- Transport, vehicle numbers and parking
- Signage
- Positive Effects

### Visual amenity and character

6.3 The site is located within a new a subdivision beginning to be developed, however there is development to the east, between the site and Coulson Road, and where Ashley Drive turns right. Associated site earthworks will take place as part of the construction phase of the dwelling. This will be temporary in nature and is considered in line with the development of any new development in the wider subdivision.

6.4 As noted in 4.10 above, the dwelling meets the bulk and location rules for the Residential Environmental Area. The visual character and amenity of the dwelling will be in keeping with the surrounding residential dwellings and wider environment within the subdivision. Once built and ready to be opened as a Show Home a sign will be erected on the lawn directly in front of the dwelling. This is well set back on the property in excess of 4.5m from the road boundary (refer 6.23 for further assessment of effects for signage).

6.5 The dwelling will operate as a Show Home for approximately 2 years. Once it is no longer used for this purpose, the sign will be removed, and the dwelling sold. The signage is therefore considered to have only a temporary effect on visual amenity and is no different to any of the other Show Homes operated by the Applicant in the District. These effects are considered less than minor and temporary in nature.

- 6.6 The Show Home will feature the latest of the GJ Gardiner building designs and will not be dissimilar to other dwellings constructed in the vicinity. The exterior cladding includes vertical cedar shipland weatherboard and Designa schist stone cladding.
- 6.7 The landscape plan in **Appendix C** shows the fencing and landscaping proposed for the dwelling. This provides for consistent amenity throughout the subdivision as further houses are built.
- 6.8 The overall effect on visual amenity and character is considered to be less than minor.

### **Noise**

- 6.9 The Show Home activity will be undertaken in such a way that the noise limits of 16.7.17 (e) shall be met. Due to the dwelling being used to show clients around there is likely to be less noise generated on site than for any other residential dwelling within the vicinity.
- 6.10 Vehicle numbers to the Show Home will not generate increased levels of noise in amounts greater than those anticipated for any other dwelling.
- 6.11 Overall, noise effects are considered to be less than minor.

### **Privacy**

- 6.12 As set out in 6.8, a landscape plan provides the fencing and plantings to provide for privacy for both this dwelling and any neighbouring properties. Therefore, privacy of future occupiers and neighbours is considered to be protected.
- 6.13 Fencing along the side and rear boundaries is to be 1.8m in height, with feature planting along the rear and southern boundaries. The remaining boundary fence borders the driveway.
- 6.14 The activity being by appointment only and within set days and specified hours means that the site will likely not be used during times when residents are most home (mornings, evenings, weekends).
- 6.15 Overall, the effects on privacy are considered to be less than minor.

### **Transport, vehicle numbers, parking and queuing**

- 6.16 No more than 50 vehicle movements are anticipated per week as a result of using the dwelling as a Show Home. This meets the permitted vehicle movements set in the Plan and is considered to be less than that expected by a residentially used property. The figure of 50 vehicle movements is based off the experience of previous Show Homes.

- 6.17 There are no heavy vehicle trips anticipated as a result of this activity.
- 6.18 The dwelling can provide parking for three vehicles (one in front of the garage, and two up the driveway). While this will not meet the requirement of Rule 24.2.1 which requires 5 spaces per 100m<sup>2</sup> of gross floor area. Due to the intended use of the Show Home, operated by appointment only, with staff working from their main office at 199 Main South Road and only coming to the site with clients, three spaces is considered adequate for the nature of the activity. Any effects related to the matter of the quantum of parking spaces is considered less than minor.
- 6.19 Reverse manoeuvring is not provided for due to the configuration of the site and is not required for given Ashley Drive is a local road. With the limited vehicle numbers on this road and the speed limit of 50km/hr any impact related to reverse manoeuvring is considered less than minor.
- 6.20 Due to the Show Home being open by appointment only, and the limited vehicle numbers associated with this, there will be no queuing of vehicles to access the premises.
- 6.21 Overall, the effects associated with transport, vehicle numbers and parking are considered to be less than minor.

