

# Gore District Council Decisions



## NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

*Resource Management Act 1991*

Application reference	SC24055 and LU24056
Applicant	Waimumu Downs Limited
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake a subdivision creating an allotment of less than two hectares, proposed to be amalgamated on an identified HAIL site; and  Land use consent for yard setback breach.
Location	78 Waimumu Road, RD 4
Legal Description	Lot 2 and Lot 3 DP 15170
Activity Status	Discretionary
Decision Date	17 February 2025

### 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 17 February 2025 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104A of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 and 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 undertake a subdivision of Lot 3 DP 15170 at 78 Waimumu Road.

The proposal will create one additional lot, with an area of less than 2 hectares. The Lot will be amalgamated with the adjoining land (Lot 2 DP 15170), for an effective boundary adjustment and will better reflect the existing use of the land. The proposed Lot 2 will contain the existing sheds to be utilised by the agricultural research facility, located on Lot 2 DP 15170. Lot 1 will retain the existing farming activities and associated residential activity.

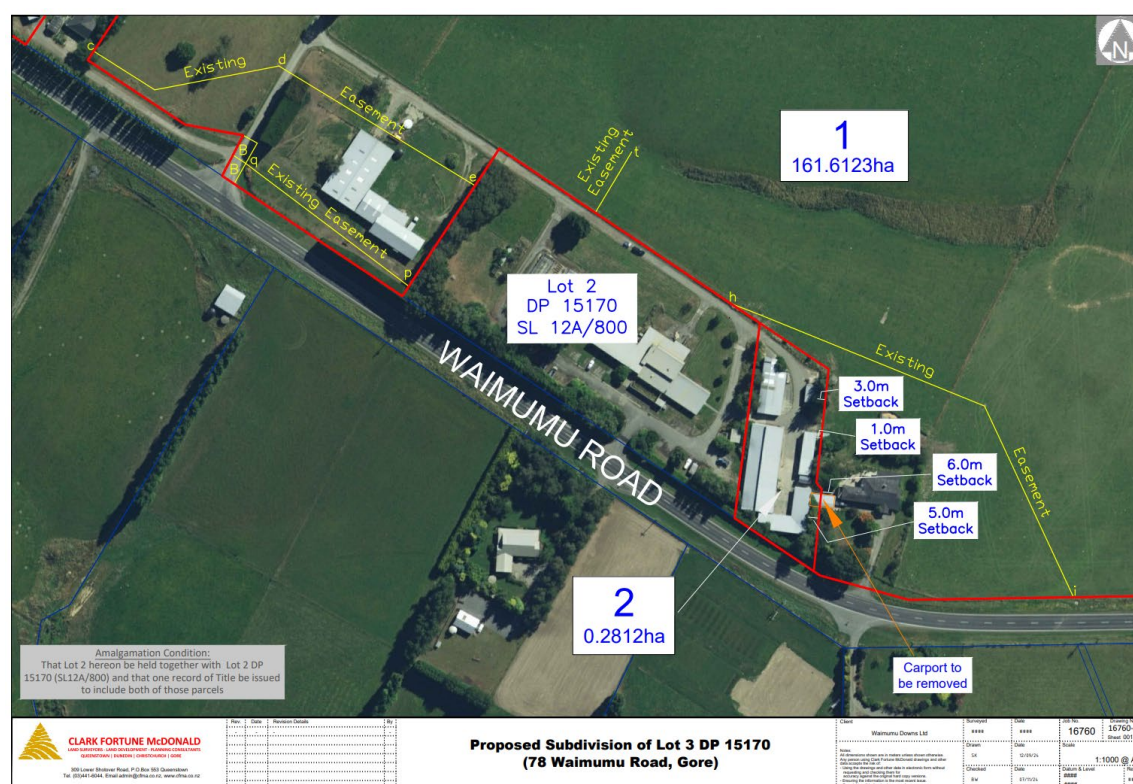
The subdivision details are as follows:

Lot 1	Contains some 161.61 ha of rural land. Lot 1 is anticipated to retain the existing rural
Lot 2	Contains some 0.28 ha of rural land, which is to be amalgamated with Lot 2 DP 15170 (1.14ha) for a combined area of 1.42 ha. Lot 2 is to retain the sheds and the existing rural support land use.

The following amalgamation is proposed:

*That Lot 2 heron be held together with Lot 2 DP 15170 (SL12A/800) and that one record of title be issued to include both of those parcels. LINZ reference number: 1934514*

The proposed lot arrangement is as shown below (refer to Figure 1).



