

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC23042.2
Applicant	Tanya Copeland
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for vary the conditions of approved Resource Consent SC23042
Location	90 Wentworth Street, East Gore
Legal Description	Lot 7 DP 5880
Activity Status	Discretionary
Decision Date	29 January 2026

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 29 January 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report 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

The submitted application seeks consent to vary conditions to subdivision resource consent SC23042 granted on 1st September 2023 to undertake “a three-lot residential subdivision.”

The approved 3-lot subdivision of the land has not been given effect to; note also that this consent has not yet lapsed. This application seeks to vary the subdivision consent to reduce the subdivision from 3 to 2 lots. The 2 lots are proposed as follows:

Proposed Lot 1	1,070m ² to be created as a vacant residential allotment, with an access handle provided to Wentworth Street
Proposed Lot 2	741m ² to contain the existing residential dwelling. A short right of way is proposed over the access handle to provide access from Wentworth Street.

Figure 1 below shows the proposed scheme plan for the application.

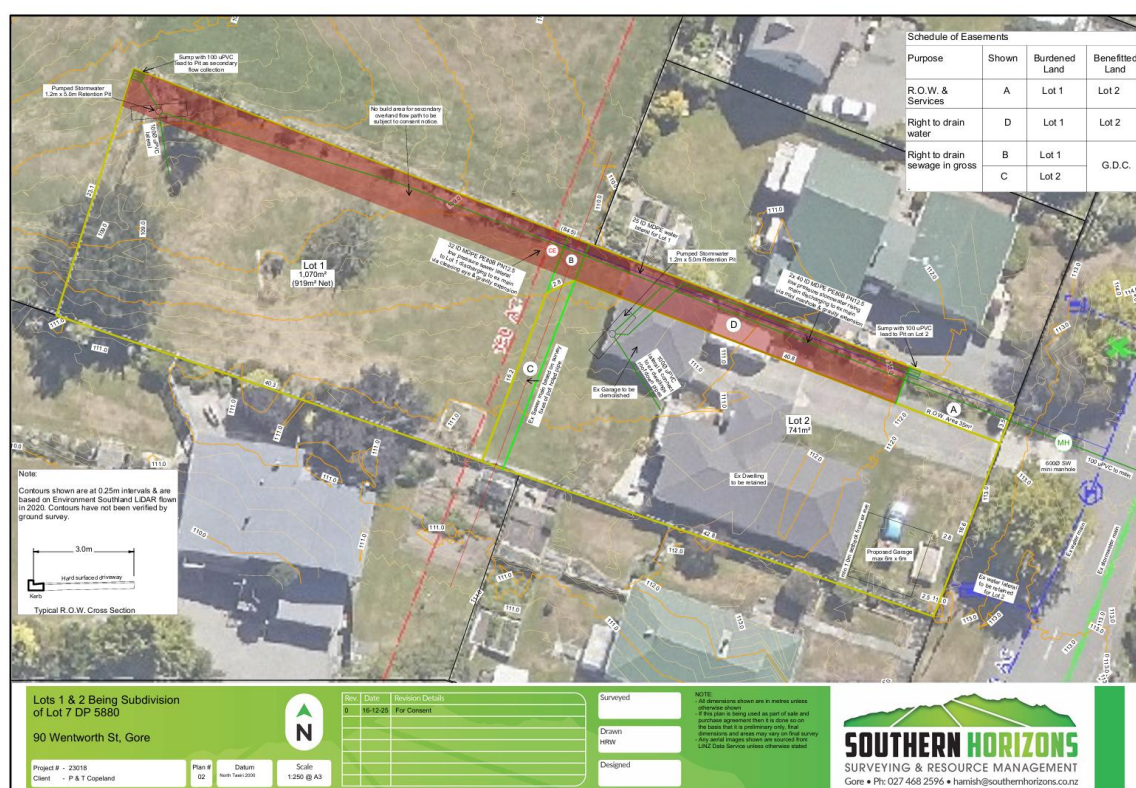


Figure 1 – Subdivision Scheme Plan

The application seeks to vary conditions 1, 2, 3, 9(a), 9(b), 9(c), 9(d), 9(e), 9(g), 9(h), 9(i), 9(j) to correct references to Lot 3 and remove conditions 9(f) and 11 which are made redundant by the variation. The applicant has proposed the following changes. These are shown underlined and ~~strikethrough~~.