### **Signage**

- 6.22 One new sign is proposed as part of this activity. The sign will be located at the front of the property, shown in **Appendix C**, facing north where vehicles turn into the cul-de-sac.
- 6.23 Due to the size of the sign at 2m high by 0.85m wide (1.7m<sup>2</sup>), it does not meet the permitted activity rule 22.3. The sign will be identical in size, design and wording as the sign at the Applicant's existing Show Home on Coulson Road.
- 6.24 The side of the sign will be visible from any properties constructed on the other side of Ashley Drive. There is likely to be a restricted view of the sign from those properties adjoining the site but this will be limited due to the setback of the sign onto the property and the various vegetation and fencing between sites. The sign will be fully visible to any vehicle turning into the Ashley Drive cul-de-sac, which is its purpose.
- 6.25 The sign is temporary in nature and will be removed when the dwelling no longer operates as a Show Home. The sign will not obstruct the line of sight of any corner, bend intersection or vehicle crossing due to the placement of it. The sign will not resemble any traffic control sign, use reflective materials, flashing or revolving lights. It will be fixed to the ground.
- 6.26 Overall, the effects associated with the installation of the Show Home sign on the surrounding environment is considered less than minor.

## Positive Effects

- 6.27 The proposal is to use a new dwelling under construction as a Show Home for the GJ Gardiner Business. This activity is not dissimilar to the previous Show Homes the Applicant has built and operated around Greymouth over many years.
- 6.28 The dwelling will be built to a high standard, used for a relatively short period of time as a Show Home, before being on-sold.
- 6.29 Such dwellings are highly sought after within the district, and as the building boom continues in the District, having this site available to show customers around in an area of building development is appropriate.

## Conclusion

- 6.30 Based on the above assessment, any effects from the proposal are considered to be less than minor overall. The Show Home activity will result in less than minor effects on the environment.

# 7. Statutory Assessment

## Objectives and Policies

- 7.1 Section 104 of the RMA requires that the relevant provisions of the relevant operative and/or proposed plan(s), or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the most relevant planning documents that require consideration are as below. Assessment of all relevant objectives and policies from these documents is contained within **Appendix E**.
- The West Coast Regional Policy Statement (RPS) 2020
  - New Zealand Coastal Policy Statement 2010
  - Operative Grey District Plan 2005
  - Proposed Te Tai o Poutini Plan

## The West Coast Regional Policy Statement

- 7.2 The West Coast RPS contains objectives and policies relevant to the proposed activity broadly cover:
- Resilient and sustainable communities (section 4) which supports enabling existing and new economic use, development and employment opportunities while ensuring sustainable environmental outcomes are achieved.
  - The provision of appropriate use and development of resources (section 5) to enable people and communities to maintain or enhance their economic, social, or cultural wellbeing.
- 7.3 The proposed activity is considered to be in accordance with the relevant objectives and policies of the above planning documents. The proposal is consistent with the Section 4 Resilient and



Sustainable community provisions. Section 4, Objective 3 in particular is relevant in supporting the integration of subdivision, use and development with the natural environment. The proposed activity will enable the Applicant to operate a commercial activity from a dwelling within a new subdivision adding value to the wider area as this area is developed in the future. It will assist local residents to consider the range of lifestyle options available to them. For completeness, it is also noted that the West Coast RPS also gives effect to the New Zealand Coastal Policy Statement.

### **New Zealand Coastal Policy Statement**

- 7.4 The proposed activity is located within the coastal environment, and as such the New Zealand Coastal Policy Statement (NZCPS) applies. The site is located within a new subdivision in a highly modified coastal environment. The dwelling will not be dissimilar to those in the wider area continuing the existing pattern of development.
- 7.5 Assessment of relevant objectives and policies is contained within **Appendix E**.
- 7.6 Most importantly, Objective 6 states that the protection of values of the coastal environment does not preclude use and development in appropriate places and forms, within appropriate limits. As noted above, the West Coast RPS gives effect to the NZCPS, and the proposal has been considered consistent with this document.

### **The Grey District Plan**

- 7.7 The Grey District Plan recognises that residential areas also include employment, education, commercial and recreational opportunities and that providing for a wide range of activities without creating adverse effects is in the interest of the community.
- 7.8 The proposed activity is considered to accord fully with the objectives and policies of the Grey District Plan. A full assessment of the objectives and policies is contained in Appendix D. In particular the following points are relevant:
- The proposed activity will not compromise the character of the surrounding environment.
  - The site has been created for residential use and development; this application will not detract from the intended use of the site.
  - The dwelling, to be used as a Show Home, will be of new and modern construction with landscaping and fencing which will enhance amenity of the site and surrounding area.
  - This activity will be of a temporary duration.

