

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC26023
Applicant	Kowhai Trust (c/o Hamish Weir)
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a Subdivision to create 2 additional allotments (2 existing lots into 4 proposed lots) and a cancellation of a Consent Notice condition under s221(3) of the RMA.
Location	205 Reaby Road, Upper Charlton, Gore
Legal Description	Lot 1, Lot 2 DP 610748
Zone - Operative District Plan	Rural
Zone - Proposed District Plan	Rural Lifestyle
Activity Status	Discretionary
Decision Date	30 July 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 30 July 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B 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

Subdivision Application

Consent is sought in order to subdivide two existing lots of 2Ha into four lots that are each proposed to be 1Ha in size. These are intended to be rural lifestyle blocks acting as a small introduction to a future larger subdivision of the wider site at 205 Reaby Road, which has been zoned Rural Lifestyle under the Proposed District Plan.

As part of this subdivision the applicant has proposed a Right of Way which will provide legal and physical access for the future occupants of proposed lots 2 & 3, and existing Lot 200 DP 610748. Further, the marked Right of Way will also serve as an easement for electricity services to proposed lots 2 & 3, and existing Lot 200 DP 610748. The applicant has advised through the application and a draft design of the wider development that the Right of Way proposed in this application will provide two further lots legal and physical access from Campion Road, while proposed Lot 4 will have its own access from Campion Road.



Figure 1: Proposed scheme plan (Source: Applicant)

Consent Notice Variation

Along with the subdivision proposal, the applicant seeks to cancel condition e of a Consent Notice (13535333.4) registered against the titles of the subject lots. The section the applicant wishes to cancel is Sub-condition (e) relates to the sealing of Campion Road, which has already been undertaken by the applicant and as such they wish to remove the requirement to undertake works the applicant has already completed. The proposed changes are as follows:

Consent Notice 13535333.4

~~e. In relation to Lot 1 and Lot 6, Campion Road is not intended to be sealed by Council at any stage in the future. For any dwelling constructed within 100 meters of the edge of gravel along Campion Road, the landowner shall:~~

~~i. Prior to the issue of the Building Consent Certificate of Completion, implement a 100 meter long section of dust suppression seal along the section of Campion Road adjoining their lot. The dust suppression seal shall match the type of seal the Council utilises under its Dust Suppression Policy. The property owner shall be responsible for the whole cost of constructing the dust suppression seal.~~

The applicant has noted that these works have been completed, which has been confirmed by Council's Roading Team, and as such the onus on a potential new landowner to undertake construction on the affected area of Campion Road is no longer required. As such, the applicant seeks to remove the requirement to seal the road at the development-construction stage in order to simplify the process once the separation of lots has been completed.

2. SITE DESCRIPTION

The subject site is comprised of two 2Ha lots, legally described as Lot 1 and Lot 2 DP 610748. The relevant interests registered against the Record of Titles are as follows:

- Appurtenant hereto is a right to take convey & store water and rights to convey water created by Easement Instrument 6749008.2 – 13.2.2006 at 9:00 am (registered to Lot 1 only)
- Subject to a right of way (Pedestrian and Bicycle) (in gross) over part marked RA on DP 610748 in favour of Gore District Council created by Easement Instrument 13535333.3 – 18.2.2026 at 8:30 am
- 13535333.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 – 18.2.2026 at 8:30 am
- Land Covenant in Covenant Instrument 13582009.1 – 17.4.2026 at 11:05 am

The subject sites are both square-shaped lots comprising of pasture which is presently being grazed. These lots being 2Ha are proposed to be split evenly into two 1Ha rectangle-shaped lots per existing lot. Both sites are flat, with no topographical interests noted, and have a shared boundary with Campion Road, Lot 1 also shares a boundary with Reaby Road. The sites are located in the Rural Zone under the Operative District Plan and Rural Lifestyle Zone under the Proposed District Plan, border the Proposed District Plan General Rural Zone. Surrounding sites are largely farming in nature, with large lots used for pasture and a low-density built environment.

A previous consent granted (SC23083, LU23084) allowed for the initial subdivision of 205 Reaby Road (Section 452 Hokonui SD). Through this consent, the applicant sought to subdivide the original lot into 38 rural lifestyle lots measuring on average just over 2Ha over 6 stages. As part of this consent, the applicant agreed to form a shared pathway parallel to Reaby Road along the road frontage for the purpose of connecting the urban areas of Gore to the rural zones. The pathway has been formed along the road frontage of the nearby Golf Course, and through the previous consent the extension is required to match the width and sealing of what has already been constructed. Through this

application, the applicant has noted the portion of the site to be formed as the shared pathway through Right of Way areas RA and RB on the scheme plan.

Figure 2: Aerial image of site (source: Google Earth)



3. ACTIVITY STATUS

3.1 Gore District Plan

Gore District Council currently have an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified decision on the PDP on 30 January 2026. There are a number of appeals on these decisions. Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

Consent is required under Section 9(3) of the RMA for breaches to a District Rule as defined in s43AAB, being the rules in the ODP and PDP which are listed below.

