

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC26018
Applicant	SA & LJ Ross Limited
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to subdivide two allotments into three allotments.
Location	168 Andrews Road, Kaiwera, 9772.
Legal Description	Part Section 8 Block XI Waikaka Survey District & Sec 9 BLK XI Waikaka Survey District
Zone - Operative District Plan	Rural
Zone - Proposed District Plan	General Rural Zone
Activity Status	Restricted Discretionary
Decision Date	8 June 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 8 June 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 220 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was

considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to subdivide two allotments into three allotments at 168 Andrews Road, Kaiwera. The applicant seeks to create the following allotments:

Proposed Lots	
Lot 1	22ha Vacant Rural Land
Lot 2	23.04ha Vacant Rural Land
Lot 3	80.09ha Rural Land containing existing residential unit and farm sheds.

Proposed Lots 1 and 2 currently make up one title, with legal description: Part Section 8 Block XI Waikaka SD. The allotment is dissected by Andrews Road. The applicant proposes to subdivide the title into two lots, on-selling Lot 1 to a neighbour to the north of the site. There is no built form development proposed within this application.

All three proposed lots have existing access from Andrews Road.

Given the size of the allotments, future servicing can be provided on site. As the proposed land use will be primary production, detailed servicing designs are not considered necessary at this time.



Figure 1 – Scheme Plan (Bonisch Consultants Ltd)

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Sections 1 to 3 of the report entitled “Ross – Boundary Adjustment Consent”, prepared by George Garthwaite of Bonisch Consultants Limited, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix B). This description is considered partly accurate and is adopted for the purpose of this report. However, the AEE states the application is a boundary adjustment. **This is not the case** as an additional allotment and additional title are being created by the proposal. Therefore, **the application does not meet the definition of a boundary adjustment.**

The proposal has been considered and assessed against both the Operative District Plan (ODP) and the Proposed District Plan (PDP) which came into legal effect January 30th, 2026.

2. SITE DESCRIPTION

The sites are legally described as Part Section 8 Block XI Waikaka SD it is part of the Title reference 1081893 and does not currently have a recognised postal address; and 168 Andrews Road, legally described as SEC 9 BLK XI WAIKAKA SD.

Under the ODP the site is located within the Rural Zone and under the PDP is identified as being within the General Rural Zone. The surrounding land is also zoned Rural in the ODP and General Rural in the PDP.

The site and surrounding land is largely open fields of vacant rural land used for primary production with some buildings relating to rural farming operations and associated residential units.

The site is not subject to any natural hazard or heritage overlays. The risk of liquefaction is negligible.

3. ACTIVITY STATUS

3.1 Gore District Plan

Gore District Council is currently operating under an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council its notified decisions 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.

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 **restricted discretionary** activity pursuant to Rule 8.10.4(b) to undertake a three-lot subdivision, where each lot will exceed the minimum 2 hectares in area. Council's discretion is restricted to the following matters:

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

Proposed District Plan

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

Rules with legal effect (s86B):

- A **restricted discretionary** activity pursuant to Rule SUB-R7 to undertake a three-lot subdivision, where each lot will exceed the minimum 8 hectares in area. Council's discretion is restricted to:
 1. The suitability of subdivision design, orientation, allotment sizes and dimensions.
 2. Internal roading design and provision, including roading connections for future subdivision on adjoining land.
 3. Site access.
 4. Provision for cyclists and pedestrians.
 5. The effects of traffic generation on the safe and efficient operation of the transport network.
 6. Earthworks, including the alteration of contours, and retention of existing natural features.
 8. The adequacy of measures to address the risk of natural hazards including overland flows.
 9. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications;
 10. The provision for, or access to, open space and recreation.
 11. Effects on natural features and landscapes, ecosystems and indigenous biodiversity.

12. Easements.

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

Based on the applicant's 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 restricted discretionary activity.

4. NOTIFICATION ASSESSMENT

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

4.1 Public notification – Section 95A

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

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

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

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.

- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

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

Written Approval/s

No written approvals have been submitted in support 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, all subdivision requires resource consent, there is no permitted baseline.

Assessment of Environmental Effects

The Assessment of Effects provided at section 7 of the applicant’s AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report. The section below has been split in order to assess the proposed subdivision under the ODP and the PDP.

Operative District Plan

The suitability of the allotments for activities permitted within the zone in which they are located including presence of any natural or other hazards, including contaminated land.

The subdivision proposal is consistent with what the Operative District Plan enables in the Rural Zone, with both allotments significantly exceeding the specified 2ha threshold in the Rural Zone. The allotments are appropriately sized to enable the continuation of the current agricultural operations on the site, which is a permitted activity in the Rural Zone.

There are no land use consents which need to be considered with this proposal.

An advice note is recommended which advises the consent holder that any future development proposed will be subject to the requirements of Gore District Council Subdivision and Land Use Development Bylaw 2019 (or successor) and the Gore District Plan.

The site is not identified as being within any natural hazard or contaminated land overlay. Liquefaction risk is negligible. Therefore, the allotments are considered suitable for the activities permitted within the zone.

Overall, the proposed allotments are considered to be consistent with what is currently expected for subdivision within the Rural Zone. It is considered that the proposed allotments are an appropriate size to be used for land uses currently permitted in the Rural Zone, and any adverse effects on the wider environment will be less than minor.

Ability to provide services (water, sewage, storm water, power and telecommunications);

The land will continue to operate under its current use as primary production land. Connection to services is not required at this stage. In the future, should any development be proposed on the site the Applicant has demonstrated ways in which the site would be able to be serviced.

Overall, the Council is comfortable that the site is not required to be serviced at this stage, but that the Applicant has demonstrated it can be feasibly serviced. It is considered the potential adverse effects are less than minor.

Impacts on the Council and other infrastructure services including groundwater.

The land will continue to operate under its current use for primary production. It is not connected to Council reticulated services. The sites are large enough to accommodate onsite services.

Overall, it is considered that potential adverse effects are less than minor.

Future use of the land and the need to consider any associated resource consents.

The land is located within the Rural Zone. The land will continue its operations as primary production land. Should future land uses occur, they will be assessed under the PDP and The Building Act. There are no associated resource consents that require consideration in relation to this application.

Overall, it is considered that potential adverse effects are less than minor.

Within residential and rural areas lot size, dimensions and potential for future subdivision of the land.

The proposed lots are substantially larger than the minimum 2 ha requirement for the ODP Rural Zone. This ensures that rural character, amenity, and land-use expectations under the ODP are maintained. The lot shapes and dimensions are capable of accommodating rural activities, access and servicing without constraints.

Given that each lot exceeds the minimum size, the land retains the ability to be subdivided further in the future. Any subsequent subdivision would still require a separate application and assessment, but the current configuration does not preclude that possibility.

Overall, the proposed subdivision is appropriate for the ODP Rural Zone, exceeds minimum lot size requirements, and maintains the potential for future compliant subdivision, therefore it is considered that the potential adverse effects are less than minor.

Within residential and rural areas the desirability of providing building platforms; and provision of easements.

No built form development is proposed as part of this application. No building platforms are proposed or deemed necessary given the size of the lots. No additional easements are proposed, however a condition has been agreed to which enable the creation of necessary easements at subdivision certification.

Overall, it is considered that potential adverse effects are less than minor.

Impacts on any heritage or archaeological values

The site is not subject to any heritage or archaeological overlays.

Overall, it is considered the potential adverse effects are nil.

Impacts on natural features and landscapes, ecological or cultural values

The site is not identified as being within any Outstanding Natural Feature or Landscape. There are no identified ecological or cultural overlays on site.

Overall, it is considered that potential adverse effects are less than minor.

Provision of all transport modes, including the movement of pedestrians and cyclists.

An assessment has been carried out below in the PDP section.

Proposed District Plan

The suitability of *subdivision* design, orientation, *allotment* sizes and dimensions.

The proposed subdivision is consistent with what is anticipated within the PDP General Rural Zone, with all allotments significantly exceeding the specified 8ha threshold in the General Rural Zone. The allotments will not adversely affect the continuation of the current primary production, operations on the site which is a permitted activity in the Rural Zone.

Given the compliant lot size, the rural character, amenity, and land-use expectations under the PDP are maintained. The lot shapes and dimensions are capable of accommodating primary production activities, access and servicing without constraints.

Overall, the proposed allotments are considered to be consistent with anticipated subdivision within the General Rural Zone. It is considered that the proposed allotments are an appropriate shape and size to be used for land uses currently permitted in the General Rural Zone, any adverse effects on the wider environment will be less than minor.

Internal roading design and provision, including roading connections for future subdivision on adjoining land and site access. The effects of traffic generation on the safe and efficient operation of the transport network.

Matters of discretion 2 - 5 have been combined for the purposes of this assessment.

All three lots are accessed from Andrews Road, an unsealed surface rural road.

Gore District Council's Senior Road Engineer, Murray Hasler, has provided comments in relation to the proposed subdivision. Mr. Hasler has provided the following comments:

Lot 1

The applicant proposes using an existing access from Andrews Road onto proposed Lot 1. The access proposed, at RP2304, has limited sight distance towards Quertier Road due to the intervening curve at the access to proposed Lot 2 on the opposite side of the road. However, there is another existing access onto proposed Lot 1 directly opposite the access to Lot 2 at RP2386 this has compliant sight distances in both directions and is acceptable. The access is not formed, and it is recommended that it be constructed in accordance with diagram R09-1 "Private Rural Access" contained in the Bylaw.

Lot 2

The applicant proposes using existing access, at RP 2386, from Andrews Road for this lot. Sight distances at the proposed location are acceptable. The access is not formed, and it is recommended that it be constructed in accordance with diagram R09-1 "Private Rural Access" contained in the Bylaw.

