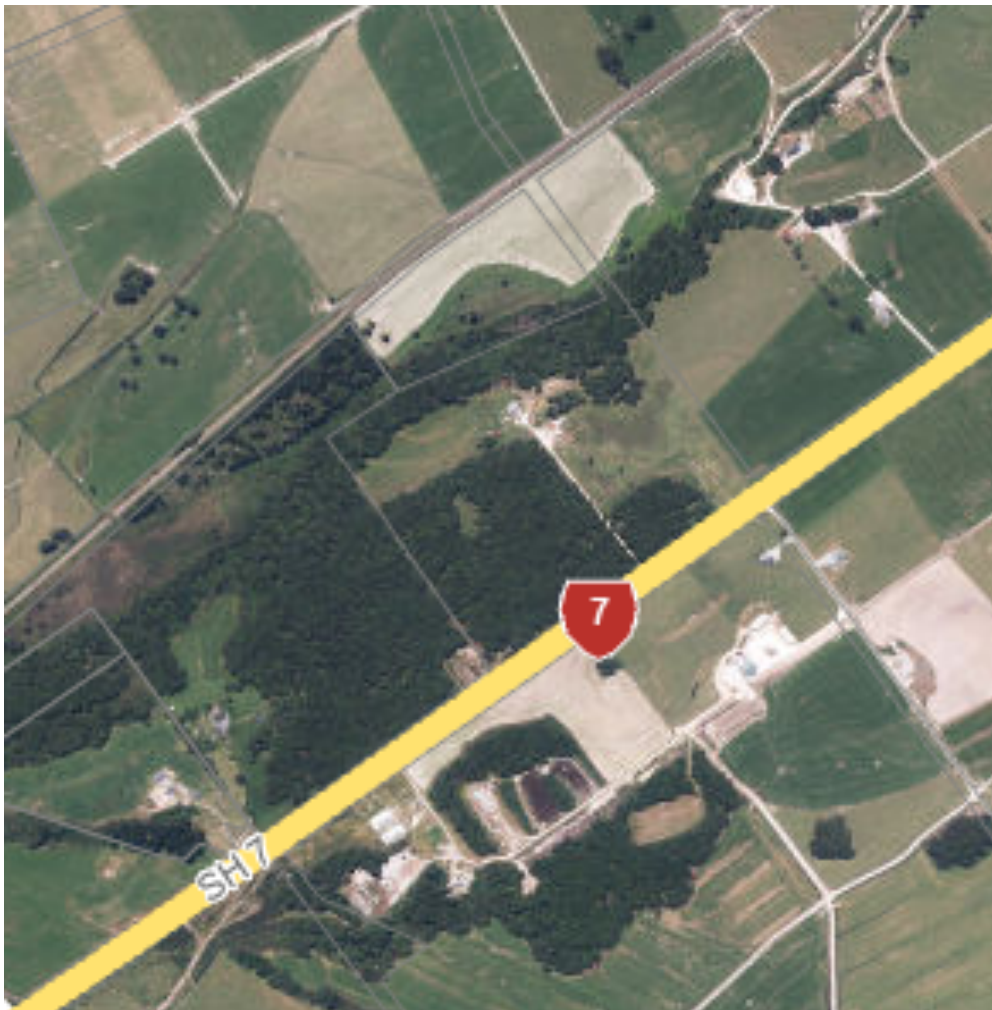


Application For A Seven Lot
Subdivision Consent For:

Peter Savage

3021A State Highway 7



Application For Resource Consent Pursuant To Section 88 RMA 1991

1. Resource Consent Sought

The following report is an assessment of the actual and potential effects on the environment generated by the creation of seven (7) lots at 3021A State Highway 7.

This application addresses the character of the land, the proposed land use activity and the relevant provisions of the Operative Grey District Plan. This application also includes an assessment of effects on the environment as required by the Fourth Schedule to the Resource Management Act 1991.