**Figure 1: Proposed Scheme Plan**

## 2. SITE DESCRIPTION

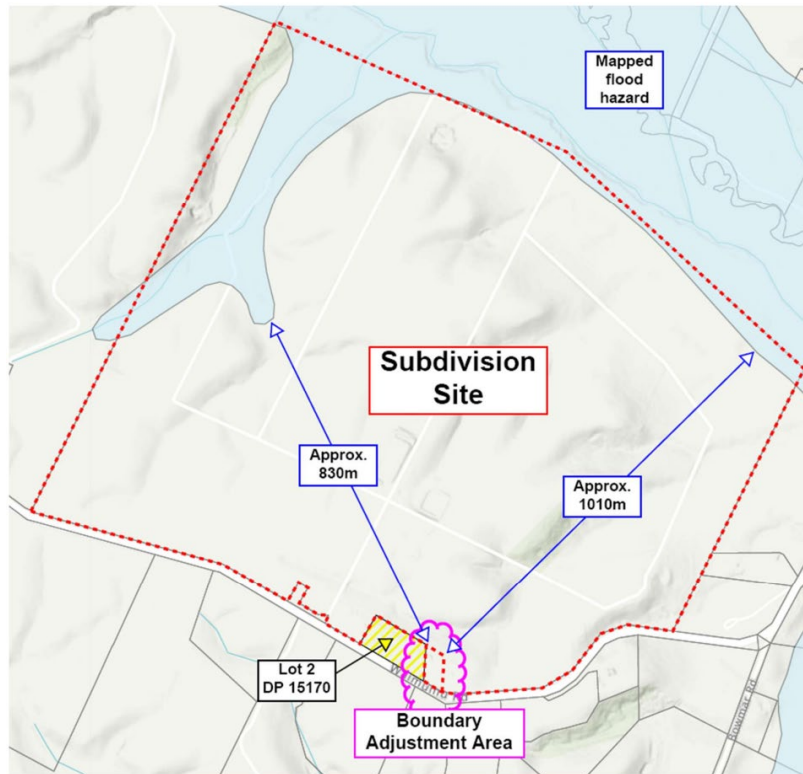
The subject site is legally described as Lot 3 DP 15170, being 161.8935 hectares in area comprised in Record of Title SL12A/801. The site is commonly referred to as 78 Waimumu Road, Gore and is located in the Rural Zone. The existing land use is rural, predominantly agricultural with an existing dwelling along with other buildings, consisting of sheds which are used in conjunction with an existing agricultural research facility on the adjacent Lot 2 DP 15170. The site has legal road frontage onto Waimumu Road.

The Council's mapping system, which sources data from Environment Southland identifies part of the site is subject to actual or potential inundation. This is located along the northern boundary and north west corner of the site, see Figure 3. The liquefaction risk across the site is 'negligible'. This site is not identified as being on the Selected Land Use Register as an actual or potentially contaminated site. The land is identified as containing LUC 3 Soils.



**Figure 2: Subject site outlined in blue and surrounding environment**





**Figure 3: Inundation layer overlay on the subject site (Source AEE 'Waimumu Downs Limited' prepared by Ben Wilson CFMA).**

### 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 reasons:

- A **restricted discretionary** activity resource consent pursuant to *Rule 4.7A.1(2)*, as the existing sheds on proposed Lot 2 adjacent to the internal boundary between Lot 1 and Lot 2 do not comply with the 6m yard setback in the Rural Zone:
  - The northern shed will encroach the eastern yard setback by 3m
  - The middle shed will encroach the eastern yard setback by 1m
  - The southern shed will encroach the eastern yard setback by 5m.

Council's discretion is restricted to the adverse effects of the matters with which there is non-compliance.

It is noted that the existing sheds located on Lot 3 DP 15170 adjacent to the boundary of Lot 2 DP 15170 are within the 6m setback. This proposal will result Lot 2 DP 15170 and Lot 2 on the scheme plan will be amalgamated to form one Title. Yard setbacks apply to property boundaries, not allotment boundaries.

- A **discretionary** activity resource consent pursuant to *Rule 8.10(5)* as the proposed subdivision of land does not comply with the provisions of 4(b), which requires each lot to

have a minimum lot size exceeding 2 hectares in area. Lot 2 will be 0.28 hectares in area. Lot 1 will comply being 161.61 hectares.