- The subdivision shall be undertaken generally in accordance with the variation application, original application made to the Council on 05.07.2023 and the further information received on 02.08.2023 and 10.08.2023 and held electronically by the Council under file reference SC23051 and the following plan(s):
 - ~~‘Lots 1 to 3 Being Subdivision of Lot 7 DP 5880, Plan # 1, Rev 2, drawn by Southern Horizons, dated 02/08/2023’~~ Lots 1 and 2 Being Subdivision of Lot 7 DP 5880, drawn by Southern Horizons dated 16/12/2025. Prior to works starting:

2. Prior to starting the construction works, the applicant shall liaise with the Council 3Waters Department to confirm the preferred approach for the existing wastewater main passing through proposed Lot ~~3~~ 2 to determine if either:

- a) a full replacement of the main is required; or
- b) concrete capping of the existing pipe, where the right of way crosses the wastewater pipe.

Note: Any cost associated with the maintenance and replacement of the wastewater main will be covered by the Council.

3. Prior to construction works starting, the consent holder shall confirm the sizing and design of the retention pits located in Lot ~~1, 2 and 3~~ and 2 with the Council 3Waters and Building Department.

Note: A building consent is required for all stormwater, water and wastewater services, sumps and pipelines to be installed in the ROW, and into each proposed lot, prior to ROW being completed and certification.

9. Prior to certification pursuant to sec on 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the Chief Executive Officer of the Gore District Council, complete the following, in accordance with the details provided in the resource consent application and the Council's standards:

- a. Remove the existing garage on proposed Lot ~~3~~ 2.
- b. Stormwater from the existing buildings on proposed Lot ~~3~~ 2 shall be separated from the existing wastewater connection and discharged to the Councils stormwater network.
- c. Extend the existing vehicle crossing on Wentworth Street to serve Lots ~~1, 2 and 3~~ and 2, in accordance with the standards contained in Diagram R03 in the Gore District Council Subdivision and Land Development Bylaw 2019.
- d. Form the 3.5m right of way "A" from Wentworth Street to Lot ~~1~~ 2. The right of way shall be hard surfaced with kerb running along the northern boundary ~~and contain three sumps as depicted on the scheme plan approved in condition 1.~~
- e. The provision of a water supply to the property boundary of Lot 1 ~~and Lot 2 that extends the entire length of the right of way / easement area A, B, C shown on the scheme plan approved in condition 1, as necessary,~~ or at an alternative location as agreed to by the Council's 3 Waters Operations Manager. The connections require an Acuflo CM2000 manifold installed in a blue box outside of the boundary for servicing.
- ~~f. The provision of a foul sewer connection to the property boundary of Lot 1 that extends into easement area B and C shown on the scheme plan approved in condition 1, to the Council sewage pipe, or at an alternative location as agreed to by the Council's 3Waters Operations Manager. All Wastewater property connections are to have a cleaning eye brought to the surface approximately 1 m from the Council main with a Council approved cover with a red lid for servicing.~~
- g. The provision of a foul sewer connection to the property boundary of Lot ~~2~~ 1 that extends into the easement area D shown on the scheme plan approved in condition 1, to Council sewage pipe, or at an alternative location as agreed to by the Council's 3Waters Operations Manager. All Wastewater property connections are to have a cleaning eye brought to the surface approximately 1 m from the Council main with a Council approved cover with a red lid for servicing.
- h. Undertake the works to the existing wastewater main passing through proposed Lot ~~3~~ 2 that are agreed and approved under condition 2.

- i. The provision of stormwater reticulation to the ~~boundary~~ **buildable area** of Lot 1 and Lot 2 ~~that extends the entire length of the right of way / easement area A, B, C as~~ shown on the scheme plan approved in condition 1, or at an alternative location as agreed to by the Council's 3 Waters Operations Manager.
 - j. Stormwater retention pits (excluding the pumps) are to be installed in Lots ~~1, 2 and 3~~ **and 2**. Sizing and design of the retention pits shall be confirmed with the Council's 3 Waters Department prior to construction works starting.
- ~~11. Prior to the certification of the subdivision pursuant to section 224(c) of the Resource Management Act 1991; a consent notice, in accordance with Section 221 of the Resource Management Act 1991, shall be issued for Lot 2 to record that:~~
- ~~a. If it is determined that there is insufficient fall for a gravity wastewater connection, a pumped wastewater connection is required to be installed at the me of development at the cost of the owner.~~
 - ~~b. A pumped stormwater system from Lot 2 will be required to connect to the Council's reticulated stormwater network.~~
 - ~~c. At the me a building is constructed on lot 2 provision shall be made for vehicle turning such that vehicles can exit the lot in a forward facing manner~~