Summary of Application Details

<i>Owner/Applicant:</i>	Peter Savage
<i>Site Address:</i>	3021A State Highway 7, Ngahere
<i>Legal Description:</i>	Lot 1 DP 586583
<i>Certificate of Title:</i>	1110335
<i>Net Site Area:</i>	11.8908Ha
<i>Roading Hierarchy:</i>	State Highway
<i>District Plan Zoning:</i>	Rural Zone – Grey District Plan General Rural (Highly Productive Land Precinct) – Proposed Te Tai o Poutini Plan
<i>Date:</i>	22 September 2024
<i>Document Version:</i>	1.0 (22/09/24)
<i>Proposal:</i>	Subdivision consent is sought for the creation of 7 lots at 3021 State Highway 7 for the purpose of facilitating 6 undeveloped rural allotments, and developed one balance allotment. <i>It is a Discretionary Activity under Rules 25.2.6, 25.2.6, and 25.2.10 due to no provision of underground electricity and telecommunication being provided, entranceway not meeting transport standards and the site being subject to natural hazards.</i>

2. Introduction

Section 88(2)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated. Section 88(2)(b) also requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Resource Management Act 1991. This assessment is made in accordance with those requirements.

3. Description Of The Environment

3.1 *Property Involved*

The application site is located at 3021 State Highway 7. The existing site is legally described as Lot 1 DP 586583 held in Record of Title 1110335 (**Appendix A**). The aerial below shows the application site and surrounding area. The total site area for the proposal is 11.8908Ha. The topography of the site is generally flat, with a small rise in topography from State Highway 7 towards the west.

The site contains one existing residential unit, and some associated rural storages buildings. The site is generally vegetated with paddock pasture, which is complimented by a range of established trees within the site.

The site has one existing access from State Highway 7, which provides access to the site and three other properties.

3.2 *Surrounding Environment*

The site is located 2.7km south of the township of Ahaura, and approximately 25kms northeast of Greymouth. The site is zoned Rural (ODP) along with the adjacent sites. The site and surrounding area are generally used for rural and lifestyle purposes and range from 1Ha to large rural production allotments. The site and surrounding area are depicted in figure 1 above.

Designated State Highway 7 runs south of the site. National Grid Power Lines runs adjacent to the State Highway opposite to the site.



Figure 1: Aerial of surrounding area ([Te Tai o Poutini Plan](#))

3.3 Certificate of Title

The Title contains the following interests considered relevant to this application:

Instrument ref	Purpose
EI12863450.2	right to convey telecommunications over C and E right of way, right to convey electricity and right to convey telecommunications
EI12863450.3	Right of convey electricity (in gross) to Westpower Ltd
CONO 12863450.5	S221 consent notice: <i>All new dwellings construction on Lots 2, 3, & 4 and any alterations/ additions to the existing dwelling on Lot 1 must be designed, constructed and maintained to achieve a design noise level of 40dB LAeq(24Hr) inside all habitable spaces within 100 metres from the edge of the sealed road of State Highway 7.</i>

3.4 Existing Resource Consents

The site has been subject to one subdivision previously SD3028/22, granted on 10 November 2022, which approved the creation of four allotments, including the site. A variation to the consent, SD3028/22-2, was granted on 24 October 2023. The variation was for the purpose of altering the accessway standard from a NZTA diagram E to a NZTA diagram C and allowance for alternative electricity and telecommunications provisions.

3.5 District Plan Zoning

The site is within the Rural Environmental Area (zone) under the Operative Grey District Plan. As shown in Figure 2 below.



Figure 2: Operative Zoning Rural Environmental Area ([Grey District Plan](#))

The site is proposed to be zoned General Rural (Highly Productive Land Precinct) under the Proposed Te Tai o Poutini Plan. As shown in Figure 3 below.