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

Lot 2 is proposed to be amalgamated with the adjacent Lot 2 DP 15170, which is identified as a HAIL site as the land has been identified as containing storage tanks or drums for fuel, chemicals or liquid waste. Upon a further information request the applicant has confirmed that one of the sheds on Lot 2 is used for storage of agricultural chemicals and was previously used for fuel storage.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) came into force on the 1 January 2021 and deals with territorial authority functions under section 31 of the Act.

The proposed subdivision activity triggers Regulation 5(5) of the NES-CS. Lot 2 is considered a ‘piece of land’ for the purposes of the NES-CS under Regulation 7, as the lot has been identified as having an activity described in the HAIL is being or has been undertaken on it.

No existing Preliminary Site Investigation (PSI) or Detailed Site Investigation (DSI) exists for the site. The proposed subdivision is therefore assessed as a discretionary activity pursuant to Regulation 11 of the NES-CS.

### 3.3 Activity Status Summary

Overall, the application is being considered and processed as a **discretionary** activity under the District Plan and the NES-CS.

## 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 no 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, all subdivision require consent, and as such there is no permitted baseline.

### Subdivision

The proposal creating one additional lot, with an area of less than 2 hectares that is to be amalgamated with the adjoining land (Lot 2 DP 15170), creates for an effective boundary adjustment to recognise the existing activities occurring on the site. Whilst this is a discretionary activity as the lot is under 2

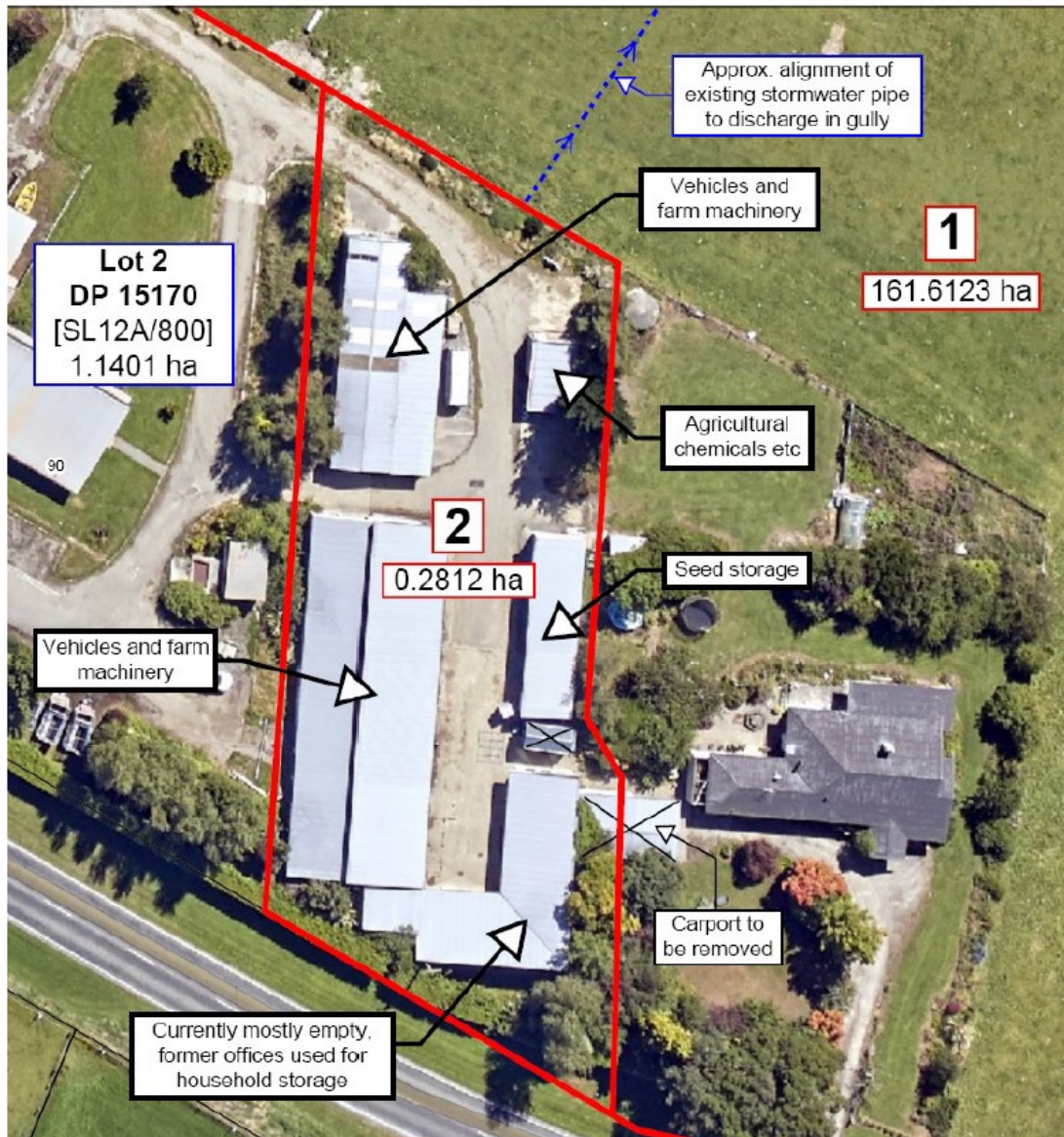
hectares, the matters of controls listed for a boundary adjustment form a sound basis for assessment, being:

- a) The suitability of the allotments for activities permitted within the zone in which they are located.*
- b) Granting of easements;*
- c) The design, location, construction and alignment of any access or road;*
- d) The location, design and construction of infrastructure;*
- e) Ensuring that the minimum environmental standards specified in this Plan can be met on any allotment that contains an existing building.*
- f) The protection of any heritage or archaeological values on the site.*
- g) Any adverse effects on natural features and landscapes, ecological or cultural values.*

The proposal is effectively a boundary adjustment to facilitate the sale of agricultural land. The proposed layout of Lot 2, and amalgamation with Lot 2 DP 15170, is practical given the sites are adjoining and the new boundaries incorporate the existing sheds which are utilised as part of the existing activities on Lot 2 DP 15170. The rural activity and associated residential activity occurring on Lot 1 can continue given the large size of the allotment. The sheds on Lot 2 can be utilised by the existing agricultural research facility. Although Lot 2 is 0.28 hectares in area the amalgamation of these this lot with Lot 2 DP 15170 will result in a combined area of 1.42 hectares, increasing the overall area of these two lots. The creation of Lot 2 reflects the existing sheds on the site and does not create a vacant lot that diminishes the uses in the Rural Zone but enables the existing activity to incorporate into this. Actual and potential adverse effects on the wider environment as a result of the activities the subdivision are no more than minor.

Existing easements are proposed to be retained. The Applicant has identified that the existing stormwater drainage from Lot 2 discharges over Lot 1 as shown by Figure 4. The Applicant has proposed that new easements will be created accordingly at the time of survey for the stormwater. Therefore, the actual and potential adverse effects on the wider environment in relation to easements are no more than minor as they will be captured at certification.





**Figure 4: Blue line showing the stormwater discharge from Lot 2 to Lot 1.**

There is no change of land use or development proposed in relation to the subdivision. The sites will utilise existing access points, and as a result of the subdivision no new access or road construction is required. Actual and potential adverse effects on the wider environment in relation vehicular access and traffic generation are no more than minor.

As a result of the proposed subdivision resulting in a boundary adjustment, no development is proposed. Lot 1 and Lot 2 will retain the existing service connections to the Council reticulated system. The proposal does not involve a change of land and therefore no additional services are deemed necessary. The adverse effects on the wider environment are therefore no more than minor.

There are no known heritage, archaeology, ecology or cultural values known to be associated with the allotments and the allotments are not classified as a natural feature or landscape.

The site is identified as being subject to inundation as identified by Figure 3. The creation of a new lot is located more than 830m to the identified potential or actual inundation overlay. The site is located on

a higher proportion of the undulating site. Due to these factors the actual and potential adverse effects of inundation are no more than minor.

Overall, it is considered that any adverse effects from the proposed boundary adjustment will be less than minor.

#### Yard Setback

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 it is permitted to have structures setback 6m from the legal boundaries in the rural zone.

The sheds are existing and the creation of the new internal boundary between Lot 1 and Lot 2 will result in a yard setback breach. It is acknowledged that the sheds are located within the 6m setback to the west boundary of Lot 2, however this was a pre-existing boundary of the site and is not being changed as part of this subdivision.