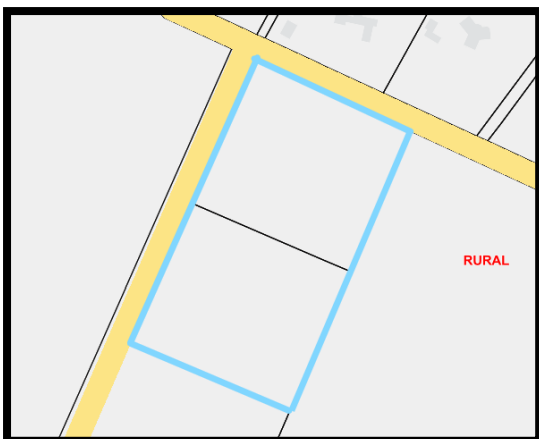
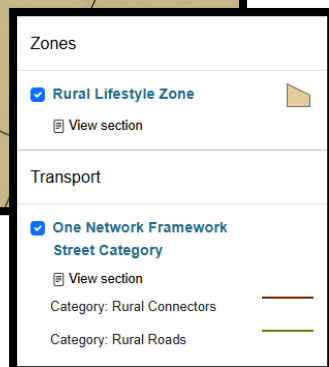
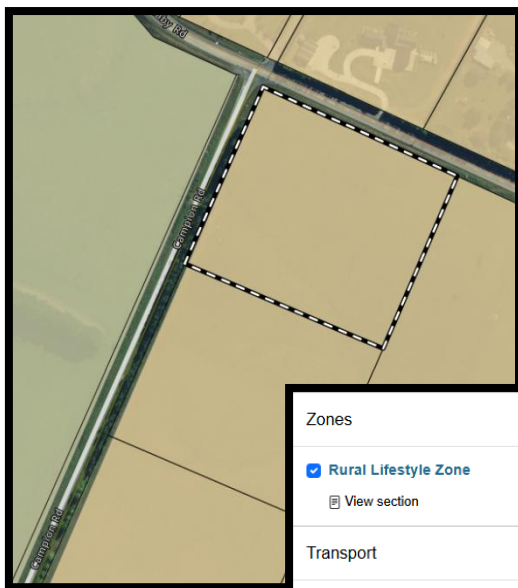


Figure 3: Operative District Plan map of site

Operative District Plan

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

- A **discretionary** activity resource consent pursuant to Rule **8.10.5** as the proposal does not comply with the minimum 2Ha lot size for the zone under Rule 8.10.4(b).



Figures 4 & 5: Proposed District Plan map of site and legend

Proposed District Plan

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

Rules treated as operative (s86F):

• A **restricted discretionary** activity pursuant to Rule **SUB-R7**. It is proposed to create 2 further lots, with all 4 of the final lots measuring 1Ha, which is compliant with the relevant standards for the Rural Lifestyle Zone. Council's discretion is restricted to:

- The suitability of subdivision design, orientation, allotment sizes and dimensions;
- Internal roading design and provision, including roading connections for future subdivision on adjoining land;
- Site access;
- Provision for cyclists and pedestrians;
- The effects of traffic generation on the safe and efficient operation of the transport network;
- Earthworks, including the alteration of contours, and retention of existing natural features;
- The provision of esplanade reserves and esplanade strips;
- The adequacy of measures to address the risk of natural hazards including overland flows;
- Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications;
- The provision for, or access to, open space and recreation;
- Effects on natural features and landscapes, ecosystems and indigenous biodiversity;
- Easements;
- Impacts on Ngāi Tahu cultural values listed in MW-1.2; and
- Reverse sensitivity on adjacent land uses, airports, rail lines and State Highways.

Note: The highlighted matter of discretion is under appeal and is therefore not operative and is instead treated to have legal effect.

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant/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.

3.3 Activity Status Summary

Overall, the application is being considered and processed as:

- a **discretionary** activity under the ODP, and
- a **restricted discretionary** activity under the PDP.

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 approval has been provided as part of this application.

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 the activity status is not caused by non-compliance with a standard, and as such the permitted baseline cannot be applied to this application.

Assessment of Environmental Effects

The Assessment of Effects provided at section 14 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

A further Assessment of Environmental Effects under the ODP and PDP has been undertaken; this assessment is as follows:

The suitability of subdivision design, orientation, allotment sizes and dimensions:

The proposed lots are evenly shaped and will comfortably host a dwelling and potential primary production storage facilities without breaching setback or height in relation to boundary standards. As the lot sizes align with the requirements of the Proposed District Plan, in that they measure the minimum 1Ha, and given the even shape proposed, they should reasonably facilitate development that aligns with the rural lifestyle zoning without requiring further consent applications due to limitations caused by site design.

Under the Operative District Plan, the proposed lot sizes are non-compliant with the zone requirements. The layout of the proposed subdivision remains consistent with the existing rectangular fencing of the surrounding paddocks as noted in the previous consent for subdivision (SC23083), and further to this the existing environment sees a range of differing lot sizes- from 1.3Ha to 81Ha which are located within the same zone. Under the previous consent (SC23083) for 38 lots of 2Ha, the applicant noted that the existing use of land in the surrounding area is residential rather than used for rural industry. This remains the case, with surrounding sites featuring dwellings, and the nearby Golf Course creating non-residential amenity. As the existing environment features a range of varied allotments used for both residential activity and non-residential, the proposal will fit into the surrounding area and effects will be no more than minor.

Transport and access:

Site access to Lot 1 is existing off Campion Road as per the previous subdivision consent (SC23083 & LU23084) where six 2Ha lots were formed. The applicant has proposed a Right of Way over proposed Lots 1 & 2, benefitting proposed Lots 2 & 3, with proposed Lot 4 having independent vehicle access off Campion Road. The Right of Way is proposed to measure 15m in width at the vehicle crossing to Campion Road, and narrow to 8m, with a formed access of 4m and swales of 1m on either side. The formed access is stated on the provided scheme plan to be comprised of a minimum 150mm AP65, minimum 100mm AP40 and 50mm AP20.

Further to the Right of Way is a previously approved (SC23083) shared pathway over areas RA & RB on the scheme plan. The applicant has noted this is currently under construction, there are no notes in the application regarding site access from the shared pathway, as this runs along Reaby Road, and all four proposed lots are accessed via Campion Road. The shared pathway noted as areas RA & RB continue an existing pathway that connects to the central urban part of Gore, providing multiple methods of transport in and out of the rural zones. The proposed subdivision will not adversely affect the shared pathway along Reaby Road, instead it will likely encourage it's use as a means to access the urban centre of Gore for the surrounding and proposed rural-residential sites.

Given the vehicle crossings are existing, and the applicant has undertaken works on the connecting Campion Road to apply chip seal, the access is well provided for, and the upgrades to the road and intersection between Campion Road and Reaby Road will reduce any potential negative impacts on the roading system. Furthermore, in constructing the shared pathway, access to the rural zones from the urban zones of Gore and vice versa are increased, which encourages more modes of transport and reduces strain on the existing transport network. As such, it can be considered the adverse effects of an

increase in lots are less than minor due to upgrades of the transport network that reflect the proposed increase in vehicle movements.