### **Section 95, RMA**

- 7.9 Section 95A of the RMA states that a consent authority must publicly notify an application if:
- The council decides under Section 95D that the activity will have or is likely to have adverse effects on the environment that are more than minor; or
  - If the applicant requests it; or



- If a rule or national environmental standard requires it; or
- If special circumstances exist in relation to the application.

7.10 Section 95D of the RMA goes on to require:

*“A consent authority that is deciding, for the purpose of Section 95A(2)(a), whether an activity’s adverse effects on the environment may be more than minor –*

*(a) must disregard any effects on persons who own or occupy –*

*(i) the land in, on, or over which the activity will occur; or*

*(ii) any land adjacent to that land...*

*(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*

*(c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion*

*(d) must disregard trade competition and the effects of trade competition; and*

*(e) must disregard any effect on a person who has given written approval to the relevant application”*

7.11 Section 95E of the RMA requires a consent authority to decide if any persons are affected by a proposal. We have reviewed the site and the surrounding area. The proposal involves the construction of a dwelling, entirely suitable for the area, and using this as a Show Home. Apart from the installation of a sign at the front of the dwelling, the effects of the activity will be similar or less than those of any other normally inhabited property in the area. We consider the potential effects on the environment are less than minor and will not result in adverse effects on neighbouring properties.

### **Purpose and Principles of the Resource Management Act**

7.12 The purpose of the RMA, as set out under section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration.

7.13 Section 5 provides the purpose of the Act, which is sustainable management of natural and physical resources. Sustainable management is then defined as the following:

*“Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables 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 (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 7.14 This application demonstrates, through the assessment of environmental effects, that it is consistent with the purpose of the RMA (1991) as outlined in Section 5 above. The activity will provide for economic and social well-being of residents of the Westland District through the construction of a supported living environment. It is considered that the life supporting capacity of the surrounding environment will not be unacceptably affected by the proposal.
- 7.15 Section 6 of the RMA (1991) outlines matters of national importance that all persons shall recognise and provide for when exercising functions and powers under the Act in relation to managing the use, development and protection of natural and physical resources. No matters of national importance are considered relevant to the proposal.
- 7.16 Section 7 outlines other matters that all persons exercising powers and functions under the RMA (1991) shall have regard to. The following matters have been identified as relevant to this application:
- (b) *the efficient use and development of natural and physical resources:*
  - (c) *the maintenance and enhancement of amenity values:*
- 7.17 As outlined in the assessment of effects in section 6 above, the proposed activity will have less than minor effects on the environment and will therefore not have adverse effects in relation to the matters outlined in sections 6 and 7 of the RMA. The proposal will not change the land use of the site, maintaining the amenity of the surrounding environment.
- 7.18 Section 8 outlines the requirements for the principles of the Treaty of Waitangi to be taken into account when exercising functions under the act. Broadly the principles of the Treaty of Waitangi can be defined as:
- Partnership
  - Protection
  - Participation
- 7.19 The Principles of the Treaty of Waitangi have been taken into account as a part of this assessment. It is concluded that the proposal will not be contrary to the above relevant principles and consultation with local Tangata Whenua is not considered necessary.
- 7.20 In summary, this application demonstrates that Part 2 of the RMA (1991) has been given effect to when considering the proposed activity. The proposal is therefore consistent with the purpose and principles of the Act and accords with the definition of sustainable management.

## 8. Conclusion

- 8.1 The Applicant is seeking resource consent to utilise a new dwelling under construction as a Show Home at Lot 23 Ashley Drive, Paroa for a period of 2 years (24 months). The Show Home will not be inhabited. It will be used by staff to show clients around by appointment only. A sign will be installed at the front of the property, set back from Ashley Drive, to advertise the location of the Show Home. Parking for staff and clients is able to be provided on site. Once its time of being used as a Show Home ceases, signage will be removed and the dwelling on-sold.
- 8.2 The Show Home activity does not comply with the permitted activity standards for residential activities, signage and parking. However, the type of activity to occur, and the mitigations put in place by the Applicant will not detract from the residential amenity and character of the wider area.
- 8.3 It is considered that the proposal is entirely consistent with the objectives and policies of the Grey District Plan and has less than minor effects on the amenity of the surrounding environment. Accordingly, consent is able to be granted for the proposal.

### **Appendix A – Record of Title**

### **Appendix B – Title Interests**

### **Appendix C – Landscape Plan including Developer Approval**

### **Appendix D – Site Plan**

### **Appendix E – Relevant Objectives and Policies Assessment**