

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC23038
Applicant	Paul Goodwin
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a two lot subdivision.
Location	0 Kelvin Road, RD 4
Legal Description	Part 2 DP Lot 83
Activity Status	Restricted Discretionary
Decision Date	10 July 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 10 July 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 220 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to apply for a two-lot rural subdivision of the subject site. The Applicant has previously obtained resource consent for a two-lot subdivision on the subject site under SC 2017/324. However, that consent has since lapsed as the appropriate certification was not obtained to finalise the subdivision. This application seeks to apply for a new subdivision consent, following the same proposed two-lot subdivision scheme plan as originally granted by Council.

The proposed two lot subdivision will follow as:

Lot 1	3.76 ha. Consists of vacant rural land. Proposed access is from the existing eastern access point from Kelvin Road.
Lot 2	70.39 ha. Consists of vacant rural land and land use is not proposed to change from existing farming activities.

The proposed lots are not located within the Councils reticulated services. Onsite servicing will be provided for Lot 1 when a future residential unit is built with respect to wastewater, stormwater, and portable water.

Lot 2 land use is not proposed to change from existing farming activities, however there is sufficient space for onsite services if a residential unit is to be built in the future. The existing access to Lot 2 from Kelvin Road along the eastern road frontage via a farm gate is proposed to remain.

Access is proposed to Lot 1 via the existing sealed vehicle access perpendicular to Kelvin Road. This will be upgraded to be in accordance with the Gore District Council Subdivision and Bylaw 2019. A traffic mirror is to be installed on the north side of Kelvin Road between Lot 1 and the existing access to 96 Kelvin Road to aid visibility for users of the access.

Connections to the proposed lots are to be addressed at the time of building consent, noting Powernet and telecommunication supply have been confirmed by the applicant.

2. SITE DESCRIPTION

The subject site is located on Kelvin Road, legally known as Part Lot 2 DP 83. The site is located in the Rural zone of the Operative Gore District Plan, consisting of 74.14 hectares. It is a U-shaped site, where there is a neighbouring property located inside the U.

The subject site is utilised as a farming block part of the family owned and operated pastoral farm that extends to the north and south, and further west along Kelvin Road. There are currently three existing accesses to the subject site through three farm gates along Kelvin Road to service the current farming activity that occurs on site.

Kelvin Road is a chip sealed rural local access road that services surrounding rural properties. Although this is a public open road with an operating speed of 100kph, due to the curvy nature of the road, following the topography, the operating speed limit for the road is likely reduced to around 75kph – 85kph around corners. The subject site has an existing sealed access to Kelvin Road, located on the start of a corner. Due to the nature of this access being on a corner, there is reduced visibility than anticipated by the Gore Subdivision and Land Development Bylaw 2019.

The site consists of vacant pastoral land used for rural purposes. There are no existing dwellings or accessory buildings on site. The subject site consists of undulating topography, with flat areas.

The Council's mapping system does not identify the subject site to be subject to inundation. The northern half of the subject site is identified as being subject to 'medium' liquefaction.

The site is subject to the Land Use Capability 3 Overlay and therefore is considered to be High Class Soil under the National Policy Statement for Highly Productive Land.

This site is not identified as being on the Selected Land Use Register as an actual or potentially contaminated site.