Earthworks:

No earthworks have been proposed as part of this application. The applicant has noted that further development is intended for the wider site, however earthworks for the purpose of creating building platforms for dwellings is anticipated due to the rural lifestyle zoning and intention of the zone and proposed lots. Any future earthworks undertaken will need to comply with the standards of the District Plan, and as such for the purpose of this application are considered less than minor.

Esplanade Reserves:

The site does not feature a qualifying river, as such esplanade reserves are not relevant to this application.

Natural Hazards:

There is no mapped flood hazards or liquefaction risk as per the Southland District Council maps, and no noted fault lines around or on the sites. As such, it is considered that the effects on both the surrounding are and the sites surrounding natural hazards are considered less than minor.

Servicing and easements:

An existing connection to power is located on the roadside of the shared boundary between Campion Road and proposed Lot 4 (currently Lot 2 DP 610748). This connection will service proposed lots 2 & 3 through the Right of Way easement outlined on the scheme plan as areas A and B. PowerNet has been engaged as part of this application and has confirmed to the applicant that the existing connection is capable of being extended up the proposed easement to provide electricity to two further lots. Furthermore, the applicant has provided confirmation from the Broadband Map NZ website that wireless coverage is available across the sites. It is proposed that connections will be established in conjunction with future site development.

Water servicing will be undertaken on site, with potable and stock water being provided through rainwater collection from the roofs of future buildings, and stormwater being disposed of on site. The applicant has noted that water servicing will be undertaken as part of future development and given the low risk of overland flows and liquefaction, risks caused by on-site wastewater disposal are low. Specific assessments are noted to be needed prior to installation of septic tank and disposal fields for each respective site in order to ensure the services are appropriately located and of a nature that will not create significant adverse effects for the surrounding physical environment.

With the above services in mind, and the existing power connection at the current boundary between existing Lot 2 and Campion Road, the overall effects on the wider environment are likely to be less than minor. Under the previous consent (SC23083 & LU23084) a Consent Notice was registered to the titles which requires verification of any rainwater collection system for potable water. Further to this, the Consent Notice also required a firefighting water supply. These interests remain registered to the title and will be a requirement of any future residential development on the sites. As such, given the interests registered to the title, and the confirmed capacity for connection to electricity, the potential hazard effects on the existing environment and electricity network caused by the development will be less than minor.

Open space and recreation:

Given the low-density intention for the zone, and the surrounding environment being \ low-built the proposal aligns with the minimum requirements of the zone. Appropriate space is provided on each proposed lot for a dwelling and ancillary buildings, with further space for adequate water servicing

design. With these allowances in mind, it is considered an appropriate development for the zone, given the lack of non-compliance with the minimum lot size standards within the PDP, open space will be allowed for, and the shared pathway being constructed along areas RA & RB noted on the scheme plan public recreation has already been allowed for. The proposed subdivision will not reduce the amount of recreation space presently available and will continue to maintain the open and low-density environment in accordance with the District Plan's intention for the zone. As such, the potential adverse effects of the proposal will be less than minor.

Though the consent breaches the ODP's minimum lot size, the lots will still allow for adequate open space, and future occupants will be able to establish dwellings which comply with site coverage requirements. As such, open space has the capacity to be maintained through development, and the proposed design and size of the lots will not negate the ability to maintain the low-density environment of the zone.

Effects on natural features and landscapes, ecosystems and indigenous biodiversity:

The current sites are flat pasture land, and do not note any natural features of importance. Given the current use of the sites being for grazing, there are no potential adverse effects pertaining to indigenous biodiversity, nor would the development negatively impact an important ecosystem. However, at this stage, with there being no proposed buildings constructed as part of the subdivision, the potential adverse effects on the natural landscape is likely to be less than minor.

Impacts on tangata whenua:

The site does not contain any identified cultural features and furthermore it is unlikely that the proposed subdivision will bar tangata whenua from undertaking cultural practices as outlined and acknowledged in the District Plan.

Reverse sensitivity on adjacent land uses, airports, rail lines and State Highways:

Under the PDP the density and use of land for the subject sites is intended for the zone, and as such it has been considered that the surrounding area is a mixture of residential and rural activities which comprise the overall amenity. The adverse effects of the proposal on existing and permitted activities anticipated for the neighbouring zone are unlikely to be more than minor under the PDP.

Land surrounding the subject site is presently used for a variety of grazing and primary production activities, as well as residential and commercial (Golf Course). The subject site is furthermore only 2km from the urban zones of Gore, and approximately 650m from the nearby Golf Course, which creates a varied existing environment in close proximity to urban residential sites and active rural sites. Due to the proximity of the subject sites to the nearby urban residential zones, and the clusters of rural lifestyle sites along the same road further into the rural zone, it can be considered that the proposal fits into the existing environment and will continue to allow for adjacent and surrounding land to be used for primary production purposes. Further to this, the use of land for agricultural and rural industry purposes comprises part of the amenity of the zone, and the proposed subdivision will not see allotments of under 1Ha be formed. The implementation of rural lifestyle-sized allotments in areas close to the urban residential centre will act as a buffer between the higher-density areas and the rural sites upon which intense rural industry activity occurs.

As such, there are unlikely to be any reverse sensitivity effects on these interests, and the overall potential effects can be considered no more than minor.

Consent Notice Removal

The removal of subclause (e) will not affect the surrounding environment as the works required in the condition have been completed, which has been reviewed and confirmed by Council's Roading Team.

As such, the effects of dust being generated through the use of the road has been mitigated and the variation will act to remove the potential for future conflict at the dwelling development stage of the proposed and existing lots.

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

- a) There are no protected customary rights groups or customary marine title groups affected by the proposed.
- b) 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

- a) The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- b) 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

- a) 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.
- b) 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 s95

- 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.