2. SITE DISCRIPTION

The subject site is located at 90 Wentworth Street, legally described as Lot 7 DP 5880. It is 1,811m² in size and is located in Residential A Zone. Access is currently provided to the site via Wentworth Street, provided for domestic purposes.

The site is located at the top of a gradual rise on Wentworth Street. To the west of the street, the landscape gradually decreases downhill. A downhill gradient occurs westward from the east of the subject site to the west of the section.

The site is surrounded by residential dwellings, to the east, north and south. Vacant land surrounds the back of the section to the west.

The site is identified by the Council's GIS mapping systems as having a 'negligible' liquefaction risk across the site. No inundation overlays apply to the site.

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

3. ACTIVITY STATUS

3.1 Resource Management Act 1991

The proposed activity requires resource consent for the following reasons:

A **Discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change conditions 1, 2, 3, 9 and 11 of resource consent SC23042 as outlined in the proposal above.

3.2 Activity Status Summary

Overall, the application is being considered and processed as a **discretionary** activity under the Resource Management Act.

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.

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. Under the Gore District Council Plan, residential activity including the construction of a residential building is permitted on site. In respect to this application, consideration is being given to the difference between the approved and the proposed changes rather than the creation of a new residential building. Therefore, it is considered that the permitted baseline has limited relevance to the assessment of the application.

Assessment of Effects

The proposed variation to the original application reduces the number of proposed lots from 3 to 2. The following assessment will address the effects the proposed variation will have on the development. The applicant has submitted an assessment of effects considering the effects of the variation on the site and its surrounding environment, this has been adopted for the purpose of this report.

Suitability of the allotments and future land use

The varied size, shape and configuration of the subdivision is consistent with the Gore District Council Plan. Proposed Lot 1 is expected to be 1,070m² (919m² Net) and proposed Lot 2 will be 741m², both proposed lots exceed the minimum requirement for subdivided lots in Residential A Zone of 400m².

Overall, the revised proposed lots are considered to remain to be consistent with anticipated development within the Residential Zone for residential living. It is considered that the size, shape, and configuration of the proposed allotments are appropriate for residential purposes and that any adverse effects on the wider environment will be less than minor.

Ability to provide services

In the original application SC23042 made arrangements for the proposed sites to be fully serviced through the council's reticulated network in regards to stormwater, wastewater and domestic water.

No material changes are proposed to the approved servicing arrangements the applicants still intend to connect the site to reticulated services. The reduction of the proposal from 3 lots to 2 does require some minor amendments to conditions set in the original application.

In regard to domestic (potable) water in the original application, two new connections were needed to connect proposed lots 1 and 2. However, only one new connection is required to connect Lot 1 to the reticulated services and proposed lot 2 (previously 3) is retaining its existing connection.

The applicant proposes the removal of one of the approved sumps, which would result in two being installed onsite as opposed to the approved three. The applicant also requests its location of the sumps be determined at the time of construction based on levels.

Following comments from Aaron Green, 3 Waters Operations Manager, it has been determined that all three of the approved sumps are required and should be retained. These will need to be installed prior to the subdivision certification.

Revised conditions still secure wastewater connection for lot 1. No evidence has been provided to determine that a pumped system is not necessary therefore the consent notice requiring this will remain. It is considered the proposed application potential adverse effects are less than minor.

Suitability of land subdivision

There are no proposed changes to the subdivision layout regarding natural hazards or other hazards. It is deemed that the possible adverse effects of the variation proposal are less than minor.

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

There no proposed changes to that approved in the original application in regards to heritage, archaeological values, natural features, landscapes and water quality. Therefore, it is deemed that the potential impacts are considered less than minor.

Effects on Traffic

There are no proposed changes to that approved in the original application in regards to traffic and access to the site. Therefore, it is deemed that the potential impacts are considered less than minor.