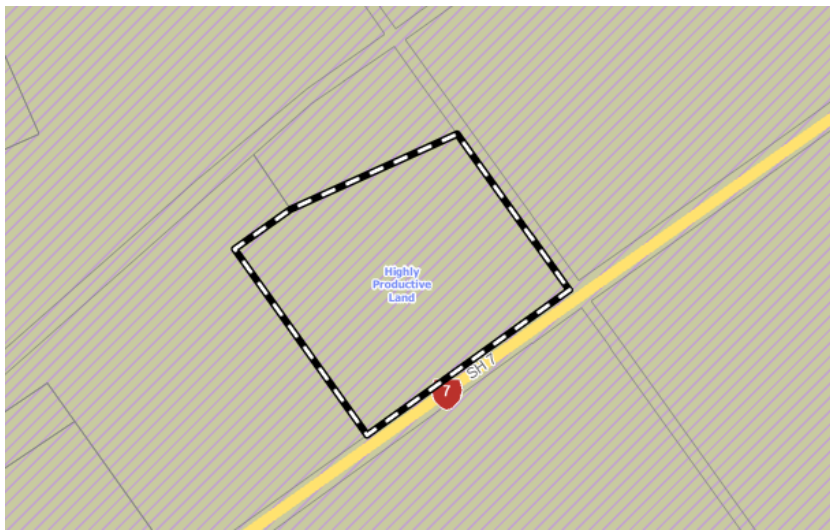


Figure 3: Proposed Zoning General Rural/ Highly Productive Land Precinct ([Te Tai o Poutini Plan](#))

3.6 Natural Hazards

The site is not within any natural hazard overlay under relevant Operative District Plan mapping systems. The site is within the *Flood Plain* overlay identified by the proposed Te Tai o Poutini Plan. A Natural Hazard assessment is provided as part of this application (**Appendix C**), and discussed in further detail below.

3.7 Natural and Cultural Heritage

The site is not location on or near any of the following overlays or areas identified by the Operative Grey District Plan or Proposed Te Tai o Poutini Plan

- Significant Natural Area

- *Outstanding Natural Landscape and/ or Feature*
- *Historic Tree*
- *Heritage Area or Site*
- *Site of Significance to Māori*

3.8 Site Contamination

The site is not a known piece of land considered under the National Environmental Statement for assessing and managing contaminants in soil to protect human health. The site is not currently, and has not previously been utilised for any HAIL activity to our knowledge.

Status has been requested for the West Coast Regional Council. confirmation will be sent once received.

3.9 Highly Productive Land



Figure 5: [West Coast Capability Map](#)



Figure 6: [Manaaki Whenua Our Environment Map](#)

The West Coast Land Use Capability (Highly Productive Land) and Manaaki Whenua Our Environment mapping systems both identify and the as LUC4. Such is described as:

- Arable. Significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Some Class 4 is also suitable for viticulture and berry fruit.

The site is not considered to require assessment against the NPS-Highly Productive Land.

4. Description of the Activity

Subdivision consent is sought for seven lots in the Rural Zone as shown in table 1 below. The proposed seven sites range from 1.0Ha to 5.575Ha in area (net).

Table 1

Lot #	Area (net)
1	1Ha exclusive of access
2	1Ha exclusive of access
3	1Ha exclusive of access
4	5.575Ha exclusive of access
5	1Ha exclusive of access
6	1Ha exclusive of access
7	1Ha exclusive of access

A copy of the scheme plan is attached as **Appendix B**.

4.1 *Prior Discussions / Correspondence with Council*

There have been no prior discussions with Council regarding this consent application.

4.2 *Servicing*

The site currently contains one residential unit and associated rural storage buildings, which will be retained within proposed Lot 4. The residential unit is serviced with onsite potable water, stormwater and wastewater disposal. The septic tank and soakage area will be retained entirely within the proposed boundaries, as depicted on the scheme plan (**Appendix B**).

No Council reticulation is available at the site. Therefore, onsite servicing (water, stormwater and wastewater disposal) is proposed to be utilised within Lots 1-3 and 5-7. All lots are considered large enough, and of sufficient dimension to meet rules 79 and 81 of the West Coast Regional Land and Water Plan.

We anticipate Council's standard section 221 conditions will be imposed as part of the decision.

Alternative electricity and telecommunication services are proposed Lots 1-7. While it is recognised that electricity connection could be available to the site, the cost of such would make the proposed subdivision non-viable. Similarly physical connection to telecommunication services is not proposed. Proof of suitable alternative telecommunication service such as satellite cell and internet is shown in servicing maps in **Appendix E**.

No new infrastructure is required to be vested in Council as part of this proposal.

4.3 Access

Vehicular access will be provided via an existing access from State Highway 7. The accessway has previously been upgraded to a NZTA Diagram C/ Grey District Plan Diagram C standard. A copy of this application has been sent to Waka Kotahi New Zealand Transport Agency for comment. A copy of their written approval will be forward to Council upon receipt.