39 Campion Road:

39 Campion Road is zoned Rural Lifestyle and consenting history indicates that during the first subdivision it was considered to be part of the overall rural lifestyle development. As part of the present development, the applicant has undertaken works on the road to ensure Campion Road is equipped for a greater number of vehicle movements, which will, in turn, ensure that access to 39 Campion Road is maintained. As the site experiences no natural hazard overlays, it is considered that the subdivision will not increase the risk of damage to people or property. As such, the effects of the overall proposal on 39 Campion Road are considered to be less than minor.

205 Reaby Road (separate lot):

The current dwelling on 205 Reaby Road is located over 600m from the subject sites, and as such it is unlikely that a subdivision will impact on the current amenities and/or privacy for the occupant(s). When residential development occurs on the subject sites the dwellings will need to comply with the standards of the District Plan otherwise a further assessment will need to be undertaken through which arising effects can be considered. Considering this, the adverse effects of the proposal on 205 Reaby Road will likely be less than minor.

258A, 268 & 278 Reaby Road:

The three sites have been developed in a rural lifestyle manner, and as such are unlikely to be affected by further development consistent with their own. Reaby Road separates the subject site from 258A, 268 and 278, and as the applicant for the subject site has proposed a shared pathway along Reaby Road through a previous subdivision consent (SC23083), the sites will be further separated. Further to this, any residential development will either comply with both the ODP and PDP or require a consent, through which potential effects can be assessed at the future proposal's merits. Due to the aforementioned, the effects on 258A, 268 and 278 Reaby Road will be less than minor.

Section 456 Hokonui SD:

Section 456 Hokonui SD is zoned General Rural, and as such has been developed in a manner to facilitate pastoral use. Though primary production is a permitted activity within the rural zone, Section 456 Hokonui SD presently does not feature any buildings, and any future buildings will be required to have a setback from nearby dwellings of a minimum of 30m, otherwise a consent will be required. Surrounding sites have been developed in a rural-residential manner, and the overall immediate area has become a varied one which features a range of lot sizes and site uses. As the existing environment has already seen rural lifestyle development on Reaby Road which has not affected the operation on site at Section 456 Hokonui SD, it is unlikely that further effects will arise by development that complies with the standards outlined for the zone. As such, it is considered that the effects on the landowner of Section 456 Hokonui SD 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 District Plan Provisions

Operative District Plan

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

Objectives and Policies:

8.3.1 *To facilitate the orderly subdivision and development of land.*

8.3.7 *To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone in which they are located.*

8.4.1 *Control the subdivision of all land.*

8.4.5 *Avoid any off-site effects of development of subdivided land.*

8.4.11 *Have regard to potential reverse sensitivity effects from the use of subdivided land and the means by which any such effects can be avoided, remedied or mitigated.*

The proposal seeks to create lots which will allow for low-density development of rural-style residential lots with the ability to host on-site services. The overall zone is characterised by privacy for inhabitants, low background noise, and is stated in the District Plan to mostly be used for pastoral and arable farming.

Though the lot sizes are noncompliant with the standards of the District Plan, residential activity is anticipated within the Rural Zone. Furthermore, the immediate area surrounding the subject site facilitates a range of land uses, including pastoral farming and rural lifestyle. While the lots are undersize, a compliant residential development will still allow for open space and the potential for small-scale rural land use. Given the further characteristic of the Rural zone, which states that the zone is supported by a high quality roading network, the applicant has seen to upgrading Campion Road, and forming a Right of Way over a shared pathway to further connect the Rural zone to the urban center of Gore. [MEET 8.3.1 – write to this]. Surrounding environment “by contrast, this is what 8.3.7 says, while the zone might not intend, given the surrounding environment, future uses are likely to be lifestyle therefore not contrary to”. Talk to Mish about her thoughts on “not contrary to”.

It is considered that the removal of the Consent Notice condition aligns with the Objectives and Policies given the work has been completed. The upgrading will ensure access to sites along Campion Road and maintain the safety of the roading network along Reaby Road which will allow for the continued use of the Rural zone for both residential and primary production activities.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapter SUB - *Subdivision* and RLZ – *Rural Lifestyle Zone* of the Proposed District Plan.

Objectives and Policies – Subdivision:

SUB-O1	<i>To facilitate the orderly subdivision and development of land.</i>
SUB-O2	<i>Ensure subdivision achieves patterns of land development that are compatible with the purpose, function, character and qualities of each zone.</i>
SUB-P1	<i>Enable subdivision that creates allotments that can accommodate anticipated land use and are consistent with the purpose, character and qualities of the applicable zone.</i>
SUB-P5	<i>Avoid, remedy or mitigate reverse sensitivity effects from subdivision on adjacent land uses, including critical infrastructure.</i>
SUB-P7	<i>Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in a safe, efficient, integrated and co-ordinated manner by:</i> <i>1. Requiring infrastructure networks to have sufficient capacity to accommodate the additional development, with any necessary upgrades to be completed at the time of subdivision;</i> <i>2. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed or for boundary adjustments;</i> <i>3. Requiring allotments to connect to the Council’s reticulated systems where practicable;</i> <i>4. Ensuring that sufficient provision has been made for legal and physical access to each allotment created by the subdivision;</i> <i>5. In urban areas, require access to and provision for walking and cycling infrastructure through subdivision design;</i> <i>6. Requiring all sites to have legal and physical access to electricity and opportunity for telecommunications;</i> <i>7. Encouraging initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling; and</i>

8. *Encouraging subdivision layout and orientation which supports energy efficiency and conservation for future land uses.*
9. *Requiring subdivision designed to provide for the treatment and safe disposal of stormwater that avoids any increase in overland flows, flooding or erosion risk; and*
10. *Requiring subdivision designs to provide for the integration of social infrastructure that supports the well-being and connectivity of future residents, including access to community facilities, public amenities, and open spaces.*

Objectives and Policies – Rural Lifestyle Zone:

RLZ-O1 *The Rural Lifestyle Zone primarily provides for residential activities and compatible rural activities on larger lots within rural environments, zoned for such use.*

RLZ-P7 *Avoid activities that are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone.*

The proposal aligns with the intention for the Rural Lifestyle Zone, as the lots are of a compatible size to allow for the anticipated housing development, while furthermore maintaining the open amenity and low-density built form. Overall, the proposal recognises the zone and has designed the lots accordingly, creating allotments of a compatible size, which will be able to retain on-site servicing and facilitate residential development of a low-density nature. As the sites are still rural in zoning, water is not proposed to be connected through a public system and instead will be through on-site septic systems and rainwater collection. The overall proposal is considered to align with the objectives and policies of the Subdivision chapter, and furthermore the amenities and intention of the Rural Lifestyle zone.