Lot 3

The applicant proposes using existing access from Andrews Road for this lot. Sight distances at the proposed location are acceptable for the assessed operating speed. This lot has an existing house and buildings. There will be no significant change to the use of this access because of this development. Upgrading of this access is therefore not required. The access will require upgrading in accordance with the appropriate diagram contained in the Bylaw when a future building consent application or change in land use is proposed for this lot.

Taking into account the comments by Mr. Hasler, it is assessed that each lot has their own respective site access that can be utilised for primary production operation on the lots. However, it is recommended that these accesses be upgraded to ensure safe and sufficient access is provided for the primary production purposes which the land is currently used for. This will be addressed via condition as agreed with the applicant.

Overall, it is considered that the potential adverse effects are less than minor.

The proposed subdivision is not anticipated to cause any additional traffic flow through Andrews Road that would result in adverse effects given the scale of the subdivision. Overall, the potential adverse impacts are considered less than minor.

Earthworks, including the alteration of contours, and retention of existing natural features.

There are no earthworks included within this subdivision consent. Overall, It is considered the potential effects are nil.

The provision of esplanade reserves and esplanade strips.

There are no esplanade reserves or strips included within this application. They are not applicable to this application. Overall, it is considered that the potential adverse effects are nil.

The adequacy of measures to address the risk of natural hazards including overland flows.

The site is not identified as being within any natural hazard overlays. The liquefaction risk is recorded as negligible.

Overall, It is considered that the potential effects are less than minor.

Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications;

The proposed lots will be serviced onsite in relation to wastewater and stormwater. This is considered feasible given the size of the allotments. Water supply can further be collected or brought to site for storage, treatment and use, if required in the future.

Given the size of the proposed allotments and that no built form is proposed, stormwater management is not considered a requirement that needs to be further addressed in this application. As no built form is proposed, pre and post development flows will be neutral.

Additionally, the new proposed boundary is not considered to impose any adverse effects on overland flows.

Therefore, the potential adverse effects are considered less than minor.

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

The site is not identified as being within any Outstanding Natural Feature or Landscape. There are no identified ecosystems or indigenous biodiversity overlays on site.

Overall, it is considered that potential adverse effects are less than minor.

Easements.

The application has not provided for any easements to be introduced to the site.

No additional easements are proposed, however a condition has been agreed to which enable the creation of necessary easements at subdivision certification.

Therefore, it is considered the potential adverse effects on the surrounding environment are 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 of the owners of the properties that share a common

boundary with the subject site and those that are located opposite the site. Figure 2 shows the neighbouring properties identified with a red dot. A star is used to identify what has been named lot 3 in this application and forms part of the site. .

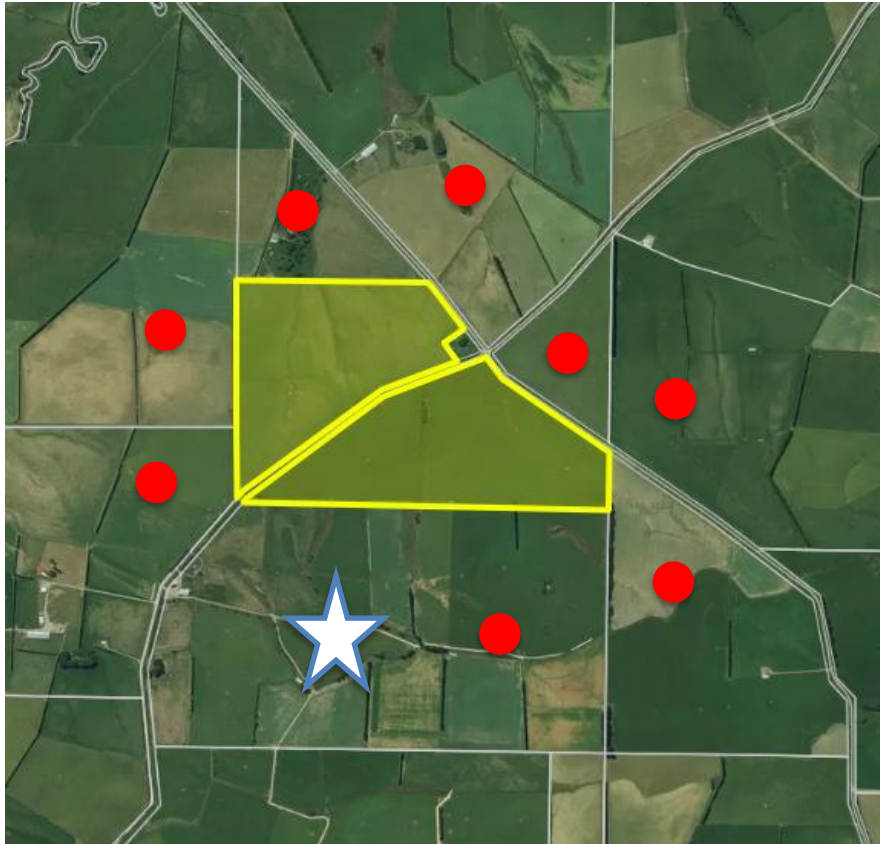


Figure 2 – Neighbouring properties with different owners identified with red dot

The subdivision meets the standard for minimum lot size in the Rural Zone under the ODP and the General Rural Zone under the PDP. The proposal therefore aligns with the anticipated effects associated with existing and future development of this density.

Lots 1 and 2 are vacant primary production land. There are no existing buildings on the proposed lots. A development right is gained for Lots 1 and 2 as part of this proposal due to their size, however future land use will be managed by the PDP rules and standards, including agricultural activity and primary production.

Given the rural nature of the subject sites and their surrounding environment, and that any additional traffic generation for future permitted activities will be relatively low, any effects relating to traffic generation are considered to be less than minor on any person.

Overall, it is considered that the proposed subdivision will not create lots or enable future uses that will be out of character with the surrounding area or detract from the existing amenity values. Therefore, the adverse effects are considered to be less than minor and there are no persons that would be adversely affected by the proposed subdivision.

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 3 Land Use Activities – A Framework and Chapter 8 Subdivision of Land of the District Plan.

Chapter 3 Land Use Activities – A Framework

Objectives

- (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.*
- (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality*
- (7) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.*
- (8) Avoid where practical the adverse effects of land use activities upon infrastructure.*

Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.*
- (2) Control the adverse effects of land use activities on the environment.*
- (10) Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.*
- (11) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.*
- (12) Require any adverse effects of land use activities upon infrastructure to be rectified.*

Chapter 8 Subdivision

Objectives

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

Policies

- (1) Control the subdivision of all land.*
- (2) Avoid adverse effects of subdivision on the functioning of existing services, infrastructure and roading.*

(3) Require works associated with subdivision to be carried out in conformity with Council's standards.

(5) Avoid any off-site effects of development of subdivided land.

(9) Require land development to be undertaken in compliance with the Gore District Council Subdivision and Land Development Bylaw 2011

(10) Have regard to the potential for the land subject to any subdivision consent, and other land in the locality to be further subdivided in the future.

(13) Have regard to the potential impacts arising from the subdivision and future use of land on water quality, including groundwater.

The proposed subdivision in this application is consistent with the objectives and policies of Chapter 3 and Chapter 8 of the Operative District Plan. The size and layout of the allotments are considered suitable and appropriate for the Rural zone and its anticipated activities.

Overall, it is considered that the subdivision will have less than minor effects on the amenity and character of the rural area avoiding any other off-site effects. The proposal will be consistent with the objectives and policies of the Operative District Plan.

Proposed District Plan

The relevant operative objectives and policies are contained within Part 2 District Wide Matters Subdivision (SUB) chapter of the Proposed District Plan.

Subdivision SUB

Objectives

SUB-01 To facilitate the orderly subdivision and development of land.

SUB-02 Ensure subdivision achieves patterns of land development that are compatible with the purpose, function, character and qualities of each zone.

The proposed subdivision allows for allotments that are in keeping with the patterns of allotments surrounding the site. They are large in nature and allow for the continuation of purpose, function and character of the General Rural Zone.

SUB-03 Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and co-ordinated manner.

No further infrastructure is required to service the land as a result of this subdivision.

SUB-04 Subdivisions are designed and developed in a way that:

- 1. protects significant, physical resources, natural, ecological, historical and cultural features and values;*
- 2. maintains or enhances mahinga kai values, indigenous vegetation, wetlands and taonga and protects wāhi tapu from inappropriate access or disturbance; and*
- 3. responds to the physical characteristics and constraints of the site and surrounding environment.*

The proposed subdivision has been designed and developed in a way that does not impact any of the requirements set out in this objection.

Policies

SUB-P1 Enable subdivision that creates allotments that can accommodate anticipated land use and are consistent with the purpose, character and qualities of the applicable zone.

SUB-P2 Require size and shape of new allotments created, and the provisions for access and infrastructure, to be suitable for the location and future use of the land.

The size and shape of the proposed lots can accommodate the continued land use and is consistent with the purpose, character and qualities of the General Rural Zone. There will be legal and physical access to the lots, there is no need for additional infrastructure.

SUB-P3 Design and layout subdivisions to avoid, remedy or mitigate any constraints on the ability for allotments created to be developed.

No built form development is proposed as a result of this subdivision; however the lots are suitably sized to accommodate future development.

SUB-P4 Avoid natural hazard risk that creates a danger to people and property and for other natural hazard risk managed and mitigated that risk through mitigation measures such as compliance with allotment density and minimum floor levels.

There are no identified natural hazards risks involved in this proposal.

SUB-P5 Avoid, remedy or mitigate reverse sensitivity effects from subdivision on adjacent land uses, including critical infrastructure.

No reverse sensitivity effects are anticipated as the proposed primary production land use is a permitted activity in the General Rural Zone. The proposal subdivision does not encourage rural lifestyle development which can result in reverse sensitivity effects.

SUB-P6 Require works associated with subdivision to be carried out in conformity with Council's standards.

No works are associated with this subdivision.

SUB-P8 Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.