Provision of easement

The proposed scheme plan shows updated easements. The right of way is proposed to allow access to all proposed lots, this is in favour of Lot 2 as indicated by area A, B and D on the proposed scheme plan.

An easement is proposed over Lot 2 for the right to drain wastewater from Lot 1. This easement is in favour of Gore District Council. This is shown by area B & C on the scheme plan.

Overall, it is considered that the potential adverse effects on the environment of proposed variation to the provision of services previously approved in the original application are less than minor.

At the time of survey, all necessary easements will be confirmed and registered onto the relevant Record of Titles. Adverse effects on the wider environment are considered to be less than minor.

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

The adjacent persons assessed below are all the owners/occupiers of the properties that share a common boundary with the subject site or are located opposite the subject site.

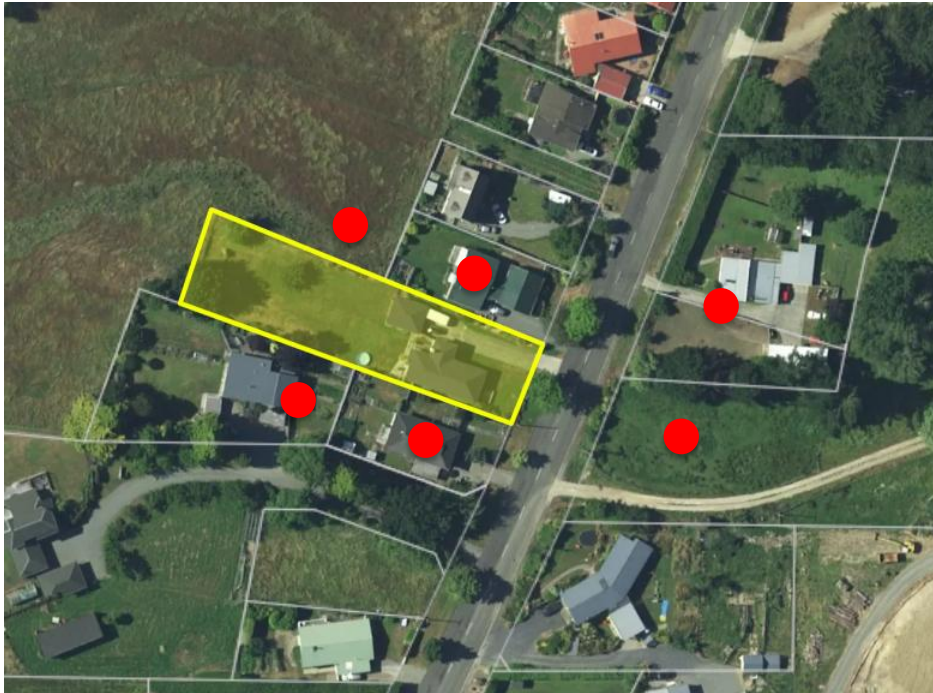


Figure 2 – Adjoining owners and occupiers identified with red dots

It is considered that the variation of the approved subdivision will continue to maintain character of the residential area given the proposed lot sizes. Existing amenity values will not be altered beyond what is anticipated under the District Plan. The proposed lot, that does not already have a residential unit on it, is of the size and shape that can accommodate a future residential dwelling. Given the variation decreases the density of the development the consequent associated effects such as noise and traffic generation will be even less impactful than previously approved.

Minor construction works will be required to install services and remove the existing garage from site. The works will be temporary in nature and will not result in minor effects on persons residing at the neighbouring properties.

Any adverse effects on owners and occupiers' 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 specific 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 objectives and policies that were considered in determination the original application were that of chapter 8 (Subdivision) in the Operative Gore District Plan (ODP) which remain relevant for the assessment of this variation application. Based on the applicant's assessment and the assessment

provided above the proposed variation remains consistent with the objective and policies in chapter 8 and therefore the proposed variation is compliant with the ODP.

7. 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 enable additional residential lots and dwellings to be constructed in the future. The additional lot 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.