The removal of the Consent Notice condition aligns with the District Plan as it ensures Campion Road will be adequately serviced to accommodate a higher level of use. Further to this, the intersection has been widened to ensure the safety of the overall road network.

Weighting

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.4 Other Relevant Statutory Documents

National Policy Statement – Highly Productive Land

3.8 – Avoiding subdivision of highly productive land

1. *Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:*
 - a. *the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:*
 - b. *the subdivision is on specified Māori land:*
 - c. *the subdivision is for specified infrastructure, or for defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need for the subdivision.*

The applicant has not provided evidence that the productive capacity will be maintained through the subdivision, and as such it can be inferred that productive land capacity will not be guaranteed. Furthermore, the land is not located on specified Māori Land, nor is it for specified infrastructure, defence facilities, or required by a functional or operational need. The proposal is not for any of the

above activities, as such, **subclause 2 of 3.8** does not apply. Due to this, an assessment under **3.10** must be undertaken:

3.10 – Exemption for highly productive land subject to permanent or long-term constraints

1. *Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:*
 - a. *there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and*
 - b. *the subdivision, use, or development:*
 - i. *avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and*
 - ii. *avoids the fragmentation of large and geographically cohesive areas of highly productive land; and*
 - iii. *avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and*
 - c. *the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

Existing environment and relevant baseline

The approximately 80.93ha parent property at 205 Reaby Road was granted subdivision consent SC23083 in 2024, authorising its subdivision into 38 rural-residential allotments in six stages. Stage 1 of that subdivision has since been implemented. DP 610748 has been deposited and separate records of title were issued for Lots 1–6 on 18 February 2026.

The current application is limited to Lots 1 and 2 DP 610748. Lot 1 contains 2.0043ha and Lot 2 contains 2.0044ha. They are existing, separately titled, vacant rural-lifestyle allotments. The proposal would subdivide these two allotments to create four allotments of approximately 1ha each. The net result is therefore two additional allotments.

Accordingly, the relevant existing environment for the NPS-HPL assessment is not the former 80.93ha rural holding that existed under the ODP prior to the PDP decision being notified. It is two existing and separately titled 2ha rural-lifestyle allotments forming part of an implemented rural-lifestyle subdivision.

Permanent or long-term constraints under clause 3.10(1)

Clause 3.10(1)(a) requires the consent authority to be satisfied that there are permanent or long-term constraints on the land that mean its use for land-based primary production is not able to be economically viable for at least 30 years.

The subject land comprises Lots 1 and 2 DP 610748. Lot 1 has an area of 2.0043ha and Lot 2 has an area of 2.0044ha. These are existing, separately titled allotments created through the implementation of Stage 1 of subdivision consent SC23083. The records of title were issued on 18 February 2026.

The current application therefore does not involve the fragmentation of the former 80.93ha rural holding. That initial fragmentation has already occurred. The application relates to two existing

allotments totalling approximately 4ha and proposes to subdivide them into four allotments of approximately 1ha each.

The implementation of SC23083 and deposit of DP 610748 have permanently altered the legal and practical circumstances of the land. Lots 1 and 2:

- are separate fee-simple allotments;
- have been severed from the balance of the former 80.93ha holding;
- form part of an implemented rural-residential subdivision;
- are subject to easements and consent notices established through that subdivision;
- have legal and physical access arrangements designed for separate occupation;
- are capable of being independently transferred and developed;
- are intended to accommodate rural-residential rather than commercial farming activities; and
- are zoned Rural Lifestyle under the Proposed District Plan.

However, permanent constraints do not arise from the size of the allotments alone. Clause 3.10(4) expressly provides that the size of a landholding is not, by itself, determinative of a permanent or long-term constraint. In this case, allotment size must be considered alongside the implemented subdivision, separate titles, established infrastructure, anticipated residential occupation and the properties' permanent separation from the former productive holding.

District-specific evidence concerning productive lot sizes

The productive limitations associated with the existing landholding pattern are supported by the analysis undertaken through the Proposed District Plan process.

The section 42A report records at paragraph 235 that research undertaken in preparing the Proposed District Plan found that:

- 80% of parcels supporting dairy farming were greater than 8ha;
- 70% of sheep-and-beef parcels were greater than 8ha; and
- rural lots below 8ha were more commonly used as hobby farms of the type anticipated in the Rural Lifestyle Zone.

The reporting planner emphasised that 8ha was a minimum threshold and that most productive farms would require significantly more land. The 8ha General Rural Zone subdivision standard was selected to retain flexibility for a range of existing and future rural-production opportunities, rather than as an indication that every 8ha holding would necessarily constitute an independently viable farm.

Of particular relevance, paragraph 86 describes the Rural Lifestyle Zone as recognising areas that have been fragmented by 2ha subdivision and are consequently no longer representative of larger farm holdings. Paragraph 237 identifies 1ha as sufficient for rural-lifestyle use and explains that the Rural Lifestyle Zone is intended to accommodate demand for that form of development in locations where it will not compromise productive activities in the General Rural Zone.

These findings do not establish an absolute economic threshold. They nevertheless provide district-specific evidence that separately titled 2ha properties ordinarily perform a rural-lifestyle or hobby-farming function and fall materially below the minimum landholding size selected to retain flexible productive opportunities.