This is recognised for this application.

SUB-P9 Require the undergrounding of all services associated with the development of subdivided land, except

- 1. Telecommunications in the General Rural and Rural Lifestyle zones where suitable alternative unreticulated options are available; and*
- 2. Electricity in the General Rural zone, where it is not feasible or practical to underground these services.*

No servicing is proposed in this application which requires undergrounding.

SUB-P13 Subdivision and development in the General Rural Zone protects the productive capability of rural land and high value soils.

The subdivision will have negligible impact on the productive capability of the rural land or high value soils given the size of the lots.

SUB-P21 Discourage non-compliance with minimum allotment sizes.

The proposed allotments exceed minimum allotment sizes. The proposed subdivision is consistent with the objectives and policies in the subdivision and General Rural Zone, allowing for an allotment size that is expected for the zone and fitting with the surrounding area.

Overall, it is considered that the proposed development is considered to have acceptable effects on the character and amenity of the rural area and is consistent with the objective and policies set out in the relevant PDP chapters.

Weighting

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

7. SECTION 106 REQUIREMENT FOR SUBDIVISION

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case, there is sufficient legal and physical access to service the lots for their current use. Any further development will require the upgrading of the road and access points.

8. PART 2 OF THE RMA

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

Section 5 – Purpose

The proposed subdivision takes into account section 5 of the RMA as the proposed lots will continue to ensure that the physical resources of the land for agricultural purposes is sustainably managed. This enables people and communities to provide for their social, economic and cultural well-being which in turn benefits the community.

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, any historic heritage nor an area of significant indigenous vegetation.

Section 7 – Other matters

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

Section 8 – Treaty of Waitangi

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

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

9. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **Granted Subject to Conditions** create a two-lot subdivision subject to the following conditions imposed pursuant to Section 220 of the RMA:

Consent Conditions

1. The proposed subdivision must be undertaken generally in accordance with the application made to the council on 7th May 2026 and the following plans:
 - Scheme Plan Dwg. No. 10136 Rev. A. Prepared by Bonisch dated 24/04/2026. This plan is attached as Appendix A.
2. Prior to Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, all necessary easements for shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved as necessary.
3. The consent holder must meet the costs for the preparation, review and registration of any easement instrument(s) on the relevant Records of Title.
4. 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 of the Gore District Council, complete the following:
 - a. Upgrade the vehicle access, opposite Lot 2 at RP2386 to serve Lots 1, in accordance with the Diagram R09-1 access standard in the Gore District Council Subdivision and Land Development Bylaw 2019.
 - b. Upgrade the vehicle access, to serve Lot 2 at RP2386, in accordance with the Diagram R09-1 access standard in the Gore District Council Subdivision and Land Development Bylaw 2019.
5. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, a consent notice, in accordance with Section 221 of the Resource Management Act, shall be issued for Lots 3 to record that:
 - a. At the time of lodging a building consent for a residential unit, the existing vehicle access must be upgraded in accordance with the Diagram R09-1 access standard in the Gore District Council Subdivision and Land Development Bylaw 2019.

Advice Notes

1. Any future development will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 (or successor) and the relevant Gore District Plans and will be assessed at the building consent stage.
2. 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 Roading Department to ensure the appropriate processes are being followed and the work is being carried out to the correct standard. The work itself must be undertaken by a Council approved contractor.

3. At the time of this subdivision, no servicing provision has been provided for either Lots 1 or 2 should services be required in the future, these may require prior approval from council or building consents and will need to be installed at a cost to the owner.