8. DECISION ON RESOURCE CONSENT

Consent is **granted** for Tanya Copeland to vary and/or remove conditions 1, 2, 3, 9(a), 9(b), 9(c), 9(d), 9(e), 9(f), 9(g), 9(h), 9(i), 9(j) and 11 of approved resource consent SC23042 such that:

Conditions 1, 2, 3, 9(a), 9(b), 9(c), 9(d), 9(e), 9(f), 9(g), 9(h), 9(i), 9(j) and 11 are amended to state (deleted text in strike-through, added text in bold and underline):

1. The subdivision shall be undertaken generally in accordance with the **variation** application, **original application** made to the Council on 05.07.2023 and the further information received on 02.08.2023 and 10.08.2023 and held electronically by the Council under file reference ~~SC23051~~ **SC23042** and the following plan(s):
 - ~~‘Lots 1 to 3 Being Subdivision of Lot 7 DP 5880, Plan # 1, Rev 2, drawn by Southern Horizons, dated 02/08/2023’.~~ **Lots 1 and 2 Being Subdivision of Lot 7 DP 5880, drawn by Southern Horizons dated 16/12/2025.**

2. Prior to starting the construction works, the applicant shall liaise with the Council 3Waters Department to confirm the preferred approach for the existing wastewater main passing through proposed Lot ~~3~~ **2** to determine if either:

- a) a full replacement of the main is required; or
- b) concrete capping of the existing pipe, where the right of way crosses the wastewater pipe.

Note: Any cost associated with the maintenance and replacement of the wastewater main will be covered by the Council.

3. Prior to construction works starting, the consent holder shall confirm the sizing and design of the retention pits located in Lot ~~1, 2 and 3~~ **and 2** with the Council 3Waters and Building Department.

Note: A building consent is required for all stormwater, water and wastewater services, sumps and pipelines to be installed in the ROW, and into each proposed lot, prior to ROW being completed and certification.

9. Prior to certification pursuant to sec on 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the Chief Executive Officer of the Gore District Council, complete the following, in accordance with the details provided in the resource consent application and the Council's standards:

- a. Remove the existing garage on proposed Lot ~~3~~ **2**.
- b. Stormwater from the existing buildings on proposed Lot ~~3~~ **2** shall be separated from the existing wastewater connection and discharged to the Councils stormwater network.
- c. Extend the existing vehicle crossing on Wentworth Street to serve Lots ~~1, 2 and 3~~ **and 2**, in accordance with the standards contained in Diagram R03 in the Gore District Council Subdivision and Land Development Bylaw 2019.
- d. Form the 3.5m right of way "**A**" from Wentworth Street to Lot ~~1~~ **2**. The right of way shall be hard surfaced with kerb running along the northern boundary ~~and contain three sumps as depicted on the scheme plan approved in condition 1.~~ **The leg in shall contain three sumps. The location of the sumps shall be reviewed and certified by council's 3Waters department.**
- e. The provision of a water supply to the property boundary of Lot ~~1 and Lot 2~~ **that extends the entire length of the right of way / easement area A, B, C shown on the scheme plan approved in condition 1, as necessary,** or at an alternative location as agreed to by the Council's 3 Waters Operations Manager. The connections require an Acuflo CM2000 manifold installed in a blue box outside of the boundary for servicing.
- f. ~~The provision of a foul sewer connection to the property boundary of Lot 1 that extends into easement area B and C shown on the scheme plan approved in condition 1, to the Council sewage pipe, or at an alternative location as agreed to by the Council's 3Waters Operations Manager. All Wastewater property connections are to have a cleaning eye bought to the surface approximately 1 m from the Council main with a Council approved cover with a red lid for servicing.~~
- g. The provision of a foul sewer connection to the property boundary of Lot ~~2~~ **1** that extends **into** the easement area ~~D~~ **C** shown on the scheme plan approved in condition 1, to Council sewage pipe, or at an alternative location as agreed to by the Council's 3Waters Operations Manager. All Wastewater property connections are to have a cleaning eye bought to the surface approximately 1 m from the Council main with a Council approved cover with a red lid for servicing.

The relevant easements must be created to secure the wastewater provision.