Lots 1 and 2 are each approximately one-quarter of the 8ha General Rural Zone threshold. Even if they were amalgamated, the combined area would be approximately 4ha and would remain substantially below that threshold.

Potential productive uses

Some primary-production activity could physically occur on the existing properties. The land could potentially be used for grazing, horticulture, forestry, animal keeping or other small-scale activities reliant on the soil resource. However, physical capacity to undertake some production is not equivalent to an economically viable land-based primary-production operation.

At approximately 2ha each, the properties have a limited productive area. The land available for production would be further reduced by access, easements, setbacks, wastewater disposal areas, water storage, buildings and domestic curtilage associated with the anticipated rural-residential use.

The costs associated with fencing, equipment, water supply, soil management, pest management, transport, compliance and general property maintenance would be incurred across a very limited productive area. Small-scale grazing or horticultural activity may supplement residential use or provide amenity and household produce, but it would not reasonably constitute an independently economically viable primary-production operation over a 30-year period in this locality.

This is consistent with the Proposed District Plan's strategic distinction between:

- the General Rural Zone, where an 8ha minimum subdivision threshold is used to retain productive flexibility; and
- the Rural Lifestyle Zone, where properties below 8ha are recognised as being more commonly associated with hobby farming and rural-lifestyle use.

Reasonably practicable options under clause 3.10(2)

Clause 3.10(2) requires consideration of reasonably practicable options that could retain the productive capacity of the land. Those options are considered below.

Alternative forms of land-based primary production

Alternative activities such as small-scale grazing, horticulture, forestry or animal keeping could occur. However, the limited area of each existing allotment, together with the infrastructure and domestic activities anticipated on the properties, would prevent those activities from operating at a scale reasonably capable of being economically viable over 30 years. Such activities would be ancillary to rural-residential use rather than the principal economic use of the land.

Improved land-management strategies

Improved grazing, soil-management or horticultural techniques may increase the productive output obtainable from the land. They would not overcome its limited scale, separate title, rural-residential context or the fixed and operating costs associated with establishing a commercial productive activity. Improved management would therefore not convert the existing 2ha allotments into economically viable productive units.

Alternative production strategies

Higher-value or more intensive production could theoretically improve returns per hectare. However, that potential must be realistic and not merely hypothetical. Intensive production would require suitable water, infrastructure, capital investment, market access and the ability to manage noise, odour, spray drift, vehicle movements and other effects in an increasingly residential environment. No realistic alternative production strategy has been identified that would enable an economically viable operation on either existing allotment for at least 30 years.

Water efficiency, water storage and nutrient allocation

Improved water efficiency or storage could support small-scale production but would not address the fundamental constraints created by the limited productive area and rural-residential landholding

pattern. There is no identified water or nutrient allocation that could be reallocated or transferred in a way that would overcome those constraints.

Boundary adjustment or amalgamation

Lots 1 and 2 could theoretically be amalgamated to recreate an approximately 4ha holding. However, this would not restore the land to the former 80.93ha productive unit. A 4ha property would remain below the 8ha minimum threshold selected through the Proposed District Plan process to retain flexible productive opportunities and would continue to be situated within an implemented and planned rural-lifestyle environment.

Amalgamation with further land would require the acquisition and consolidation of additional separately titled properties within DP 610748 or adjoining land. That would be dependent upon the agreement of other landowners, the availability of properties for acquisition and significant additional capital. It would also be contrary to the implemented subdivision pattern and Rural Lifestyle zoning. It is not a reasonably practicable means of restoring the subject land to a commercially viable productive holding.

Lease arrangements

The land could theoretically be leased to an adjoining farmer or managed together with other properties. However, leasing would not remove the legal fragmentation, infrastructure arrangements, anticipated residential development or potential for independent occupation of the properties. Given their limited combined area and separation from a larger cohesive farm operation, the productive return attributable to the subject land would be unlikely to justify the operational and management costs of incorporating it into another farming enterprise. Leasing is therefore not a reasonably practicable option capable of ensuring economically viable primary production on the subject land over 30 years.

Future productive potential

In accordance with clause 3.10(3)(c), the assessment is not based solely on the current vacant state or past use of the land. It has considered its potential for alternative future production, including higher-value and more intensive activities. Nor has the potential economic benefit of subdivision or rural-residential development been relied upon to determine productive viability.

The question is whether the land itself, having regard to its existing legal and physical circumstances, has a reasonably practicable future as economically viable land-based primary-production land. The creation of DP 610748, separate titles, access and easement arrangements, the surrounding rural-lifestyle pattern and the Proposed District Plan zoning are enduring circumstances. There is no reasonable basis to anticipate that the properties will be reintegrated into a large productive holding during the next 30 years. Their realistic future productive potential is limited to small-scale, hobby or supplementary activities associated with rural-residential occupation.

Conclusion

Lots 1 and 2 DP 610748 are not residual parts of an intact 80.93ha productive holding. They are existing 2ha fee-simple properties created through an implemented rural-residential subdivision.

The permanent or long-term constraint arises from the combined effect of their limited area, separate titles, severance from the former productive holding, established access and legal arrangements, location within an implemented rural-lifestyle subdivision and anticipated separate residential occupation. The Proposed District Plan analysis provides district-specific support for the conclusion that properties below 8ha are ordinarily associated with hobby-farming or rural-lifestyle use rather than productive working farms.

Although small-scale primary production could occur, no reasonably practicable alternative production, management, water, amalgamation or leasing arrangement has been identified that would enable either existing property, or the approximately 4ha combined landholding, to support economically viable land-based primary production for at least 30 years.

Accordingly, the consent authority can be satisfied that the permanent or long-term constraints affecting the subject land meet clause 3.10(1)(a) of the NPS-HPL.

Due to existing site constraints, the proposal is considered to align with **3.10** of the NPS-HPL. As such, **Part 2** of the NPS applies:

Part 2: Objectives and policies

2.1 Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations.