Administrative Matters

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

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

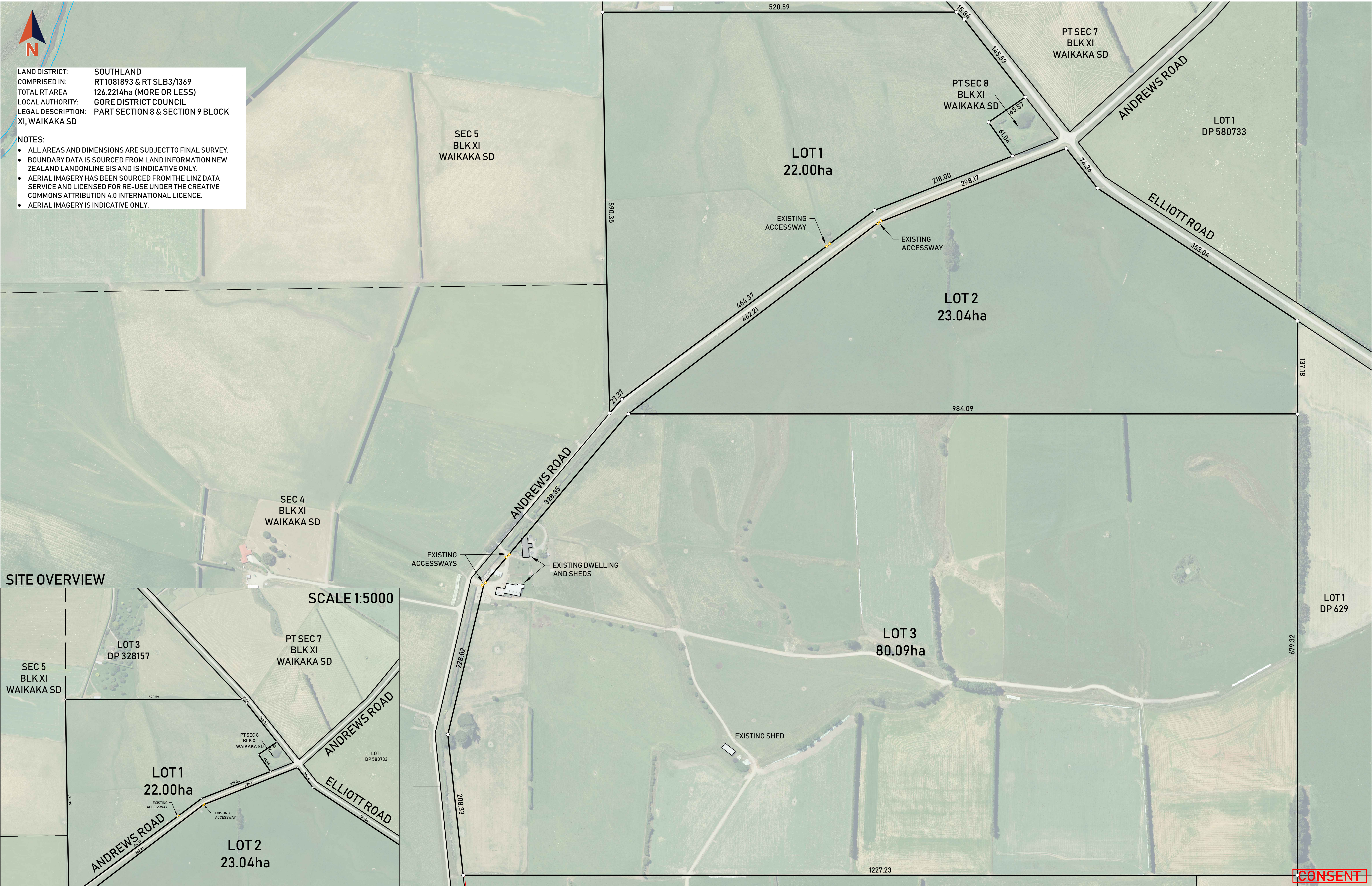


Werner Murray
Delegate

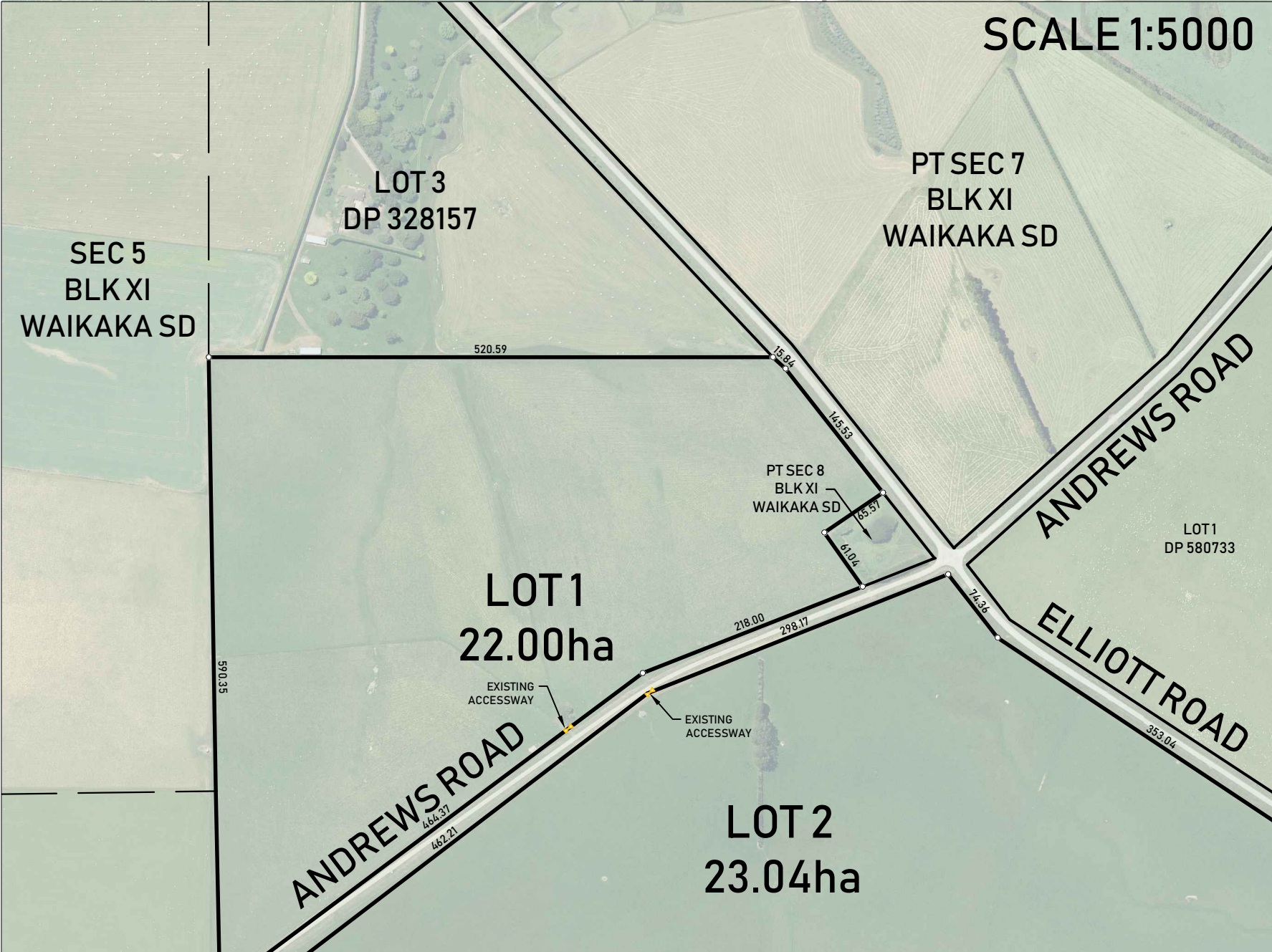
Appendix A: Approved Plans

Appendix B: Applicant's AEE and Addendum

APPENDIX A – APPROVED PLANS



SITE OVERVIEW

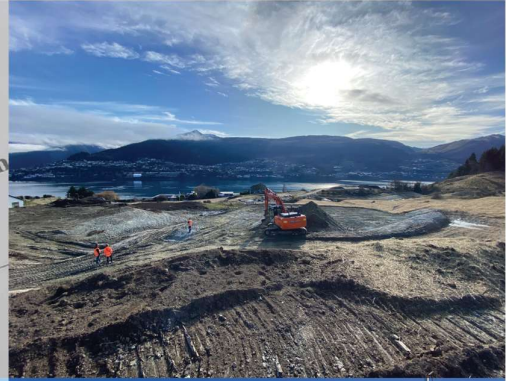


CLIENT:		PROJECT:		SHEET TITLE:		REV		REVISION DETAILS		DATE		SURVEYED:		JOB NUMBER		SCALE (@ A1)	
SA & LJ ROSS		3 LOT BOUNDARY ADJUSTMENT, ANDREWS ROAD, KAIWERA		SCHEME PLAN		A		CLIENT ISSUE		24/04/2026		DESIGNED:		10136		1:2500	
												DRAWN:		SHEET		A	
												DRAWING CHECK:		1 OF 1		REVISION DATE	
												DESIGN CHECK:				24/04/26	
												APPROVED:					
												CEM					

APPENDIX B – APPLICANT'S AEE AND ADDENDUM



incorporated
2007
Resource Management
Act 1991
(1991 No 69)



Ross – Boundary Adjustment Consent

Assessment of Environmental Effects

Bonisch Ref: 10136

24th April 2026

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1 Introduction

We enclose an application on behalf of Shane Ross (the applicant) seeking:

- Resource consent for a three-lot boundary adjustment of rural land.

2 Legal Description of Property

Part Section 8, Block XI, Waikaka SD (RT 1081893), contains two parcels of land separated by Andrews Road. The property is owned by applicant.

Section 9, Block XI, Waikaka SD (RT SLB3/1369). The property is owned by Golden Ramleh Limited. The applicant has a sales and purchase agreement for the property.

There are no encumbrances on either Record of Title that will affect the boundary adjustment.

3 Site Description

The application site consists of three allotments located at 168 Andrews Road, Kaiwera. The site is zoned General Rural Zone under the Proposed District Plan (PDP) and Rural under Operative District Plan (ODP). The site is identified on the Manaaki Whenua Land Use Capability Maps as containing Land Use Capability (LUC) Class 3. Part Section 8 is bisected by Andrews Road which is a rural gravel road. The site is not subject to any District Plan overlays, and is not identified on District Planning maps as being subject to any natural hazards.

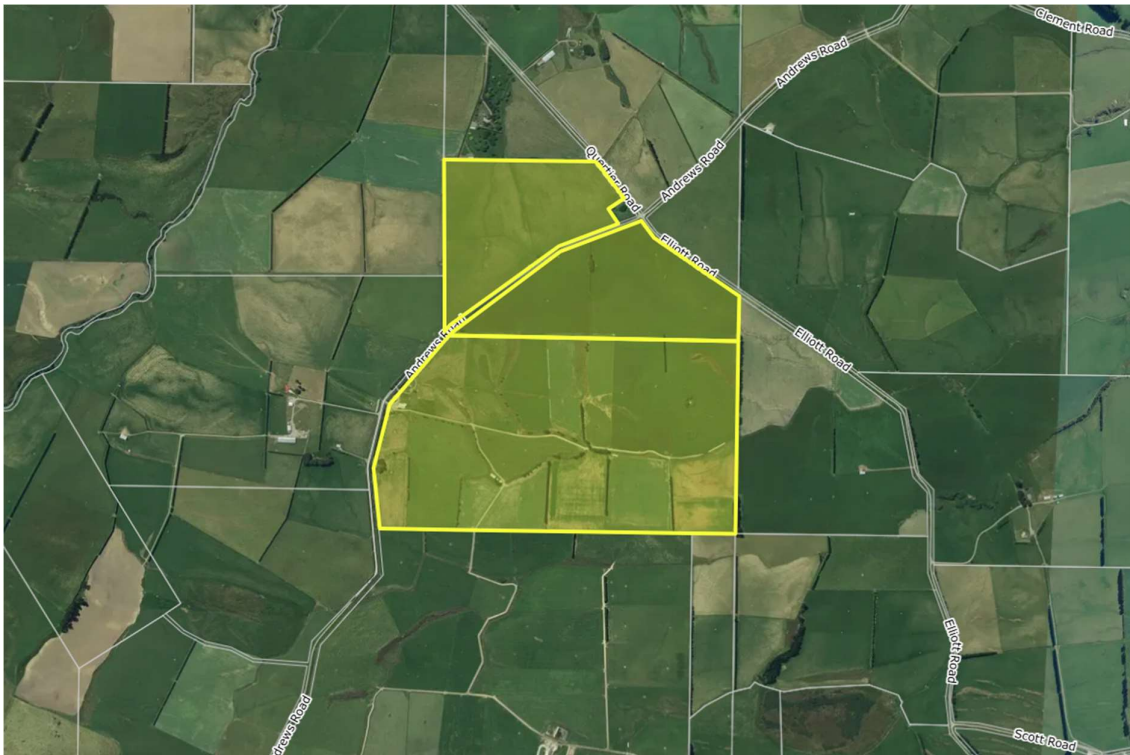


Figure 1: GRIP Maps snip showing the site highlighted green, and surrounds

The site contains an existing dwelling and numerous sheds for agricultural purposes on Section 9 Block XI Waikaka SD. The remaining area is in pasture used for primary production with several farm tracks crossing the site. The majority of the wider environment is held in large rural blocks for primary production.

4 Description of Activity

4.1 Subdivision

The applicant seeks consent for a three-lot boundary adjustment to create the following allotments:

- Lot 1 (north of Andrews Road), being 22.00ha of rural land to be used for primary production.
- Lot 2, being 23.04ha of rural land to be used for primary production.
- Lot 3, being 80.09ha of rural land to be used for primary production.

The applicant intends that Lot 1 is to be sold to an adjacent neighbour to the north. Lot 2 is to be bought by the owner of Lot 3, Golden Ramleh Limited.

Each lot will retain existing vehicle crossings off Andrews Road.

5 Proposed Gore District Plan

5.1 Rule Assessment – Proposed District Plan

5.1.1 Subdivision

Rule	Assessment
SUB-R1 <i>Subdivision to undertake a boundary adjustment:</i> Activity status: <i>Controlled</i> <i>Where:</i> <i>No additional separately saleable allotments are created;</i> <i>The areas of the resultant allotments either:</i> <i>comply with the minimum allotment size requirement for the zone (where applicable);</i> <i>if any existing allotments are less than the minimum allotment size requirement, the allotment is not decreased in size; or</i> <i>for zones with no minimum allotment size, no allotment is created that is smaller than the size of the smallest existing allotment;</i> <i>and</i> <i>Allotments must be immediately adjoining each other;</i> <i>The site does not contain a historic heritage item or site listed in the Historic Heritage Schedule;</i> <i>The site does not contain a protected tree or group of trees listed in the Notable Trees Schedule;</i> <i>The site does not contain:</i> <i>Significant Natural Area;</i> <i>Outstanding Natural Landscape or Feature;</i> <i>Areas of indigenous vegetation;</i>	The proposed subdivision is a boundary adjustment of Part Section 8, Block XI, Waikaka SD which contains two parcels and Section 9, Block XI, Waikaka SD. Lot 2 will be a separately saleable allotment. The boundary between adjoining allotments is being adjusted. The minimum allotment size requirement for the zone is complied with. The site does not contain historic heritage site, protected trees, significant natural area, outstanding natural landscape or feature, areas of indigenous vegetation. The site does not contain land subject to actual or potential inundation, flood bank mitigation or Matura River Floodway. SUB-R1.1 is not complied with. The boundary adjustment cannot be assessed as a Controlled Activity. Where compliance with SUB-R1.1 is not achieved SUB-R7 applies. The below assessment demonstrates that SUB-R7 is complied with. The boundary adjustment is assessed as a Restricted Discretionary Activity.