The proposed lots will be accessed from an existing right of way (E12863450.2). The existing right of way. Two additional internal right of ways will be formed stemming from the existing right of way.

4.4 Section 221 Consent Notice

As detailed in section 3.5 above, one section 221 notice is registered to the underlying title. The condition relates to any alterations or additions of buildings on Lot 1 DP 586583 within 100m of State Highway 7 being designed to achieve design noise level 40dB LAeq(24hr) within habitable spaces.

Taking into account that only Lots 5, 6 & 7 will be within 100m of State Highway 7, we do not consider the section 221 notice redundant for Lots 1-4. To ensure the section 221 notice is not carried down to all resulting allotments, and for clarity, pursuant to s221(3) we request this section 221 notice be cancelled in relation to Lot 1 DP 586583 only.

We hereafter volunteer the proposed section 221 notice in that it relates to proposed Lots 5, 6 and 7 only.

“Any dwellings construction on Lots 5, 6 & 7 must be designed, constructed and maintained to achieve noise design level of 40 dB LAeq(24hr) inside all habitable spaces within 100 metres from the edge of the sealed road of State Highway 7.”

5. Assessment Under Both The Operative Grey District Plan and Proposed Te Tai o Poutini Plan

Assessment of the proposed activities against the standards of Chapter 25 - Subdivision Rules (Operative Grey District Plan).

Rule	Standards	Compliance
Table 25.1 Allotment Size	Rural – 1Ha	Permitted – All lots meet the 1Ha minimum, as detailed in table 1 above.
25.2.2 – Water Supply	<ol style="list-style-type: none"> 1. All new allotments shall be provided with the ability for the respective potential land uses to connect to a safe potable water supply 2. Each allotment shall be provided with the ability to connect to the Council’s reticulated system where such a system is available and a connection shall be laid to the boundary of each lot created by a subdivision. 3. Where such a system is not available the applicant shall demonstrate that a water supply suitable for the proposed use of the allotment is available. 4. That any subdivision within Kaiata Park development shall connect into a reticulated potable water supply. 	Permitted – No reticulation is available. Water supply will be managed onsite details will be finalised at land use/building consent stage.
25.2.3 – Stormwater	<ol style="list-style-type: none"> 1. All allotments shall be provided with a means of disposing of collected stormwater from the roof of all buildings and impermeable surfaces to an approved system. 2. Where a reticulated stormwater disposal system is available each lot of subdivision shall be provided with a connection from the boundary of that lot to the system. 3. Where no system is available stormwater shall be disposed of in an approved manner. 	Permitted – The proposed density/coverage will allow for generous permeable area, providing sufficient onsite soakage. Any

	<p>4. That any subdivision within the Kaiata Park development area shall connect into an approved stormwater management system (where such system shall include provision for ongoing maintenance).</p> <p>5. That Kaiata Park development shall be in general accordance with the Kaiata Outline Development Plan (attached as Appendix 12). Note that where reference is made to reserves these include stormwater management areas.</p>	<p>specific requirements for stormwater disposal can be addressed at land use stage (if required).</p>
<p>25.2.4 – Sanitary Sewage Disposal</p>	<p>1. All allotments shall be provided with a means of disposing of sanitary sewage for the potential land uses that could be established on the respective allotments.</p> <p>2. Where a reticulated system is available for connection with the capacity to serve the potential land uses that could be established on the allotment, each lot of subdivision shall be provided with a piped sewage system outfall laid to the boundary of that lot.</p> <p>3. Where a reticulated system is not available the applicant shall provide evidence that effluent can be satisfactorily disposed of on-site.</p> <p>4. That any subdivision within the Kaiata Park development area shall connect into an approved sewerage reticulation system.</p>	<p>Permitted –</p> <p>Wastewater will be managed onsite. Specific designs will be addressed at land use/building consent stage.</p>
<p>25.2.5 – Energy Supply and Telecommunications</p>	<p>1. All allotments shall be provided with the ability to connect an electric supply system and telecommunications to the boundary of each of the lots.</p>	<p>Will not comply – Discretionary</p> <p>Due to cost and practicality physical connection of electricity and telecommunication can not be achieved. Alternative connections</p>