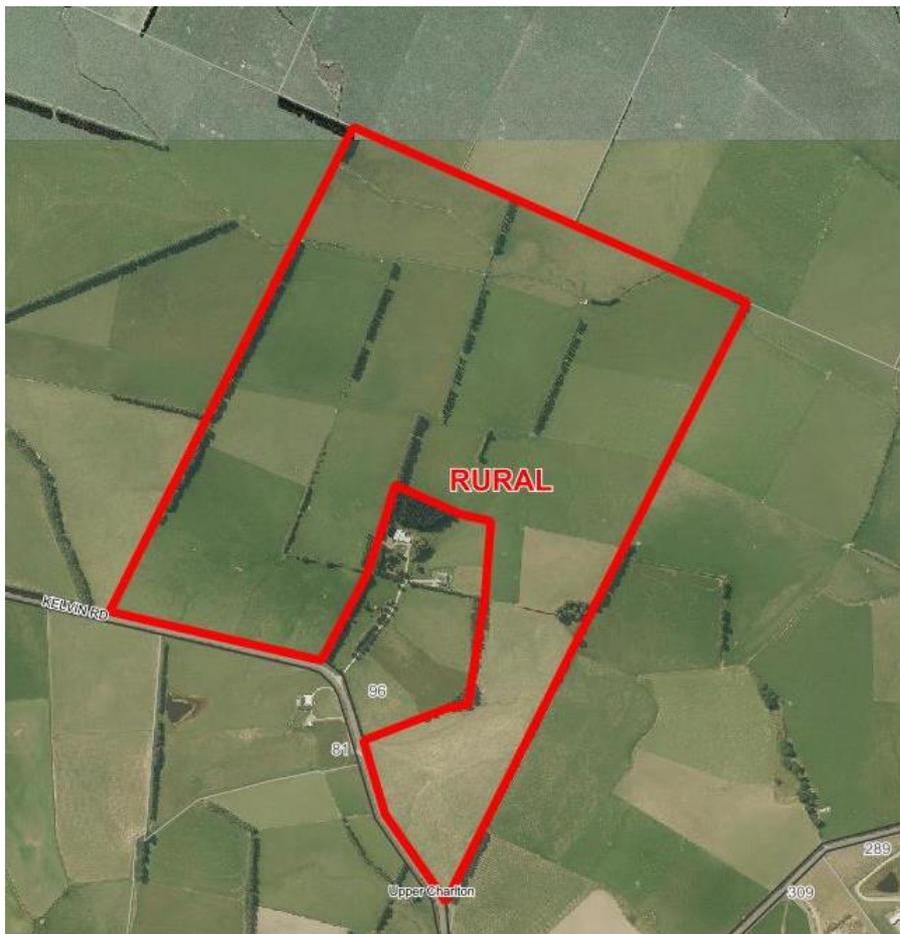


Figure 1: Subject site in red and surrounding areas

3. ACTIVITY STATUS

3.1 Gore District Plan

The site is zoned Rural in the Gore District Plan and the proposed activity requires resource consent under the District Plan for the following reason:

- A **restricted discretionary** activity pursuant to Rule 8.10(4)(b) as the proposal is to undertake a two-lot subdivision of the subject site, where each lot will exceed 2 hectares in area.

Council's discretion is restricted to the following:

- (i) suitability of the allotments for activities permitted within the zone in which they are located.*
- (ii) suitability of the land for subdivision, including presence of any natural or other hazards, including contaminated land;*
- (iii) ability to provide services (water, sewage, storm water, power and telecommunications);*
- (iv) impacts on the council and other infrastructure services;*
- (v) future use of the land and the need to consider any associated resource consents;*
- (vi) within residential and rural areas lot size, dimensions and potential for future subdivision of the land;*
- (vii) within residential and rural areas the desirability of providing building platforms; and provision of easements*
- (ix) impacts on any heritage or archaeological values*
- (x) impacts on natural features and landscapes, ecological or cultural values*
- (xi) impacts water quality, including groundwater*
- (xii) provision of all transport modes, including the movement of pedestrians and cyclists*

3.2 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

Based on the applicants review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA.
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.

- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary, or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

Written Approval/s

No written approvals have been provided.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, as subdivision requires resource consent, there is no permitted baseline.

Suitability of the allotments and future land use

The subdivision layout results in the two lots exceeding the minimum 2 hectare requirement for rural zones, specified in the Gore District Plan. The subdivision is therefore consistent with what the District Plan enables in the rural zone. The two proposed lots are able to be utilised for rural and/ or rural-lifestyle activities as permitted by the District Plan in rural zones.

Although the subject site displays undulating topography, there are suitable locations for future residential dwelling(s) to be built on both Lot 1 and Lot 2. There is sufficient space on both proposed lots for future buildings and services to be located.