	The site does not contain a wastewater treatment facility buffer area; The site does not contain land within land mapped in the District Plan as being Subject to Actual or Potential Inundation, Flood Bank Mitigation Area or Maitara River Floodway; and The site is not within development areas DEV1, DEV2 and DEV3.	
SUB-R7 All other subdivision	<u>SUB-R11, SUB-R12, SUB-R13, SUB-R14, SUB-R15, SUB-R16</u> may also be applicable in addition to this rule. Activity status: Restricted Discretionary Where: - Standard <u>SUB-S1, SUB-S2</u> and <u>SUB-S3</u> are met. Matters of discretion: - The suitability of <u>subdivision</u> design, orientation, <u>allotment</u> sizes and dimensions. - Internal <u>roading</u> design and provision, including <u>roading</u> connections for future <u>subdivision</u> on <u>adjoining land</u>. <u>Site access</u>. - Provision for cyclists and <u>pedestrians</u>. - The <u>effects</u> of traffic generation on the safe and efficient operation of the <u>transport network</u>. <u>Earthworks</u>, including the alteration of contours, and retention of existing natural features. - The provision of <u>esplanade reserves</u> and <u>esplanade strips</u>. - The adequacy of measures to address the risk of <u>natural hazards</u> including overland flows. - Provision for servicing, including water supply, fire-fighting water supply, <u>wastewater</u> treatment and disposal, <u>stormwater</u> design and disposal, electricity and <u>telecommunications</u>; - The provision for, or <u>access</u> to, open space and recreation. <u>Effects</u> on natural features and landscapes, <u>ecosystems</u> and indigenous biodiversity. - Easements. - Impacts on Ngāi Tahu cultural values listed in <u>MW-1.2</u>. <u>Reverse sensitivity</u> on adjacent <u>land</u> uses, airports, rail lines and State Highways.	

SUB-S1 Minimum Lots Size	1. No lots to be created by subdivision, including balance lots, shall have a net site area less than the minimum specified: (h) General Rural – 8ha	All lots are proposed to be 20ha or more. The proposal complies with Rule SUB-S1. SUB-S2 and SUB-S3 are not relevant.
Summary of assessment against the Proposed District Plan Subdivision rules The subdivision is assessed as a restricted discretionary activity pursuant to Rule SUB-R1.		

5.1.2 General Rural Zone

Rule	Assessment
GRUZ-R1 Primary production Activity Status: Permitted Where: 1. Any new or extended building, structure and activity complies with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, GRUZ-S7 and GRUZ-S8. Except that: (a) This rule does not apply to Quarrying and Mining, as those activities are subjects to Rules GRUZ-R2 and GRUZ-R3. (b) This rule does not apply to Forestry in an ONL, ONF or SNA, which is subject to District Plan rules NFL-R8 and ECO-R1	Primary production is proposed to continue on all allotments. No new or relocated buildings or structures are proposed. The proposal complies with Rule GRUZ-R1.
GRUZ-R7 Residential Activity Activity status: Permitted Where: 1. For residential units and minor residential units, standard GRUZ-S1 Density is met; and 2. Any new building, addition, or external alteration and activity complies with zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6 and GRUZ-S7; and 3. For minor residential units, the maximum floor area shall be 80m²; and 4. The residential unit is connected to telecommunications services (whether hardwired or wireless).	No new residential activity is proposed as part of this boundary adjustment. If any new residential activity is proposed the relevant criteria of GRUZ-R7 can be complied with. All allotments are over 20ha in size which is above the minimum density of 8ha per residential unit. The proposal complies with Rule GRUZ-R7.

Summary of assessment against the Proposed District Plan General Rural Zone rules

Land use on Lots 1 - 3 is assessed as Permitted pursuant to Rules GRUZ-R1 and GRUZ-R7 respectively.

Note: The only relevant rule subject to appeal in the PDP is GRUZ-R1. Agriculture is a permitted activity under Rule 4.2.1(1) of the Operative District Plan.

5.1.3 Transport

Rule	Assessment
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TRANS-R2 Vehicles Access to a Formed Road	Any new access or an increase in use of an existing access is permitted where: - The access is not: - to an interregional Connector, Rural Connector where it is a State Highway, Urban Connector, Main or activity Street; or - connecting to a heavy vehicle bypass route; or - within 30m of an at-grade railway crossing. - The layout of activities on the site provides for the manoeuvring of vehicles to enable their forward movement onto and from the site without utilising that portion of a road available to traffic moving in the opposite direction. Note: Refer to swept path and design for 90th percentile car in the TRANS-APP Standard Construction Drawings. - The vehicle access is designed, formed, surfaced and drained in accordance with Transport Standards TRANS-S3, TRANS-S4, TRANS-S5, TRANS-S6, TRANS-S7, TRANS-S8 and TRANS-S9.	No new accessways are proposed as part of this boundary adjustment. The land is proposed to continue to be used for primary production, no increase in use of existing accesses is expected. All allotments contain sufficient space to enable vehicles to exit the site in a forward gear. As assessed below, the vehicle crossings meet all of the required standards. Rule TRANS-R2 is not relevant as no new access is being created of any increase of use of existing..
TRANS-S4 Separation of vehicle crossings from intersections and other vehicle crossings	Each vehicle crossing shall be located to comply with the distances specified in TRANS-Table-S4.1 from any adjacent vehicle crossing, and TRANS-Table-S4.2 from any intersection (as shown in the table diagram). Table – S4.1 - Other Roads with a speed limit of 100kph – 50m 1. Table S4.2 – Other Roads with a speed limit of 100kph – Distance K: 60m, Distance M: 60m.	All vehicle crossing are existing. Though we note, no vehicle crossing is within 50m of any intersection or within 60m of any other vehicle crossing. The proposal complies with Rule TRAN-S7.
Summary of assessment against the Transport Rules of the Proposed Gore District Plan The subdivision is assessed as a permitted activity pursuant to Rule TRANS-R2 and TRANS-S4.		

5.1.4 Overall Activity Status – Proposed District Plan

- The subdivision is assessed as a Restricted Discretionary Activity pursuant to Rule SUB-R1.
- Land use on each allotment is assessed as a Permitted Activity pursuant to Rules GRUZ-R1 and GRUZ-R7 of the PDP and Rule 4.2.1 of the ODP.

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

Under the PDP, the matters to which Council have restricted its discretion are:

- The provision of access.
- The provision of infrastructure and services.
- The requirement for any easements to legalise access and services.

- The need for a consent notice.
- Management of stormwater and the potential for overland flows.
- Management of potential reverse sensitivity effects on existing land uses, including critical infrastructure and network utilities.
- Adverse effects on the characteristics and values of the feature, including considerations of visual impact, natural character, and ecological integrity.

5.2 Objectives and Policies Assessment– Proposed District Plan

5.2.1 Subdivision

Provision		Assessment
SUB-O1	<i>To facilitate the orderly subdivision and development of land.</i>	The proposed boundary adjustment facilitates the orderly development of rural land by creating three allotments that collectively maintain the productive rural character of the site. The subdivision pattern is compatible with the purpose, function, character, and qualities of the General Rural Zone, as the development enables ongoing primary production activities that will not be physically separated by Andrews Road. Each allotment can accommodate its anticipated land use, with sizes, shapes, access arrangements, and infrastructure provision appropriate to their location and intended future use. The design of the subdivision appropriately responds to site constraints, including topography, infrastructure corridors, and natural features, ensuring potential effects are avoided.
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-P2	<i>Require size and shape of new allotments created, and the provisions for access and infrastructure, to be suitable for the location and future use of the land.</i>	The proposal is consistent with SUB-O1, SUB-O2 and SUB-P1-SUB-P3.
SUB-P3	<i>Ensure subdivisions are designed to avoid and manage effects from site constraints, including but not limited to topography, the national grid, and significant natural areas.</i>	
SUB-O3	<i>Infrastructure required to serve the subdivision of land is provided in an integrated, efficient and co-ordinated manner.</i>	No new access or servicing is proposed as part of the boundary adjustment and is not considered necessary as the allotments will be used solely for primary production.
SUB-P6	<i>Require works associated with subdivision to be carried out in conformity with Council's standards.</i>	No works are proposed as part of the subdivision. If any works are required they will be undertaken in accordance with the relevant Council standards and will ensure that each allotment is appropriately connected to the available infrastructure. Where services are not available, such as for water and wastewater, these will be provided on site in accordance with the relevant standards.
SUB-P7	<i>Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and co-ordinated manner by:</i> <i>1. Ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring 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</i>	No adverse effects on infrastructure are anticipated. No undergrounding of services is required as the subdivision is in a rural area. The subdivision is consistent with SUB-O3, SUB-P6, SUB-P7 and SUB-P9.

	<i>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 allotments to have access to a water supply suitable for firefighting;</i> <i>7. Requiring all sites to have legal and physical access to electricity and opportunity for telecommunications;</i> <i>8. Encouraging initiatives to reduce water demand and water use, such as roof rainwater capture and use and greywater recycling; and</i> <i>9. Encouraging subdivision layout and orientation which supports energy efficiency and conservation for future land uses.</i>	
SUB-P9	<i>Require the undergrounding of all services associated with the development of subdivided land, except:</i> <i>1. Telecommunications in the General Rural and Rural Lifestyle zones where suitable alternative unreticulated options are available; and</i> <i>2. Electricity in the General Rural zone, where it is not feasible or practical to underground these services.</i>	
SUB-O4	<i>Subdivisions are designed and developed in a way that:</i> <i>1. protects significant natural, ecological, historical and cultural features, values and resources,</i> <i>2. recognises and provides for the underlying relationships between Ngāi Tahu and the natural environment; and</i> <i>3. responds to the physical characteristics and constraints of the site and surrounding environment.</i>	The application site does not contain any features of natural, ecological, historical or cultural significance. Any of these features in the surrounding environment will not be adversely affected by the subdivision. The subdivision is consistent with SUB-O4.
SUB-P5	<i>Ensure reverse sensitivity effects from subdivision are avoided or managed, including from adjacent land uses, railway lines and States Highways.</i>	The nature of the proposed land uses is not anticipated to generate any reverse sensitivity effects. The subdivision is consistent with Policy SUB-P5.