The proposal seeks to further subdivide two existing rural-lifestyle allotments of approximately 2ha each to create four allotments of approximately 1ha. Lots 1 and 2 DP 610748 have already been legally created through the implementation of Stage 1 of subdivision consent SC23083 and have been permanently separated from the former 80.93ha rural holding.

As demonstrated in the assessment under clause 3.10, the subject land is subject to permanent or long-term constraints that prevent it from being economically viable for land-based primary production for at least 30 years. This conclusion does not rely solely on the size or current use of the properties. It reflects the implemented subdivision, separate titles, established access and easement arrangements, intended rural-residential use and location within an established and planned Rural Lifestyle area.

The proposal will consolidate rural-lifestyle development in a location already committed to that purpose, rather than fragmenting an intact or geographically cohesive productive holding. This assists in maintaining a clear distinction between rural-lifestyle areas and the General Rural Zone, where land-based primary production is prioritised. The proposal is therefore not inconsistent with the objective of the NPS-HPL.

2.2 Policies

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Policy 6: The rezoning of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 8: Highly productive land is protected from inappropriate use and development.

Policy 9: Reverse-sensitivity effects are managed so as not to constrain land-based primary-production activities on highly productive land.

The LUC Class 3 classification of the subject land and its finite productive characteristics are recognised in accordance with Policy 1. However, the land does not form part of an intact productive holding. Lots 1 and 2 DP 610748 are existing, separately titled allotments of approximately 2ha that were created through the implementation of SC23083 and are intended for rural-lifestyle use.

The Proposed District Plan process identified that the Rural Lifestyle Zone was established, in part, “to recognise areas of land which have been fragmented by 2ha subdivision and therefore are no longer representative of larger farm holdings”. The section 42A report also identified 8ha as the minimum General Rural Zone subdivision threshold intended to retain flexibility for productive rural use, while lots below 8ha were more commonly associated with hobby farming and rural-lifestyle use. The existing properties are materially below that threshold and form part of the landholding pattern recognised through the Rural Lifestyle zoning.

Policy 6 is not directly engaged because the present application does not seek to rezone the land. The Rural Lifestyle zoning has been determined through the separate Proposed District Plan process.

Policy 7 requires subdivision of HPL to be avoided except where an exception provided by the NPS-HPL applies. The assessment under clause 3.10 demonstrates that the subject land is subject to permanent or long-term constraints preventing economically viable land-based primary production for at least 30 years. The proposal therefore falls within an express exception provided by the NPS-HPL.

While Policy 4 generally prioritises and supports land-based primary production, clause 3.10 recognises that this outcome will not be practicable where land is subject to permanent or long-term constraints. Some small-scale or hobby production may remain possible on the proposed allotments, but the land does not have a reasonably practicable future as an economically viable primary-production holding. The proposal does not undermine the wider application of Policy 4 because it consolidates rural-lifestyle development within an established and planned Rural Lifestyle area, rather than extending it into a cohesive productive environment.

For the same reasons, the subdivision is not considered inappropriate under Policy 8. It will further subdivide two existing rural-lifestyle allotments, rather than fragmenting the former 80.93ha holding or another large and geographically cohesive area of HPL.

In relation to Policy 9, residential occupation is already anticipated on both existing allotments and throughout the wider subdivision authorised by SC23083. The proposal creates the potential for two additional dwellings and therefore represents only an incremental increase in sensitive activity. Any additional reverse-sensitivity effects on surrounding primary-production activities can be managed through the subdivision design, setbacks and applicable consent conditions. The proposal will not materially constrain land-based primary production on surrounding HPL.

Conclusion under the NPS-HPL

The proposal seeks to further subdivide two existing 2ha rural-lifestyle allotments created through the implementation of SC23083. It does not involve the initial fragmentation of the former 80.93ha productive holding.

The assessment under clause 3.10 demonstrates that permanent or long-term constraints prevent the subject land from being economically viable for land-based primary production for at least 30 years. The proposal therefore falls within an express exception to the direction to avoid subdivision of HPL.

The proposal consolidates an established and planned rural-lifestyle pattern, will not fragment a large or geographically cohesive productive area, and will result in only a limited incremental effect on productive capacity and reverse sensitivity. Accordingly, the proposal is consistent with the relevant objective and policies of the NPS-HPL.

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.

Legal and physical access

Each allotment has legal and physical access either through the proposed Right of Way, or through an independent vehicle crossing to Campion Road. The legal Right of Way will be 8m wide, and the formed access will be 4m wide with 1m swales on either side. Furthermore, the vehicle crossing itself will have a maximum legal width of 15m before tapering to 8m.

Natural Hazards

Due to there being no mapped flood risks or rivers which might burst, the risk of natural hazards occurring on or near the subject site is low, and as a result the risk to property and life as a result of natural hazards is low. The overall site is flat, with similar topography featured in the surrounding sites. As there is a lack of noted natural hazards affecting the site, it is unlikely that further development will accelerate, worsen or result in any material damage caused by natural hazards.

8. PART 2 OF THE RMA

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

Section 6 – Matters of national importance

The site does not contain any features which might require assessment. Matters of national importance have been considered, however with none identified on site, it is considered that the proposal is appropriate within the rural lifestyle zoning.

Section 7 – Other matters

The site does not contain any features which might require assessment. Matters of national importance have been considered, however with none identified on site, it is considered that the proposal is appropriate within the rural lifestyle zoning.

Section 8 – Treaty of Waitangi

The site is not located within any known heritage sites or statutory acknowledgement areas and therefore the proposal 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 104B of the RMA, consent is granted for a Subdivision to create 2 additional allotments subject to the following conditions imposed pursuant to Section 220 of the RMA:

Consent Conditions

1. That the proposed activity must be undertaken/carried out in accordance with the following plans and application as received on 24/06/2026:
 - a. Subdivision of Lot 1 & 2 DP 610748 Stage 1A Campion Road, Gore, 'Scheme Plan', Southern Horizons Limited, Plan 05, dated 11/05/2026,

And the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the consent holder must ensure the following:
 - a. All proposed easements that are shown on the approved scheme plan shall be shown in a Memorandum of Easements
3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder must complete the following:
 - a. Each vehicle access from the proposed Right of Way onto the individual lots shall be constructed in accordance with Diagram R09-1 in the Gore District Council Bylaw for Subdivision and Land Development 2019 and sealed to the property boundary.
 - b. The increased number of lots proposed to be served by the RoW will require upgrading of the access in accordance with Diagram R09-2. This shall be sealed to the property boundary.