Any future development on the proposed lots is expected to comply with the Performance Standards in the District Plan for the Rural Zone, including the yards, daylight admission and height standards. Any future development will also be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019. These will both be assessed at the building consent stage.

There are no other resource consents that are needed to be considered with this subdivision.

Overall, it is considered that the size, shape, and configuration of the proposed allotments are appropriate to be used for rural and/or rural lifestyle purposes and that any adverse effects on the wider environment will be less than minor.

Suitability of the land for subdivision – Natural Hazards and other Hazards

The subject site is not identified in the Selected Land Use Sites Register ('SLUS') as an actual or potentially contaminated site. The Council's mapping system, which sources information from Environment Southland, identifies the site is not subject to any inundation.

The Council mapping systems identifies that part of the site liquefaction risk is 'medium'. This is located in the northern half of the subject site, within a portion of what is to be identified as proposed Lot 2 by the scheme plan. Currently the land is used for rural purposes and the land use is proposed to remain the same after the subdivision. In addition to this, the size of the proposed lot allows for adequate space for future buildings to be built outside of this liquefaction risk area. This matter will also be addressed at the building consent stage.

Liquefaction risk on Lot 1 is identified by the Council's mapping system as 'negligible'.

Any adverse effects, with respect to natural hazards and other hazards on the wider environment will be less than minor.

Ability to provide services

Lot 1 will be serviced onsite for wastewater, stormwater, and potable water. These will be addressed at the time a residential unit is proposed on site. No residential development is currently proposed for lot 2, however onsite servicing could be provided for on site should this change. There is sufficient space on each proposed lot to have onsite services.

Electricity and telecommunications connections are available from Kelvin Road for both proposed lots.

Based on the above, the adverse effects on the environment from the proposed servicing of the subdivision will be less than minor.

Impacts on heritage, archaeological values, natural features, landscapes and water quality

There are no known heritage or archaeological features, or values identified on the site. It can be considered that the impacts of the proposed subdivision will be less than minor with respect to these features and values. The subject site is located outside of any mapped significant natural features and landscapes, or areas shown as having identified ecological or cultural values.

The proposed subdivision will not have noticeable effects on the water quality in the surrounding area for any future services on the lots, when required. The scale of the services proposed are small and there are no streams or rivers that are likely to be affected by installation of these.

Overall, the adverse effects on the environment are considered to be less than minor.

Effects on traffic

The Council's Senior Roding Operations Officer, Mr Murray Hasler, has reviewed the application. A summary of his assessment is provided below.

Access standards contained in the Gore District Council Subdivision and Land Development Bylaw (the Bylaw) apply to this situation.

Mr Hasler has stated that the existing sealed access located in the southeast corner of Lot 1, perpendicular to Kelvin Road is able to be retained for use as the primary access to Lot 1. The access is able to be used for future development that occurs on the lot. Due to the location of this access on a bend, there is insufficient visibility for west bound traffic wanting to turn right into Lot 1. As a result of this a traffic mirror is required to be installed at an appropriate location on the north side of Kelvin Road, between Lot 1 access and 96 Kelvin Road. This will enable drivers turning right to have improved visual awareness of traffic from the west and traffic behind. The type of mirror and location will be subject to the Roding Manager approval at the time a building consent is submitted.

To improve visibility to both east and west bound traffic, the vegetation on the south side of Kelvin Road will need to be trimmed and removed to improve visibility. This is to be done by an approved contractor to the satisfaction of the Roding Manager.

The existing access in the southwest corner of Lot 1 shall be closed and shifted further to the west to meet sight distance requirements. Currently the existing access is below a crest in the road, compromising sightlines from both east and west traffic, and reducing overall visibility from this access. The new access located to the west will increase overall visibility. This shall be constructed in accordance with Diagram R09 -1 in the Bylaw.

Proposed Lot 2 access is proposed to remain using the existing access via a farm gate located at the eastern point of the lot.

Mr Hasler has recommended that the application to be approved from a transportation perspective subject to the above-mentioned roding requirements.