SUB-P13	<i>Subdivision and development in the General Rural zone preserves the productive capability of rural land and high value soils.</i>	The subdivision retains the productive capability of the land with all proposed allotments to continue to be used for productive purposes. The proposal is consistent with SUB-P13.
SUB-P19	<i>Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.</i>	Proposed land use for this subdivision is status quo. If in future any further development was to occur, allotments are of sufficient size to accommodate anticipated future land use. The proposal is consistent with SUB-P19.
Summary of assessment against the Subdivision Objectives and Policies The proposed activity is consistent with the relevant subdivision objectives and policies.		

5.2.2 General Rural Zone

Provision		Assessment
GRUZ-O1	<i>Recognise the importance of primary production and rural industry to the social and economic wellbeing of the District.</i>	The subdivision recognises the importance of primary production with all proposed allotments to be continue being utilised for primary production.
GRUZ-P1	<i>Enable existing and future primary production.</i>	The subdivision is consistent with GRUZ-O1 and GRUZ-P1.
GRUZ-O2	<i>The character and qualities of the General Rural zone comprise:</i> <i>1. a variety of primary production activities; and</i> <i>2. a very low degree of built form, well setback from other properties and roads; and</i> <i>3. high levels of open space and open pasture or crops; and</i> <i>4. high levels of rural amenity from adjacent sites.</i>	The proposal will retain the character and qualities of the rural environment by retaining primary production as the dominant land use on the site. No development is proposed as part of the subdivision. If any development was to occur it would not compromise the openness of the environment. Any future dwellings will meet the required bulk and location standards to appear compatible with the rural character. The proposal is consistent with GRUZ-O2 and GRUZ-P12.
GRUZ-P12	<i>Require activities and development to maintain rural character, rural amenity and the underlying Ngāi Tahu relationships with the natural environment by:</i> <i>1. ensuring that buildings and structures are of a scale and height which is compatible with the rural character and amenity of the zone; and</i> <i>2. requiring appropriate setbacks to waterways to maintain and enhance amenity values and natural character.</i>	
GRUZ-O3	<i>Non-primary production activities that support primary production or rely on a rural location are provided for, while managing the nature, scale and location of such activities.</i>	No new non-primary production activities are anticipated as part of this proposal. Should future residential activity occur, it will not compromise the ability to use each lot for rural production. The purpose and predominant character of the General Rural Zone is not compromised.
GRUZ-O4	<i>The purpose and predominant character of the General Rural Zone is not compromised by non-rural activities</i>	

GRUZ-P8	<i>Enable residential activity where it:</i> <i>1. does not compromise rural production; and</i> <i>2. is of a scale and location that does not compromise the rural character from any property or public place; and</i> <i>3. can be suitably serviced, including provision for telecommunications; and</i> <i>4. does not amount to rural lifestyle or urban development; and</i> <i>5. reverse sensitivity effects on and of adjacent land uses are appropriately avoided or mitigated.</i>	The proposal is consistent with GRUZ-O3, GRUZ-O4, GRUZ-P8 and GRUZ-P11.
GRUZ-P11	<i>Avoid activities that are incompatible with the character, qualities and purpose of the General Rural Zone, unless there is an operational or functional need for it to be located in the General Rural zone.</i>	
GRUZ-O5	<i>The value and long-term benefits of using highly productive land for primary production is recognised and the availability of highly productive land for primary production for future generations is protected.</i>	All allotments will still be productive land and will be better utilised by being farmed with larger adjoining farm blocks. No urban expansion is proposed, and reverse sensitivity is not anticipated as a result of the subdivision and any subsequent land use. The subdivision is consistent with GRUZ-O5 and GRUZ-P10.
GRUZ-P10	<i>Protect highly productive land from irreversible loss from inappropriate subdivision, use and development, including by:</i> <i>1. avoiding subdivision and land fragmentation below the minimum densities that compromises the use of highly productive land for primary production;</i> <i>2. avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process; and</i> <i>3. avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land.</i>	
Summary of assessment against the General Rural Zone Objectives and Policies The proposed activity is consistent with the relevant General Rural Zone objectives and policies.		

5.2.3 Transport

Provision		Assessment
TRANS-O1	<i>A transport network is provided that is safe, effective, and efficient in moving people and commodities within, to, through and from the Gore District.</i>	The proposed subdivision maintains the safe and efficient operation of the transport network and does not compromise its function, having regard to the low traffic volumes and rural road

TRANS-O2	<i>The function and operation of the transport network is not compromised by land use activities and subdivision development.</i>	environment. The subdivision does not introduce land uses that are incompatible with the surrounding road network or give rise to reverse sensitivity effects.
TRANS-P2	<i>Recognise and protect the function of the transport network based on the identified street category and their local, regional or national significance by managing nearby land use, subdivision and development. Ensure that incompatible or sensitive activities, buildings and structures do not impact on the safe and efficient operation of the transport network by requiring appropriate separation or design to minimise adverse noise, amenity and/or reverse sensitivity effects.</i>	The proposed activity is consistent with TRANS-O1, TRANS-O2, and TRANS-P2.
Summary of assessment against the Transport Objectives and Policies The proposed activity is consistent with the relevant Transport objectives and policies.		

6 National Policy State for Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) has legal effect from the 17th of October 2022. The NPS-HPL requires highly productive land to be identified and managed to prevent inappropriate subdivision, use and development of these soils.

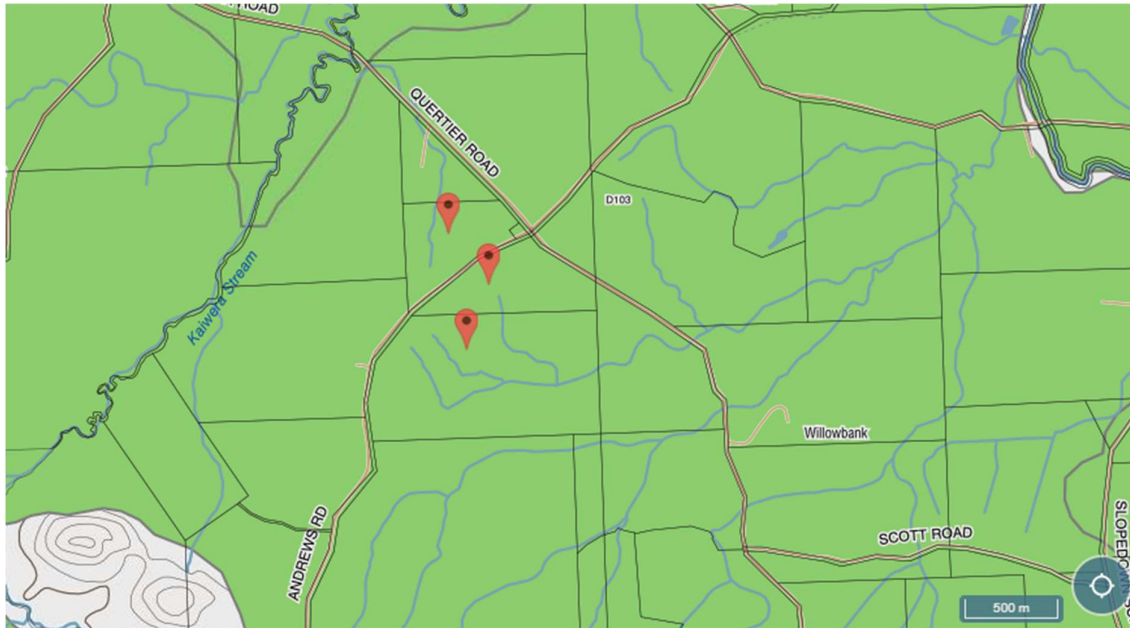


Figure 2: LUC Class of the application site (red markers) showing LUC Class 3.

A transitional mapping of highly productive land applies until the Southland Regional Council completes their mapping. This mapping is based on the Manaaki Whenua Land Use Capability Class where it applies to land that is zoned Rural such as the application site. Under this classification the application site contains land that is LUC Class 3 meaning that the NPS-HPL applies to the site at this time of this application. Therefore, an assessment of the proposal against the objectives and policies of the NPS-HPL is required.

Regardless of the LUC Classification of the site, it is noted that the subdivision is assessed as a Restricted Discretionary Activity. This means that Council is limited in the scope of effects that can be assessed when processing this application. It is noted that the effects of highly productive land are not listed as a matter of discretion. Therefore, the effects of subdivision on highly productive land cannot be considered when determining whether or not to grant the consent. An assessment of the NPS-HPL is provided for completeness.

6.1 NPS-HPL Tests

6.1.1 Clause 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 subdivision will not result in a loss of productive capacity. When compared to the scale of activities permitted in this zone the density of allotments as proposed, and any subsequent development, is consistent with the anticipated outcomes for primary production within the zone.

2) *Territorial authorities must take measures to ensure that any subdivision of highly productive land:*

- a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and*

Each title area will meet the minimum requirements for this zone under the PDP, and therefore each is able to contribute to overall productive capacity of the district at a rate anticipated.

- b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.*

Reverse sensitivity is not anticipated given the nature of activities within the surrounding environment. Adjoining activities are largely rural in nature.

In subclause (1), subdivision includes partitioning orders made under Te Ture Whenua Māori Act 1993

3) *Territorial authorities must include objectives, policies, and rules in their district plans to give effect to this clause.*

The above clauses are not considered relevant to the proposal.

Under Clause 3.8 subdivision of the application site is supported.