- h. Undertake the works to the existing wastewater main passing through proposed Lot ~~3~~ 2 that are agreed and approved under condition 2.
 - i. The provision of stormwater reticulation to the boundary buildable area of Lot 1 and Lot ~~2~~ that extends the entire length of the right of way / easement area A, B, C as shown on the scheme plan approved in condition 1, or at an alternative location as agreed to by the Council's 3 Waters Operations Manager.
 - j. Stormwater retention pits (excluding the pumps) are to be installed in Lots ~~1, 2 and 3~~ and 2. Sizing and design of the retention pits shall be confirmed with the Council's 3 Waters Department prior to construction works starting.
- ~~11. Prior to the certification of the subdivision pursuant to section 224(c) of the Resource Management Act 1991, a consent notice, in accordance with Section 221 of the Resource Management Act 1991, shall be issued for Lot 2 to record that:~~
- ~~d. If it is determined that there is insufficient fall for a gravity wastewater connection, a pumped wastewater connection is required to be installed at the me of development at the cost of the owner.~~
 - ~~e. A pumped stormwater system from Lot 2 will be required to connect to the Council's reticulated stormwater network.~~
 - ~~f. At the me a building is constructed on lot 2 provision shall be made for vehicle turning such that vehicles can exit the lot in a forward facing manner~~

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



Molly O'Sullivan
Planning Consultant

Decision made by



Werner Murray
Delegate

Appendix A – Consent Conditions
Appendix B – Approved Plans

APPENDIX A – Consent Conditions

1. The subdivision shall be undertaken generally in accordance with the variation application, original application made to the Council on 05.07.2023 and the further information received on 02.08.2023 and 10.08.2023 and held electronically by the Council under file reference SC23042 and the following plan(s):
 - Lots 1 and 2 Being Subdivision of Lot 7 DP 5880, drawn by Southern Horizons dated 16/12/2025. Prior to works starting:
2. Prior to starting the construction works, the applicant shall liaise with the Council 3Waters Department to confirm the preferred approach for the existing wastewater main passing through proposed Lot 2 to determine if either:
 - c) a full replacement of the main is required; or
 - d) concrete capping of the existing pipe, where the right of way crosses the wastewater pipe.

Note: Any cost associated with the maintenance and replacement of the wastewater main will be covered by the Council.
3. Prior to construction works starting, the consent holder shall confirm the sizing and design of the retention pits located in Lot 1 and 2 with the Council 3Waters and Building Department.

Note: A building consent is required for all stormwater, water and wastewater services, sumps and pipelines to be installed in the ROW, and into each proposed lot, prior to ROW being completed and certification.

4. No less than two weeks prior to starting the installation of the 3Waters Services, the consent holder shall provide a construction programme for the proposed works to the Councils 3Waters Asset Manager and provide fortnightly updates of the programme during the construction process.

Prior to s223 approval

5. 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.
6. The consent holder shall meet the costs for the preparation, review and registration of any easement instrument(s) on the relevant Records of Title.
7. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder must provide to Council a written statement from a Licensed Cadastral Surveyor, accompanied by any necessary evidence, to the effect that all services are confined to their respective lots or provision has been made for suitable easements to be granted and reserved in the Land Transfer Plan where appropriate.
8. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the cadastral survey dataset must identify the 'no build area' on Lot 1 as shown on the Scheme plan approved in Condition 1.

Prior to s224c approval

9. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the Chief Executive Officer of the Gore District Council, complete

the following, in accordance with the details provided in the resource consent application and the Council's standards:

- a. Remove the existing garage on proposed Lot 2.
- b. Stormwater from the existing buildings on proposed Lot 2 shall be separated from the existing wastewater connection and discharged to the Council's stormwater network.
- c. Extend the existing vehicle crossing on Wentworth Street to serve Lots 1 and 2, in accordance with the standards contained in Diagram R03 in the Gore District Council Subdivision and Land Development Bylaw 2019.
- d. Form the 3.5m right of way "A" from Wentworth Street to Lot 1. The right of way shall be hard surfaced with kerb running along the northern boundary. The leg in shall contain three sumps. The location of the sumps shall be reviewed and certified by council's 3Waters department.
- e. The provision of a water supply to the property boundary of Lot 1 or at an alternative location as agreed to by the Council's 3 Waters Operations Manager. The connections require an Acuflo CM2000 manifold installed in a blue box outside of the boundary for servicing.
- f. The provision of a foul sewer connection to the property boundary of Lot 1 that extends into the easement area C shown on the scheme plan approved in condition 1, to Council sewage pipe, or at an alternative location as agreed to by the Council's 3Waters Operations Manager. All Wastewater property connections are to have a cleaning eye brought to the surface approximately 1 m from the Council main with a Council approved cover with a red lid for servicing. Undertake the works to the existing wastewater main passing through proposed Lot 2 that are agreed and approved under condition 2.
- g. The provision of stormwater reticulation to the boundary buildable area of Lot 1 and Lot 2 that extends the entire length of the right of way / easement area A, B, C as shown on the scheme plan approved in condition 1, or at an alternative location as agreed to by the Council's 3 Waters Operations Manager.