Provisions of easements

No easements are proposed for this subdivision scheme. Any easements found to be required to secure any rights of way or services and utilities can be included at the time of section 223 certification.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special Circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

Neighbouring Properties

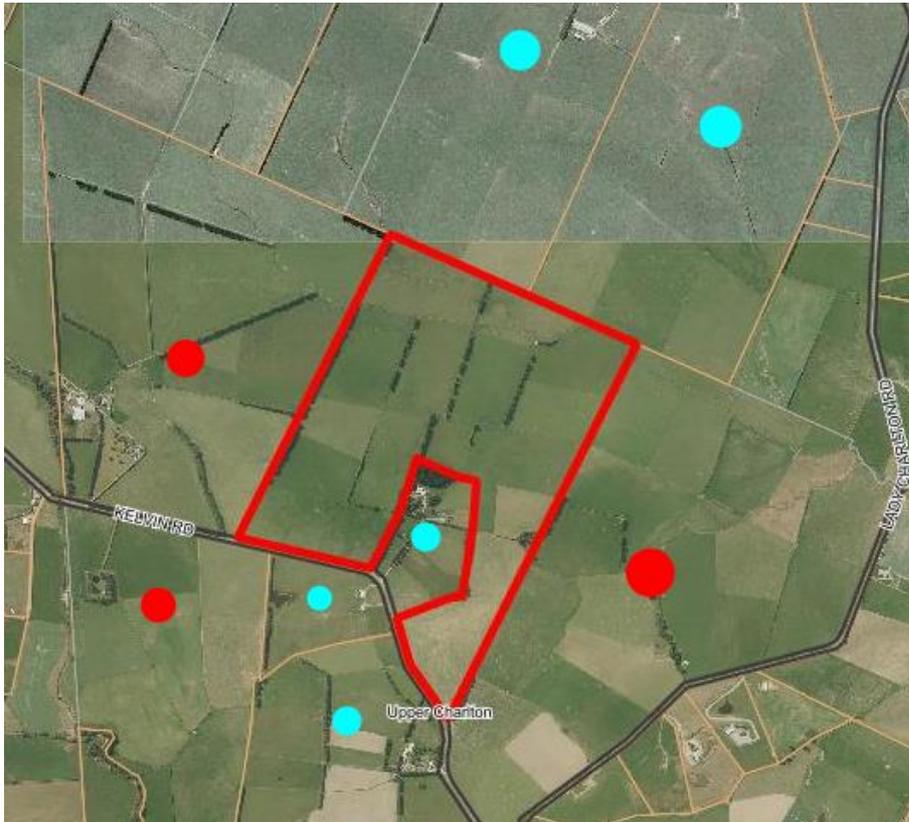


Figure 2: Subject site and neighbouring properties identified by blue dots. Red dots indicate land owned by the applicants.

The adjacent persons assessed are all the owners of the properties that share a common boundary with the subject site or located opposite the subject site. These are indicated by blue dots. The red dots are properties owned and managed by the applicants and therefore adverse effects have been disregarded.

The subdivision meets the standards for minimum lot size in the Rural Zone. The District Plan has therefore anticipated the adverse effects associated with future development of this density on such lots and deemed it appropriate. The proposed two lots are of a size, shape and configuration that can accommodate future residential dwellings and/or be used for rural purposes.

The existing surrounding area consists of multiple rural lifestyle blocks with residential dwellings on site at 81 and 96 Kelvin Road. An addition of a rural lifestyle block (Lot 1) will not be out of character for the surrounding rural area.

Overall, it is considered that the proposed subdivision will not create lots or future uses that are out of character for the area or detract from the existing amenity values. Any adverse effects on

the rural character and amenity experienced by persons residing on or working on the adjacent properties will be less than minor.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no special circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

6.3 Relevant Provisions

District Plan

The relevant operative objectives and policies are contained within Chapter 8 of the District Plan.