Note – Should the further development proposed of Lots 3 and 6 not proceed a turning head shall be constructed by the developer at the east end of Right of Way B.

Note – Diagrams R09-1 and R09-2 are attached to this consent for reference.

Advice Notes

1. Under section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
2. This consent must not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. This consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
4. It is the consent holder's responsibility to comply with all conditions imposed on this resource consent.
5. Site development is not to adversely affect the overland flow of surface water or cause ponding of surface water on neighbouring properties.
6. All engineering works (including vehicle access, servicing and earthworks) shall be carried out in accordance with the standards in the Gore District Council's Subdivision, Land Use and Development Bylaw 2019.
7. Any work carried out on the legal roadway requires the prior approval of the Council and the consent holder must consult with the Council's Roadway 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.
8. The Gore District Plan and Gore District Council Subdivision and Development Bylaw 2019 sets out standards and requirements which are required to be met in any subdivision or constructing of buildings.
9. As all allotments are vacant, the Council expects that a dwelling complying with the District Plan will be designed for the site which will be confirmed at time of building consent.

10. DECISION ON s221(3) CONSENT NOTICE VARIATION

Pursuant to Section 221(3) of the RMA, consent is **granted** to vary Consent Notice 13535333.4 registered against Lots 1 – 6 DP 610748 to remove subclause (e) from the interest.

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.

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



Alex Hall
Planning Consultant

Decision made by



Werner Murray
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS



APPENDIX B – DIAGRAMS

R09-1

Figure B29 - R09-1 Private Rural Access

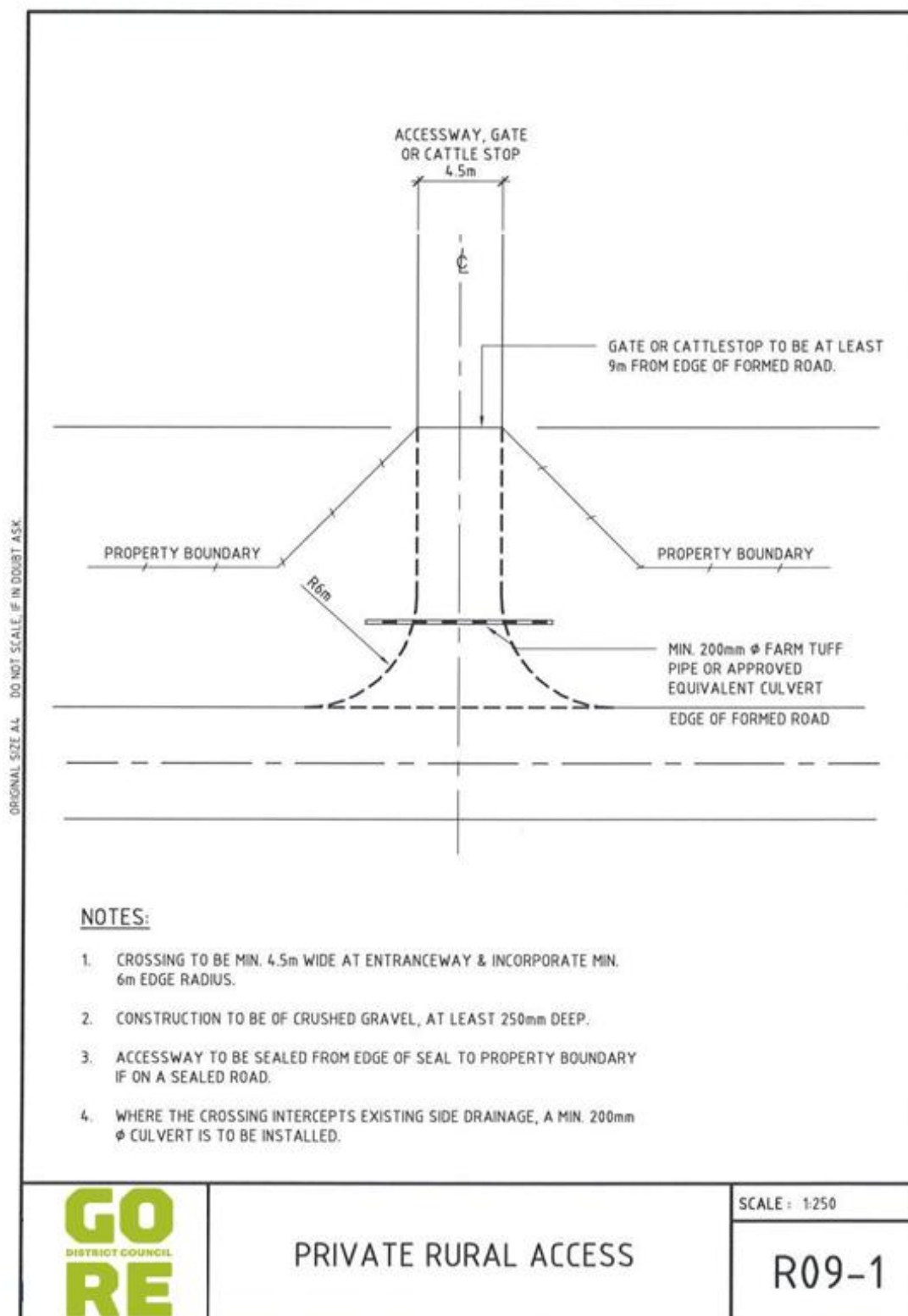


Figure B30 - R09-2 Commercial Rural Access Used By Frequent Heavy Vehicles such as Dairy Tankers