Note - The relevant easements must be created to secure the wastewater provision.

- h. Undertake the works to the existing wastewater main passing through proposed Lot 3 2 that are agreed and approved under condition 2.
 - i. The provision of stormwater reticulation to the boundary buildable area of Lot 1 and Lot 2 that extends the entire length of the right of way / easement area A, B, C as shown on the scheme plan approved in condition 1, or at an alternative location as agreed to by the Council's 3 Waters Operations Manager.
 - j. Stormwater retention pits (excluding the pumps) are to be installed in Lots 1, 2 and 3 and 2. Sizing and design of the retention pits shall be confirmed with the Council's 3 Waters Department prior to construction works starting.
 - k. The consent holder shall provide all quality assurance and as-built information required for the development in accordance with the Gore District Council's Subdivision, Land Use and Development Bylaw 2019.
10. Prior to the certification of the subdivision pursuant to sec on 224(c) of the Resource Management Act 1991; a consent notice, in accordance with Sec on 221 of the Resource Management Act 1991, shall be issued for Lot 1 to record that:
- a. If it is determined that there is insufficient fall for a gravity wastewater connection, a pumped wastewater connection is required to be installed at the me of development at the cost of the owner.
 - b. A pumped stormwater system from Lot 1 will be required to connect to the Council's reticulated stormwater network.
 - c. No buildings shall be located within the within the 'No build area' as shown as Covenant Areas X as shown on Land Transfer Plan XXXXX.

- d. At the time a building is constructed on lot 1 provision shall be made for vehicle turning such that vehicles can exit the lot in a forward-facing manner

Advice Notes

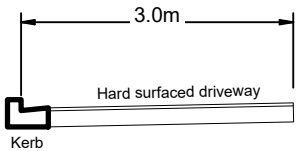
- a. A building consent is required for all stormwater, water, and wastewater services, sumps and pipelines to be installed in the ROW, and into each proposed lot, prior to ROW being completed and certification.
- b. Consultation with Powernet will be required to determine the required changes to the network prior to installation of electricity being completed. The cost of any upgrades will lie with the developer.
- c. All engineering works shall be carried out in accordance with the standards in the Gore District Council's Subdivision, Land Use and Development Bylaw 2019.
- d. Any future development on Lots 1, 2 and 3 will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw and the Gore District Plan.
- e. 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.
- f. All 3Waters Infrastructure to be vested into Council ownership will need to be completed by one of the Council's approved 3Waters Contractors – refer to the following link for further details regarding this - <https://www.goredc.govt.nz/services/3-waters/approved-contractors>

APPENDIX B – APPROVED PLANS



Schedule of Easements			
Purpose	Shown	Burdened Land	Benefitted Land
R.O.W. & Services	A	Lot 1	Lot 2
Right to drain water	D	Lot 1	Lot 2
Right to drain sewage in gross	B	Lot 1	G.D.C.
	C	Lot 2	

Note:
Contours shown are at 0.25m intervals & are based on Environment Southland LiDAR flown in 2020. Contours have not been verified by ground survey.



Typical R.O.W. Cross Section

Lots 1 & 2 Being Subdivision
of Lot 7 DP 5880

90 Wentworth St, Gore

Project # - 23018
Client - P & T Copeland

Plan #
02

Datum
North Tairā 2000

Scale
1:250 @ A3



Rev.	Date	Revision Details
0	16-12-25	For Consent

Surveyed

Drawn
HRW

Designed

NOTE:
- All dimensions shown are in metres unless otherwise shown
- If this plan is being used as part of sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey
- Any aerial images shown are sourced from LINZ Data Service unless otherwise stated

SOUTHERN HORIZONS
SURVEYING & RESOURCE MANAGEMENT
Gore • Ph: 027 468 2596 • hamish@southernhorizons.co.nz