Chapter 8 - Subdivision of Land

Objectives

- (1) To facilitate the orderly subdivision and development of land.*
- (2) To ensure that the size and shape of new allotments created, and the design standards for access and infrastructure, is suitable and appropriate for the location and future use of the land.*
- (3) To ensure that developers pay all reasonable costs associated with the subdivision and subsequent development of land.*
- (5) To ensure land development and servicing is undertaken to Council's standards.*
- (7) To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone in which they are located.*
- (8) Avoid adverse effects on water quality, including groundwater, from the development of subdivided land.*

Policies

- (1) Control the subdivision of all land.*
- (2) Avoid the adverse effects of subdivision on the functioning of existing services, infrastructure and roading.*
- (3) Require the works associated with subdivision to be carried out in conformity with Council's standards.*
- (5) Avoid any off-site effects of development of subdivided land.*
- (9) Require land development to be undertaken in compliance with the Gore District Council Subdivision and Land Development Bylaw 2011.*
- (10) Have regard to the potential for the land subject to any subdivision consent, and other land in the locality to be further subdivided in the future.*
- (13) Have regard to the potential impacts arising from the subdivision and future use of land on water quality, including groundwater.*

The proposed subdivision is consistent with the objectives and policies of Chapter 8. The size and layout of the allotments are considered to be suitable and appropriate for the rural zone and the use of the land. Both lots are able to be used for rural/ rural lifestyle purposes, making them suitable for activities anticipated by the rural zone.

There is sufficient space available for onsite servicing for both of the proposed allotments. The subdivision is able to occur without resulting in adverse effects on water quality, including groundwater. Increased traffic generation will be minimal and not create adverse effects on the existing roading.

National Policy Statement – Highly Productive Land 2022

It is acknowledged that this property is subject to the Land Use Capability 3 Overlay and therefore is considered to be High Class Soil under the National Policy Statement for Highly Productive Land. As the proposal is a restricted discretionary activity and matters of discretion do not extend to highly productive land, no assessment regarding the high class soils has been undertaken.

Southland Regional Policy Statement 2017

The proposal is consistent with the relevant objectives and policies in the Southland Regional Policy Statement (RPS), specifically contained in Chapter 5 (Rural land/soils). There is sustainable use of Southland's rural land resource through this proposed subdivision scheme as it will allow for the future proposed lots to be used for rural / residential activity. This land development will maintain the rural amenity values and character of the existing rural area. In addition to this there are no known adverse effects on the amenity and cultural values on the landscape.

7. SECTION 106 REQUIREMENT FOR SUBDIVISION

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from, natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In this case, Mr Hasler has confirmed that each proposed lot has a physical and legal access. Proposed Lot 1 will have access from the eastern access along Kelvin Road, formed in accordance and up to standard as outlined in the Gore District Council Subdivision and Land Development Bylaw 2019. To ensure safety on this stretch of Kelvin Road, a traffic mirror is required to be installed to a location that is approved by the Transport Manager at the time a building consent is submitted.

Proposed Lot 2 will be serviced by the existing farm gate along the eastern part of the section by Kelvin Road.

The proposed lots are not identified to be within a flood hazard, the likelihood of material damage to the land is less than minor.

8. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Section 5 – Purpose

The proposed subdivision takes into account Section 5 of the RMA as the proposed lots will ensure the natural and physical resources of the rural land is protected for future generations. These additional lots will enable people and communities to provide for their social, economic and cultural wellbeing, benefiting the community. As assessed above, the adverse effects of the proposal can be avoided, remedied, or mitigated.

Section 6 – Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor an area of significant indigenous vegetation. It is considered the land use is appropriate within this residential landscape, as there are a number of existing residential lots in the surrounding area of similar size.

Section 7 – Other matters

Particular regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and maintenance and enhancement of the quality of the environment (section 7(f)). The amenity of the land and surrounding area will be maintained, and the subdivision will not have adverse effects on the quality of the environment.