The north shed on Lot 2 will be setback 1m from the boundary, encroaching the setback in the Rural Zone by 5m, while the south shed will be setback 5m, encroaching the yard setback by 1m. The middle shed encroaches the yard setback by 3m. These sheds are existing, and the breach of the yard setback is a result due to the proposed new boundary of Lot 2. The proposal reflects a practical layout and separation of the sheds from the wider agricultural use as they are not able to be accessed from Lot 1.

The proposed yard setbacks have been determined by the GDC Building Department as the minimum necessary setback required for fire safety in accordance with s116A the Building Act 2004 based on their assessment of the construction of the sheds.

The Applicant has advised that the carport currently located across Lot 1 and Lot 2 will be removed.

The proposed boundary adjustment creating a boundary between Lot 1 and 2, separating these sheds reflects a practical layout of the existing activities occurring on the site. Both the dwelling and the sheds are existing buildings, and overall, it is considered that the adverse effects are no more than minor on the environment.

#### Contamination (NES-CS)

The proposal will not result in any change of use nor is there any soil disturbance. Potential effects relating to contamination are assessed to have a less than minor effect on the environment.

#### *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*

No persons have given written approval as part of this resource consent application.

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.

No person is considered to be affected by the proposal as potential effects will be less than minor for the following reasons:

- Minor physical works are proposed, mainly the removal of the existing carport located across the boundaries of Lot 1 and Lot 2. The other existing buildings on site will remain. As such there would be minimal change to the current visual or rural amenity and will not result in physical change from the land's current appearance.
- The proposal will result in a change of ownership of proposed Lot 2. Given the setback breaches on Lot 2 adjacent to Lot 1, which are owned by the same owners, reciprocal approval is presumed. Future owners through due diligence will observe these setback breaches in proximity to the residential activity on Lot 1. In terms of the natural and built environment, the physical and amenity effects will remain unchanged.
- The proposal does not seek to create additional development on either lots. However, it is noted that Lot 1 is of a size that can accommodate further development rights, provided they meet the bulk and location standards of the District Plan. Lot 2 has existing sheds on site, which creates a full capacity of the site. However, any new buildings on the lot would be assessed against the District Plan bulk and location requirements. Any associated adverse effects will be less than minor.
- No ground disturbance activities or change to the use of land is proposed with the subdivision application. The proposed lots have existing fencing and gates in place to ensure that the public is not able to enter the site. Any future activities that were to occur on the lots would need to be assessed under the NES-CS.
- Overall, it is considered that the potential adverse effects will be less than minor on the owners/occupiers of any neighbouring properties. For completeness, no other persons are deemed to be potentially affected by the proposal.

#### *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**

### **Operative District Plan**

The relevant objective and policies are contained within Chapter 8 - Subdivision of Land of the District Plan, Chapter 3 – Land Use Activities – A Framework and Chapter 4A – Natural Hazards.

The relevant objective and policies seek that the size and shape of allotments are appropriate for the location and future land use, and that access and servicing can meet Council's standards. The new boundary between Lot 1 and Lot 2 reflects a practical layout for the existing land use activities occurring on site. The effects of this maintain the existing situation and therefore do not adversely affect the quality of the environment. Although the site has been identified as being subject to a natural hazards, the inundation overlay is located in the northern part of the site, away from the boundary adjustment sought and the use of the land is not proposed to change on Lot 1 and Lot 2. The sheds from part of the existing environment and are likely to be attributed to the research facility occurring on the western lot. As such, the proposed subdivision is considered to be compatible with the rural characteristics and amenity values of the locality. The proposal is considered to meet the relevant objectives and policies of the Gore District Plan.

### **Proposed District Plan**

The Proposed District Plan was notified for public submissions on 31 August 2023. The submission period closed on 27 November 2023. The further submission period closed on 12 April 2024 and hearings are currently underway.



## **National Policy Statement for Highly Productive Land (NPS-HPL)**

The NPS-HPL came into force on 17 October 2022. The objective of the NPS-HPL is that highly productive land is protected for use in land-based primary production, both now and for future generations. The NPS-HPL defines Highly productive land (HPL) as land that has been identified as either Land Use Capability (LUC) 1, 2 or 3. In this instance the subject site has been identified as LUC 3 and as such the NPS-HPL applies.

The proposal to undertake a subdivision of the site does not create permanent or long-term constraints on the land. Lot 1 is to be retained as rural block utilised for agricultural activities and meets the minimum lot size of the District Plan.