		are proposed and available.
25.2.6 – Roading and Access	<ol style="list-style-type: none"> 1. All roads shall be constructed in accordance with the Code of Practice (refer Section 25.7 – Schedule 1). 2. All vehicular access to fee simple title allotments, cross lease, unit title, or leased premises, shall be in accordance with the standards set out below and shall be constructed, where applicable, in accordance with the Code of Practice (refer Section 25.7 – Schedule 1). 3. The maximum number of lots that may be served by a private way or access lots is 10. 4. Every lot shall be of sufficient size and frontage to be capable of providing a complying access (Refer to Rule 24.3). 	<p>Will not comply</p> <p>No new roads are proposed</p> <p>Each allotment will gain access of the proposed internal accessways/ right of ways.</p> <p>The total number of allotments serviced by the right of way will be 10.</p> <p>The access is formed to a NZTA & ODP Diagram C standard. This report has been provided to Waka Kotahi New Zealand Transport, we are awaiting their comments as to the access' suitability or upgrading requirements.</p>

<p>25.2.9 Natural Hazards</p>	<p>That the site is not subject to any actual or potential natural hazards.</p>	<p>Will not comply – The site is within the flood plain overlay of the TTPP. A natural hazards assessment is attached in Appendix C. Some natural hazards are identified, however the risk of these is low and the report has confirmed the site suitable for subdivision.</p>
<p>25.2.10 National Grid Electricity</p>	<p>The subdivision of a site containing or within 14m of National Grid Infrastructure shall meet all of the following standards:</p> <ol style="list-style-type: none"> 1. It is demonstrated that any allotment created can contain a 15m x 15m area of land which: <ol style="list-style-type: none"> a) Is located entirely outside of the National Grid Buffer Area; and b) Has reasonable physical and legal access; and c) Could accommodate a building which can comply with all District Plan activity standards for the Environmental area it is located in. 2. The subdivision maintains any existing access to National Grid Infrastructure. 3. Written documentation is provided which demonstrates consultation has occurred with the National Grid Operator. This shall include any response received from then Operator. 4. The minimum lot size for any allotment which contains any part of the National Grid Buffer Area shall be 1 ha. 	<p>Permitted – The site is not in close proximity to any National Grid Infrastructure as shown on the Grey District Council GIS Mapping system.</p>

6. Reasons For Consent

The site does not meet all the transport and subdivision standards and therefore is a discretionary activity under Rule 25.4 under the Grey District Plan (Operative).

6.1 Grey District Plan (Operative)

Discretionary Activity under :

Rule 25.2.5 due to a non-compliance with electricity provision.

Rule 25.2.6 due to a non-compliance with entranceway standards.

Rule 25.2.10 due to the site being subject to natural hazards.

6.2 Te Tai o Poutini Plan (Proposed)

The Te Tai o Poutini Plan was notified on 14 July 2022, at time of writing this report submissions and further submissions have closed and hearings have commenced. No decisions have been released.

Rules with immediate legal effect relating to *Ecosystem and Indigenous Biodiversity, Natural Character and Margins of Water Bodies, Sites of Significance to Māori, Historic Heritage and Activities on the Surface of Water* have been assessed and it is determined they do not apply to this application. In particular of note we direct you to section 3.7 of this report which confirms no overlays apply, additionally no clearance of indigenous vegetation is proposed as part of this application. The application is considered to fully comply with all relevant rules.

*The overall activity status is **Discretionary** .*

6.3 Matters Of Discretion

There are no restrictions in discretion due to the activity status being fully discretionary. Section 25.5 of the Plan provides assessment matters for discretionary activities, these have been reviewed and the application prepared to address these.

7. Notification Assessment S95A-C

7.1 Public Notification Steps S95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange Recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none">▪ A controlled activity▪ A restricted discretionary, discretionary or Discretionary activity, but only if the activity is a boundary activity.	No

If public notification precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No

The only non-compliance of this proposal is that it results in more than 10 lots being serviced by a ROW. All other aspects of this proposal are consistent with what is anticipated in the Rural Zone.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 public notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No
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Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. As such I do not consider there to be any usual or exceptional circumstances that warrant public notification of this proposal.

Conclusion

Public notification is not required.