6.1.2 Clause 3.9 - Protecting highly productive land from inappropriate use and development

1) *Territorial authorities must avoid the inappropriate use or development of highly productive land that is not land-based primary production.*

2) *A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:*

- a) it provides for supporting activities on the land:*
- b) it addresses a high risk to public health and safety:*
- c) it is, or is for a purpose associated with, a matter of national importance under section 6 of the Act:*
- d) it is on specified Māori land:*
- e) it is for the purpose of protecting, maintaining, restoring, or enhancing indigenous biodiversity:*
- f) it provides for the retirement of land from land-based primary production for the purpose of improving water quality:*
- g) it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land:*
- h) it is for an activity by a requiring authority in relation to a designation or notice of requirement under the Act:*
- i) it provides for public access:*
- j) it is associated with one of the following, and there is a functional or operational need for the use or development to be on the highly productive land:*
 - i. the maintenance, operation, upgrade, or expansion of specified infrastructure:*

- ii. *the maintenance, operation, upgrade, or expansion of defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990:*
 - iii. *mineral extraction that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand:*
 - iv. *aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand.*
- 3) *Territorial authorities must take measures to ensure that any use or development on highly productive land:*
- a) *minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and*
 - b) *avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.*
- 4) *Territorial authorities must include objectives, policies, and rules in their district plans to give effect to this clause.*

Each allotment will continue to be used for primary production. Therefore, land use within all lots is deemed appropriate under Clause (2)(a) and is supported by the NPS-HPL. No inappropriate use or development of highly productive land is proposed.

6.2 Objective and Policies

Provision		Assessment
Objective	<i>Highly productive land is protected for use in land-based primary production, both now and for future generations.</i>	The subdivision protects HPL by making the total area of each allotment at a scale anticipated in this environment. This ensures that HPL can be used for primary productive purposes in a manner anticipated in this zone. The proposal is consistent with the Objective of the NPS-HPL.
Policy 1	<i>Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.</i>	It is noted that Environment Southland must complete the mapping of highly productive soils and the Gore District Council must then give effect to the NPS-HPL within the District Plan. In the meantime, the reliance on classifying land is based upon the Manaaki Whenua Land Use Capability Class. The site is identified as LUC 3 as stated previously.
Policy 2	<i>The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.</i>	
Policy 3	<i>Highly productive land is mapped and included in regional policy statements and district plans.</i>	
Policy 4	<i>The use of highly productive land for land-based primary production is prioritised and supported.</i>	Activities, including primary production, on each allotment can be undertaken at scale anticipated in this environment following the subdivision. The proposal is consistent with Policy 4 of the NPS-HPL.

Policy 5	<i>The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.</i>	No rezoning of the site is proposed. The intended use of each lot is not for rural lifestyle. The subdivision of the site is provided for by Clause 3.8 of the NPS and is therefore consistent with Policy 5 - 7.
Policy 6	<i>The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.</i>	
Policy 7	<i>The subdivision of highly productive land is avoided, except as provided in this National Policy Statement</i>	
Policy 8	<i>Highly productive land is protected from inappropriate use and development.</i>	The subdivision will not reduce the ability for each allotment to be used for appropriate land uses that are anticipated in the zone. Inappropriate use and development of highly productive land is not proposed. The proposal is consistent with Policy 8 of the NPS-HPL.
Policy 9	<i>Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.</i>	Reverse sensitivity effects will not increase as a result of the subdivision. Activities in the surrounding environment are largely rural in nature. The proposal is consistent with Policy 9 of the NPS-HPL.
Summary of assessment against the Objectives and Policies of the NPS-HPL Overall, the subdivision is considered to be consistent with the objectives and policies of the NPS-HPL.		

7 Assessment of Effects

7.1 Character and Amenity Effects

The subdivision will retain the character and amenity values of the surrounding rural environment. Resultant titles are consistent with the anticipated scale of allotments in this zone under the Proposed District Plan. Any development will not significantly impact the openness and density expected in this environment. Any dwelling will be able to meet all of the required bulk and location standards under the District Plan. It is proposed that each lot will continue to be used for primary production, and will greatly contribute to the anticipated rural character of this environment and ensure that any effects on the character and amenity will be less than minor.

7.2 Transportation

All lots will utilise existing vehicle accessways as shown on the attached Scheme Plan. Additional vehicle movements are not anticipated as a result of the subdivision. The subdivision will not adversely affect the safe and efficient operation of the surrounding road network.

7.3 Servicing

7.3.1 Wastewater

Lots 1 and 2 will continue to be used for primary production and will be unserviced. If any development is to occur in the future it can be provided with a private sanitary sewage disposal on site. This will be contained within the proposed allotment boundaries and will not generate any adverse effects on any adjoining properties.

Lot 3 has an existing private sanitary sewage disposal on site, with the system and disposal field located entirely within the proposed boundaries.

7.3.2 Water

There is no available reticulated water supply within this environment. Lots 1 and 2 will be unserviced. Lot 3 already collects rainwater from building roofs for domestic supply. A similar approach can be implemented on Lots 2 and 3, should future development occur.

7.3.3 Stormwater

For Lot 3, stormwater from roofs will continue to be collected for potable water supply purposes. Stormwater from hardstand areas will discharge to ground.

For Lots 1 and 2, stormwater will discharge to ground which is a continuation of the current arrangement.

The level of impervious surfaces following development will either be retained on site and discharge will continue to be to ground. Effects from stormwater following subdivision will be less than minor.

7.3.4 Power and Telecommunications

Lot 3 is already connected to the power network at the road boundary on Andrews Road. No power connection is proposed for Lots 1 and 2. No additional demand is expected to be generated by the subdivision and will not impact the operation of this infrastructure.

As shown in the image below, wireless broadband is the only available telecommunications in this area.

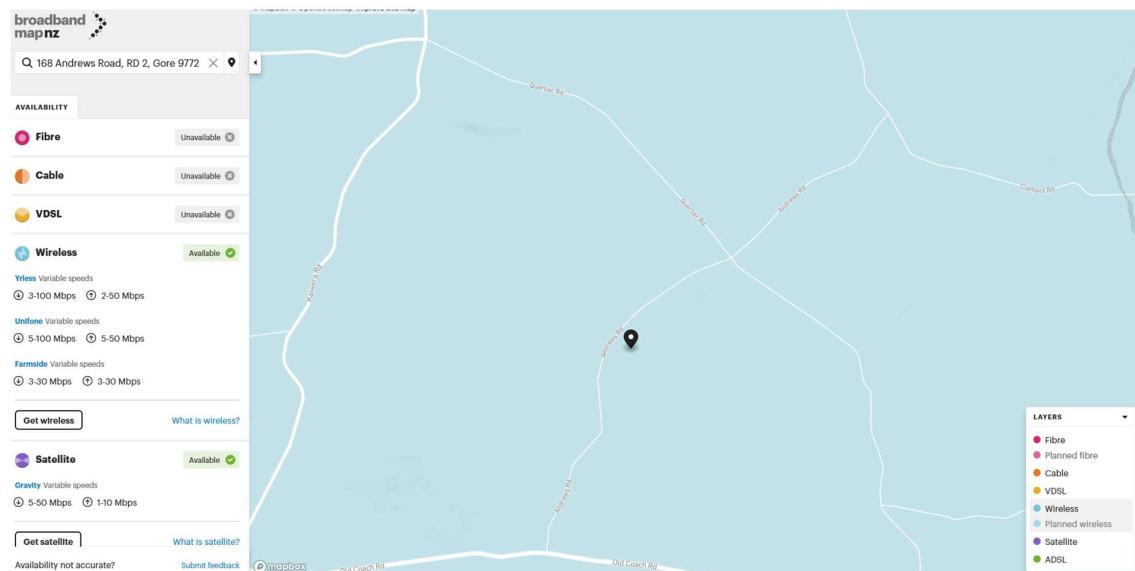


Figure 3 - Available broadband services. Image from Broadband_Map NZ

7.4 Natural hazards

The site is not identified on the District Plan as being susceptible to any natural hazards. The subdivision and any subsequent development of the allotments will not increase the risk from this hazard in the wider environment. No change of land use will occur, and the proposal will not exacerbate natural hazard risk at the site.

In the absence of any additional development, the potential consequence of the activity in relation to natural hazards is assessed as negligible. Accordingly, assessment against the risk matrix contained in Appendix 1 of the National Policy Statement for Natural Hazards (NPS-NH) results in a risk level of 'Low'. Further assessment against the NPS-NH is not considered to be necessary, and it is considered that the proposal is consistent with the outcomes sought by the NPS-NH.

Overall, adverse effects associated with natural hazards are assessed as less than minor.

7.5 Contaminated land

The site is not identified on the Environment Southland Selected Land Use Sites Register (SLUS) as having HAIL activities historically occurring on the site historically. The results of a search of the SLUS are shown below. The applicant is not aware of any activities listed on the HAIL as having been undertaken on the site.

Irrespective, no change of land use is proposed and the subdivision relates entirely to production land that will continue to be used as production land.

Accordingly, the NES-CS is not invoked in this instance.