The existing activities, being the sheds utilised for various agricultural purposes on Lot 2 have been established before the NPS-HPL. The subdivision avoids the fragmentation of the site in the Rural Zone, as the creation of an additional lot will occur on the legal title that has an existing non-rural activity on site, which has essentially already removed most of this title from being available for highly productive uses. The proposed boundaries of Lot 2 results in the sheds on the lot to be separated from the rural activity and joined with the existing activity on Lot 2 DP 15170.

There will be no significant or additional loss of highly productive land as a result of the subdivision proposal. There is no reverse sensitivity issues with the subdivision proposed.

Based on the above, there is discretion to allow consent to be granted pursuant to Clause 3.10 of the NPS-HPL.

Overall, the proposed subdivision is generally consistent with the objective and policies of the NPS-HPL.

## **NES- CS**

Lot 2 has been identified to contain agricultural chemicals and in the past was utilised as fuel storage. The proposal will result in the creation of new legal boundaries to reflect the practical separation of the sheds (Lot 2) from the remainder of the farming activity on Lot 1. The proposal will not result in any land disturbance or change of use is proposed as part of this subdivision activity, which seeks to create a boundary adjustment to recognise the sheds as part of the existing activity on Lot 2 DP 15170. As Lot 2 is to be amalgamated with this lot, which is identified as an existing HAIL site, the owners are well aware of this HAIL status and are likely to take precautions already on the site to mitigate potential risks to human health.

Any future ground disturbance or change of use on either lot would require a further assessment under the NES-CS and as such, contamination can be considered at that future point of time. It is considered that the proposal will not cause adverse effects on human health and any risk of the spread of contamination to the wider environment is no more than minor.

## **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, the site is indicated to be subject to an inundation hazard. Due to the size and topography of the site, this hazard is not in close proximity to the proposed subdivision. In addition, no land use changes are proposed from the existing rural activity with residential dwellings. The proposed lot will retain the existing accessways, which will continue to service the lots. Overall, the proposal meets the requirements of s106 of the RMA.

## 8. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposed subdivision will promote sustainable management of natural and physical resources, facilitating a sale of agricultural land.

Part 2 (sections 5, 6, 7 and 8) of the RMA sets out the purpose and principles of the legislation, which as stated in section 5, is “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, section 7(c) “The maintenance and enhancement of amenity values” and section 7(f) “The maintenance and enhancement of the quality of the environment”.

In addition, Part 2 of the RMA requires the Council to recognise and provide for matters of national importance (section 6); have particular regard to other matters (section 7); and to take into account the principles of the Treaty of Waitangi (section 8).

For the reasons outlined in this report, it is considered that the proposal meets the relevant sections of Part 2 of the RMA.

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

## 9. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** to undertake a boundary adjustment and encroachment into the rural setback subject to the following conditions imposed pursuant to Section 108 and Section 220 of the RMA:

### Consent Conditions

#### General

1. The subdivision must be in general accordance with the application made to Council and the following plans:
  - Proposed Subdivision of Lot 3 DP 15170 (78 Waimumu Road, Gore), drawn by Clark Fortune McDonald, dated 12/09/2024.
  - Proposed Subdivision of Lot 3 DP 15170 (78 Waimumu Road, Gore), drawing number 16760-A Sheet 001, drawn by Clark Fortune McDonald, dated 12/09/2024.
- Prior to s223*
2. Prior to Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, any necessary easements (including the easement for stormwater drainage over Lot 1 in favour of Lot 2 as shown in Figure 4 of this decision report) shall be

shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved as necessary.

3. The consent holder must meet the costs for the preparation, review and registration of the easement instrument of the relevant Records of Title.

#### *Amalgamation Condition*

4. Lot 2 shall be amalgamated with Sec 76 Blk XIV Chatton SD (SL183/166) in accordance with the following amalgamation condition:

*“That Lot 2 hereon be held together with Lot 2 DP 15170 (SL12A/800) and that one record of Title be issued to include both parcels.” LINZ Reference number **1934514**.*

#### *Prior to s224c*

5. The existing carport that is located on the boundary of Lots 1 and 2 (as identified on the scheme plan) shall be removed.

#### **Advice Notes**

1. Any future development 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. Environment Southland is the requiring authority that updates the HAIL register. For further information please contact Environment Southland.

#### **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](mailto:planning@goredc.govt.nz).

Prepared by



Bridget Sim  
**Planner**

Decision made by



Werner Murray  
**Delegate**

## **Appendix A: Approved Plans**

## APPENDIX A – APPROVED PLANS