7.2 Limited Notification Steps – S95B

Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for a controlled activity (but no other activities) under the District Plan – other than a subdivision?	No

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No
For all other activities, are there any affected persons in accordance with s95E?	No

Due to the non-compliance of this proposal being that alternative electricity and telecommunication provisions should be utilised onsite, I do not believe that the proposal will result in any adverse effects on adjacent sites. The accessibility of alternative electricity and telecommunication has been proven in **Appendix E**.

Taking this into consideration, I consider the effects of the proposal on adjacent sites to be less than minor.

Overall, I request this application proceeds on a non-notified basis.

8. Assessment of S104 (Assessment of Effects)

8.1 Subdivision

The rules in the District Plan provide a number of rules that outline the requirements relating to subdivision. The rules and standards triggered by the proposed subdivision are outlined above. These are addressed in the below 104 assessment.

8.2 Grey District Plan (Operative) s104 Assessment

Access

Access to each lot will be provided via the existing access and right of way from State Highway 7. Additional right of way access' will be formed off the "parent" right to way to provide access to sites which do not directly adjoin. Each right of way will have a legal width of 6m and formed width of 4m, complying with the ODP standards. These will be formed with gravel formation, as is suitable and acceptable for the rural nature of the site.

The existing access is formed to a NZTA Diagram C, which equates to the ODP Diagram C of Appendix 5. Should upgrading be required by Waka Kotahi the applicant intends this to be a condition of consent to be completed prior to section 224.

Sight lines and separation distances were considered as part of previous subdivision consent (SD3028/22-2), and will remain unchanged.

The subdivision will generate an increase in vehicle movements at the access. While this increase will be over double that existing, the level of movements is still considered low and expected by the receiving environment and State Highway. In reference to NZTA Report 453 titled *Trips and parking related to land use November 2011*, the average vehicle movements for a dwelling units is 10.7vpd (vehicles movements per day). It is anticipated that State Highway 7 can adequately accommodate the increase in vehicle movements along the Highway.

The overall effect on the transport network is considered to be less than minor.

Telecommunications and Power

Proposed Lot 4 will retain existing electricity and telecommunication provisions associated with the existing residential unit.

Lots 1-3 & 5-7 will not be provided with electricity or telecommunication connections. As determined as part of the variation for previous subdivision (SD3028/22-2), the cost of providing physical connections to the site is considered prohibitive to the development. Chapter 13 of the ODP recognises the cost of underground connections within the rural zone, where environmental and economic constraints exist.

In the case of this site, the cost of electricity connection has already been established to be over \$100,000 for the previous subdivision. While confirmation of cost for this application has not been sought from Westpower Ltd, it would be expected to be similar or higher, given the proposed lots are some distance from State Highway 7. Given the advancement in alternate electricity options since the Operative Plans conception, we consider that that the use of solar or similar would be utilised by future developers.

Similarly, the applicant does not wish to provide physical telecommunication connections. It is considered that cellular and satellite telecommunications, such as *spark*, *one*, and *starlink* are adequate and suitable for such rural allotments.

Taking into account the expected cost, and the recognition of the ODP of cost and environmental factors we consider it appropriate that alternate electricity and telecommunication services are utilised. the use of alternate services in rural areas is not a new concept and occurred for many years, the advancement of both electricity and telecommunications technologies has made such more available in rural areas. The overall effect is less than minor, given the reasons provided above. Standard section 221 conditions are expected to be imposed.

Three Waters

All three waters will be managed on the sites, similar to adjacent rural sites. Onsite disposal associated with the existing residential unit will remain entirely within Lot 4. Such onsite servicing is

Site Size and Shape

The proposed dimensions and area of the lots are considered appropriate for proposed rural use. The ODP states “*The scale and intensity of residential units should be such that a level of rural amenity is retained in terms of openness and privacy.*” The subdivision has been designed to achieve such. The ODP anticipates one residential unit per 1 hectare, which has been provided. The dimension of the proposed lots provides sufficient area for any future residential unit or rural building to be constructed within boundary setback and building coverage requirements. The proposed lots will have the capacity to be developed at a scale and intensity that will not adversely alter the openness and privacy of the surrounding area.