Section 8 – Treaty of Waitangi

This site is not within any known heritage sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

9. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **granted** to undertake a two lot subdivision of the site subject to the following conditions imposed pursuant to Section 220 of the RMA:

Consent Conditions

1. The proposed subdivision must be undertaken generally in accordance with the following plans:
 - Proposed subdivision of Part Lot 2 DP 83 [CR SL10A/4] Blk IX Waimumu HD Sheet 1 drawn by Clark Fortune McDonald & Assocs., dated 02-06-2017.
 - Proposed subdivision of Part Lot 2 DP 83 [CR SL10A/4] Blk IX Waimumu HD Sheet 2 drawn by Clark Fortune McDonald & Assocs., dated 02-06-2017.
2. Prior to Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, any necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
3. Prior to certification under section 224 of the Resource Management Act 1991, the applicant shall:
 - a. Install a traffic mirror on the north side of Kelvin Road. The consent holder shall contact the Council's Roading Department prior to installation to approve the location.
 - b. Remove the vegetation on the south side of Kelvin Road which restricts visibility from the eastern access of Lot 1. This shall include removal of all flaxes in this area. Removal to be carried out by a GDC Roading approved contractor.
 - c. Close the existing access to proposed lot 1 in the southwest corner. A new access shall be constructed further to the west. This is to be generally in accordance with Diagram R09-1 of the Subdivision and Land Development Bylaw 2019 with the exception that sealing is not required at the time of subdivision, and this work is to be completed to the satisfaction of the Council's Roading Manager. If the western

access to Lot 1 is used as a primary access to a dwelling in future, it must be sealed to the satisfaction of the Council's Roading Manager at that time.

4. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, a consent notice, in accordance with Section 221 of the Resource Management Act, shall be issued for Lots 1 and 2 to record that:
 - a. At the time of lodging a building consent for a dwelling, each application is to include an approved firefighting water supply and site services design by Fire and Emergency New Zealand (FENZ) to comply with SNZ PAS 4509 and the Subdivision and Land Development Bylaw 2019.
 - b. At the time of lodging a building consent for a dwelling, each application must demonstrate the development has a rainwater collection system which is verified as being potable, and a specifically researched, designed, and verified system for wastewater and stormwater disposal in accordance with AS/NZS 1547:2012 On site Domestic-Wastewater Management or any subsequent variations to that document.
 - c. If the western access to Lot 1 is used as a primary access to a dwelling in future, it must be sealed to the satisfaction of the Council's Roading Manager at that time.

The consent notice shall be registered against the Records of Title for Lots 1 and 2.

Advice Notes

1. Any future development on Lots 1 and 2 will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 and the Gore District Plan and will be assessed at the building consent stage.
2. Any work carried out on the legal roadway require the prior approval of the Council and consent holder must consult with the Roading Department to ensure the appropriate processes are being followed and the work is being carried out to the correct standard. The work itself must be undertaken by a Council approved contractor.
3. At the time of this subdivision, a fixed-line telecommunication connection was not provided to Lots 1 and 2. Should a telecommunication service be required in the future, an alternative service (wireless broadband) needs to be installed at a cost to the owner.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Bridget Sim
Graduate Planner

Decision made by



Werner Murray
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS



**CLARK FORTUNE
McDONALD & ASSOC.**
REGISTERED LAND SURVEYORS, RESOURCE
MANAGEMENT AND PLANNING CONSULTANTS
74 MURPHY STREET, P.O. BOX 297, GORE
TELEPHONE / FAX: (03) 350 8000, www.clarkfortune.co.nz

FILE: 5911
CLIENT: Goodwin
DATE: 02-06-2017
Revised 02-10-2017

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CF McD (Gore)

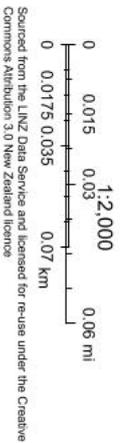
Proposed Subdivision of
Part Lot 2 DP 83 [CR SL10A/4]
Blk IX Waimumu HD



Areas and dimensions approximate
only and subject to survey

CLARK FORTUNE
MCDONALD & ASSOC.
REGISTERED LAND SURVEYORS, RESOURCE
MANAGEMENT AND PLANNING CONSULTANTS
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FILE: 5911
CLIENT: Goodwin
DATE: 02-06-2017
Revised 02-10-2017



C F M&D (Sons)