The surrounding character of the area is rural, with development and undeveloped allotments surrounding. The proposed allotments are smaller than those properties within the wider surrounding area, which are generally large rural production allotments. It is, however, not uncommon for smaller rural allotments to be present within the rural environmental area. The resulting allotments will be 1Ha in size, similar to those resulting from SD3028/22-2.

Easements

There has been easements incorporated into the scheme plan to facilitate access to each lot and to provide for all services. Refer to scheme plan for more information.

Acoustic Treatment

Due to the proximity to State Highway 7, future residential units may be subject to noise and vibration effects from vehicles along the State Highway. As mitigation, all habitable buildings within 100m should be suitable acoustically treated.

Noting this mitigation is existing within an existing consent notice (CONO 12863450.5). As covered above, this consent notice should be cancelled so it does not carry down to Lots 1-4.

We hereafter volunteer the proposed section 221 notice in that it relates to proposed Lots 5, 6 and 7 only.

“Any dwellings constructed on Lots 5, 6 & 7 must be designed, constructed and maintained to achieve noise design level of 40 dB LAeq(24hr) inside all habitable spaces within 100 metres from the edge of the sealed road of State Highway 7.”

Summary

Overall, as the proposal is generally consistent with the plan, excluding provision of electricity and telecommunication, is consistent with what is anticipated in the zone and for all the reasons outlined above; the effects of the proposal on both the adjacent sites and the overall environment are considered to be less than minor.

9. Objectives & Policies

9.1 Grey District Plan (Operative)– Relevant Subdivision Objectives

Key Objectives	Assessment
<p>Objective 13.3 To ensure that sites that are created by subdivision do not subsequently result in adverse effects on the environment which cannot be avoided, remedied or mitigated.</p>	The proposed sites meet the minimum lot requirements with the only non-compliance being a provision of underground services.
<p>Objective 13.5 The adequate provision of services, infrastructure and access for sites created by the subdivision in a manner that avoids, remedies or mitigates adverse effects.</p>	The sites will have all three waters managed onsite (similar to most rural sites). Alternative electricity and telecommunication connections are considered to be available.

9.2 Grey District Plan (Operative) – Relevant Subdivision Policies

Key Policies	Assessment
<p>Policy 13.4</p> <ol style="list-style-type: none"> 1. That sites created should be able to accommodate any subsequent land use having regard to the characteristics of that use and the rules of the Management Area. 2. Any subdivision should avoid, remedy or mitigate the likely adverse effects on significant indigenous vegetation and habitats, outstanding landscape features, and the natural character of waterbodies and the coastal environment. 3. To restrict subdivision in areas of known natural hazard unless the effects of those natural hazards can be adequately avoided or mitigated. 4. Sites that include or are close to National Grid Infrastructure shall be designed and positioned to accommodate any subsequent land use while maintaining an adequate setback or buffer from National Grid Infrastructure. This shall include the avoidance of sensitive activities within the National Grid Buffer Area. 	<p>The proposed sites are able to provide area for a building platform and wastewater/water supply services onsite in a manner which retains the rural character of the lots and area.</p> <p>The site is not within any area of significant vegetation, Outstanding Natural Landscape or waterbody.</p> <p>The site is not in close proximity to any natural hazards that would result in any unacceptable risks.</p>

	<p>The site is not located close to any national grid infrastructure</p>
<p>Policy 13.6</p> <p>1. Subdivision should provide for:</p> <ul style="list-style-type: none"> a) Safe and effective vehicular and pedestrian access, including reasonable access to infrastructure. b) Adequate water supplies for drinking and firefighting. c) Potable water for drinking. d) Disposal of sewage in a manner that maintains public health and avoids, remedies and mitigates effects such as soil and water contamination. e) Disposal of stormwater in a manner that does not affect water quality and avoids inundation. f) Supply of electricity, street lighting and telecommunications using a method that is appropriate to the subdivision/development and the amenity value of the area. g) Connections into reticulated systems where they are available. h) Adequate provision for open space and reserves, including pedestrian linkages. i) The design and layout of a subdivision shall provide for any potential building or j) structure to be erected on the site while maintaining an appropriate separation distance from the National Grid Infrastructure. This shall include the avoidance of sensitive activities within the National Grid Buffer Area. k) In the Residential, Rural-residential, Township and Commercial Environmental Areas, the following: <ul style="list-style-type: none"> i. Roads to a sealed standard ii. Underground reticulation of services 	<p>The proposed subdivision is consistent with all the listed requirements that are necessary for a rural subdivision under 13.6 1(a)-(k). Noting the site will retain the existing access from State Highway 7. The applicant is working with Waka Kotahi to ensure safe and effective vehicular access.</p> <p>In particular to f), it is noted the proposed alternative services are appropriate for the rural nature of the site.</p>

iii. Kerb and channelling and sealed footpaths.	
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9.3 Grey District Plan (Operative)– Relevant Rural Objectives

Key Objectives	Assessment
<p>Objective 19.3</p> <ol style="list-style-type: none"> 1. The management of resources in the rural environment in a manner that enables people and communities to carry out a variety of activities while ensuring that the resource base is sustainable for future generations and maintaining the life supporting capacity and healthy functioning of ecosystems. 2. The retention of the character of the rural environment in which existing amenities include its openness and spaciousness, natural features and presence of indigenous vegetation. 	<p>The proposed allotments will be of suitable size to retain rural amenity, character and openness, while allowing for development in the future.</p>
<p>Objective 19.5</p> <p>The adequate provision of services, infrastructure and access for sites created by the subdivision in a manner that avoids, remedies or mitigates adverse effects.</p>	<p>The sites will have all three waters managed onsite, similar to most rural sites and in line with relevant Regional rules. Alternative electricity and telecommunication services are available to the site.</p>

9.4 Grey District Plan (Operative) – Relevant Rural Policies

Key Policies	Assessment
<p>Policy 19.4</p> <ol style="list-style-type: none"> 1. Activities should not significantly reduce the long-term potential or availability of the natural and physical resource. 	<p>The proposed lots are consistent with the requirements under Policy 19.4 (1)–(6) being satisfied.</p>

2. New activities should not adversely impact on the operation of established activities provided that any effect generated by the established activity does not give rise to a nuisance that would not normally be expected in a rural working environment.
3. A wide range of activities are carried out in a manner that avoids, remedies or mitigates adverse effects, including those referred to in Policies 4-5.
4. Patterns of subdivision and development should ensure that the openness of the rural environment is retained. The bulk and location of structures should not affect the character of the rural area or affect the amenities of adjoining properties.
5. Activities should not adversely affect the amenities of the rural area or adjoining properties in terms of such matters as effluent disposal, noise, traffic generation, air emissions, odour, shading and visual impact.
6. Activities and buildings shall not limit or impede the ability for existing public and National Grid Infrastructure to be operated, upgraded, developed and maintained. This includes that sensitive activities shall not be located within the National Grid Buffer Area.

- The proposal does not reduce availability of natural resources with little potential for natural resources on the site.
- The sites provide large sites that allow low density rural-residential activities while will continue to provide for rural amenity.
- Onsite disposal is provided for through compliant lot sizes
- Noise and vibration effects from the State Highway are mitigated through volunteered condition requiring a higher level of treatment.

10. Assessment Against Part 2 of the RMA

Section 6 – Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for matters of national importance. Due to the scale and nature of the proposal, it is consistent with the various matters of national significance listed above.

Section 7 – Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources. Due to the scale and nature of the proposal, it is consistent with the potential other matters listed above.

Section 8 - Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Due to the scale and nature of the proposal, it is consistent with the principles of the Treaty of Waitangi.

11. Summary of Effects

The assessment provided in this report concludes that the environmental effects of the proposal will be no more than minor and the future residential development can comply with the permitted activity standards for development in the Rural Zone.

Accordingly, it is considered that the proposal satisfies all matters that the consent authority is required to address in terms of section 95 and 104 of the Act and that the application can be granted on a non-notified basis.

12. Conclusion

The preceding assessment has demonstrated and concluded that the proposed activity will have insignificant actual or potential effects on the environment. Further, the proposal is not contrary to the relevant provisions set out in the City Plan or the purpose and principles of the Resource Management Act 1991, as set out in Part II.



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Appendix A – Form 9

Appendix B – Certificate of Title

Appendix C – Scheme Plan

Appendix D – Telecommunication Confirmation

Appendix E – Geotechnical Land Assessment

Appendix F – ROW Design

Appendix A – Form

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