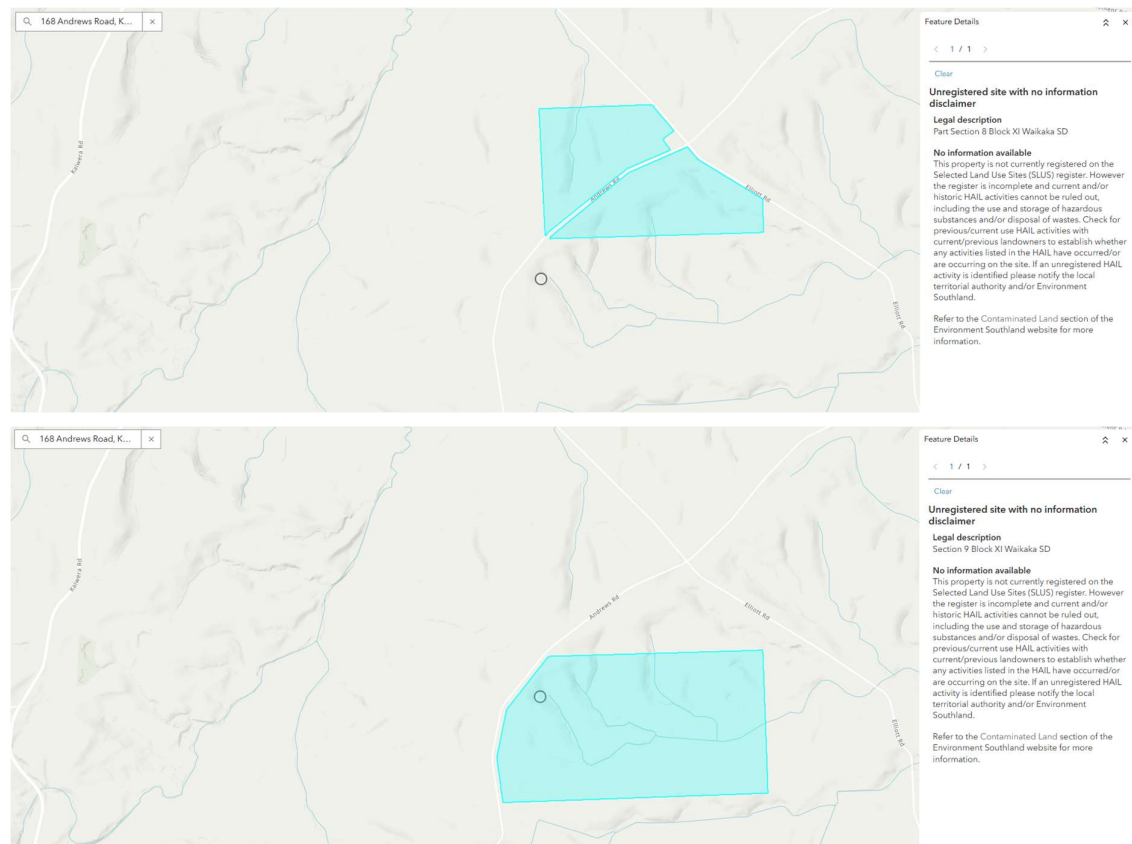


Figure 4: Snip from ES SouthMaps website showing the site

8 Summary

Overall, the adverse effects are assessed as less than minor. The proposal represents an efficient use of rural land with no new land use proposed that could generate any adverse effects.

Please find enclosed:

1. Search Copy – RT 1081893 and RT SLB3/1369
2. Scheme Plan
3. Application Form

Please invoice the application fee to the applicant as below:

Address for service of applicant:

SA & LJ Ross Limited
C/- Bonisch Consultants
INVERCARGILL 9840
Attn: George Garthwaite
george@bonisch.nz

Address for service of applicant for invoicing any additional costs

SA & LJ Ross Limited
C/- Hazel and Alastair Murray
shane88@icloud.com

Please also forward to this office a copy of any invoice for additional costs of processing the application.

Please contact me if you require anything further.

Yours faithfully

BONISCH CONSULTANTS LIMITED

A handwritten signature in blue ink, appearing to be "GG", enclosed within a light blue rectangular box.

George Garthwaite
Surveyor

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Bonisch offers a range of land and development related services which include surveying, planning, project management, civil engineering, and resource consent applications.

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Civil Engineering | Planning | Surveying | Land Development | Project Management



16th May 2025

Resource Management
Gore District Council
29 Civic Avenue
Gore, 9710
Attn: Molly O'Sullivan

Bonisch Ref: 10136

Dear Molly

Ross – Boundary Adjustment, 168 Andrews Road, Kaiwera

Gore District Council Ref – SC26018

The above resource consent application was submitted to Gore District Council in May 2026. The following is an addendum to the application to provide an assessment of the proposal against the provisions of the Operative District Plan.

RULES ASSESSMENT - OPERATIVE DISTRICT PLAN

Table 1 Chapter 4: Land Use Activities – Rules

Rule		Assessment
Rule 4.2.1 General Rule	<i>The following land use activities are a permitted activity:</i> (1) <i>Rural Zone</i> (a) <i>Agriculture;</i> (b) <i>Animal Boarding Activity;</i> (c) <i>Farm Quarry;</i> (d) <i>Essential Services;</i> (e) <i>Home Occupation;</i> (f) <i>Home Stay;</i> (g) <i>Land Development;</i> (h) <i>Residential Activity</i> i. <i>A site equal to or exceeding 2ha in area or;</i> ii. <i>A site more than 2,000 square metres and less than 2 hectares in area existing, or approved for subdivision, prior to 27 March 2014.</i> (i) <i>Roadside Sales Activity;</i> (j) <i>Temporary Military Training;</i> (k) <i>Veterinary Clinic.</i>	Agriculture is proposed to continue on all lots. The proposal complies with Rule 4.2.1(a).
Rule 4.7 Daylight Admission	(1) <i>Any structure, or production forestry where the contiguous land is not held in the same Certificate of Title, or heaps of material, shall comply with the following standards:</i>	Any structure on each allotment can be constructed to comply with the required recession planes. The proposal complies with Rule 4.7.

	(a) <i>Rural zones.</i> i. <i>Except as provided for by (ii) below, no building or other structure shall extend beyond the recession plane calculated from Diagram 4.2, measured from the boundary of the site.</i> ii. <i>No recession plane is required along the boundary of any site that is contiguous with the boundary of any Commercial, Industrial or Mixed Use Zone.</i>	
Rule 4.7A Yards	(1) <i>For the avoidance of doubt, except where provided in Rule 4.7A.1(3)(a)(ii), all structures, including eaves, gutters and associated downpipes, on any building shall comply with Rule 4.7 Daylight Admission.</i> (2) <i>Rural Zones</i> (a) <i>Except as provided for in (b) below and subject to (c) – (e) below, all buildings shall be set back at least 6 metres from the property boundary.</i> (b) <i>Buildings of less than 10m² in areas may be located no less than 2m from any property boundary, provided that no animals are housed within them.</i> (c) <i>Any buildings housing animals, or any building associated with agricultural use within which animals are present (including dairy sheds and shearing sheds), shall be located no closer than:</i> i. <i>30m from a legal road boundary; and</i> ii. <i>50m to any other property boundary.</i> (d) <i>Dwellings shall be located such that they are no closer than 20m from a dwelling on an adjoining property.</i> (e) <i>Buildings shall be set back 6m from any waterway more than 2m in width.</i>	Any future buildings on all allotments can be constructed to provide the required yards. The proposal complies with Rule 4.7A(2).
Rule 4.8.1 Height	(1) <i>No structure shall exceed the following heights:</i> (b) <i>In Rural and Commercial Zones = 12m</i>	Future structures can be constructed to be no more than 12m height. The proposal complies with Rule 4.8.1(b).
Rule 4.9 Site Coverage	(1) <i>All activities shall comply with the following standards:</i> (a) <i>Rural Zones</i> i. <i>Structures on any site of 2 hectares or less do not cover more than 40% of the site area</i>	Any future buildings can be constructed to meet the required site coverage standards. The proposal complies with Rule 4.9(1)(a)(ii).

	or 500 square metres, whichever is the lesser. ii. On any property with an area of more than 2 ha, structures used for the sheltering of animals, or for purposes other than agriculture, shall not exceed 1,500 square metres in area.	
Rule 4.14 Transportation Routes	(1) All land use activities shall comply with the following standards: (a) Lighting shall not be constructed or maintained so that direct or indirect luminance or glare causes adverse effects on traffic safety.	No lighting is proposed and any future lighting will be maintained so that there is no glare that may affect traffic safety.
	(b) In Rural Zones, there is no obstruction to sight lines at intersections, as defined in Diagram 4.4.	No obstruction is proposed.
	(c) Trees and structures in Rural Zones shall not be positioned where the road surface would be shaded between the hours of 10am and 2pm on the shortest day of the year where: AB = shadow length BC = height of structure or tree Zo = 24.5o	No trees or structures are proposed that would shade the adjoining road surface.
	(d) The land use activity, or any associated structure, or vegetation does not exceed the height limitations of the aircraft approach vectors shown on the Planning Maps in respect of either the Gore Aerodrome or the Mandeville Airfield.	N/A – The proposal is not located in proximity to either of these activities.
	(e) In the Rural Zone, no residential activity is located within 50m of any state highway.	N/A – The site does not adjoin a state highway. The proposal complies with Rule 4.14.
Summary of assessment against the Operative Gore District Plan rules Land use following the subdivision can meet all of the required standards to be undertaken as a Permitted Activity		

Table 2 Chapter 5: Transportation – Rules

Rule	Assessment
5.9.1 Access	(1) Where the site is located in a Rural Zone and adjoins a state highway, site access to N/A – The site does not adjoin a state highway.

	<i>the state highway is a restricted discretionary activity.</i>	
Rule 5.9.2 Off Street Parking Requirements	(2) <i>In areas outside the Gore and Mataura Urban Environment all land use activities meeting the parking requirements specified in the table (Table 5.4) below and complying with 5.9.2(3) to 5.9.2(7) is a permitted activity.</i> <i>Residential Activity - One car park per residential unit, except that where the residential unit has an area (excluding any garaging) greater than 100 square metres 2 car parks shall be provided. Where multiple units are provided on the site, one car park for each five units shall be provided for visitors.</i> (3) <i>Parking spaces are to be provided on the site of the activity requiring them.</i> (4) <i>The design of all spaces shall comply with the appropriate dimensions in Diagram 5.13.</i> (5) <i>For any site zoned Rural, on-site manoeuvring shall be provided so as to ensure that no vehicle is required to reverse from or onto a state highway</i>	All allotments contain sufficient space to provide the required number of parking spaces. Any parking spaces associated with future land use will meet the required design standards. The subdivision complies with Rule 5.9.2.
Summary of assessment against the Transportation rules The proposal complies with all relevant Transportation rules..		

Table 3 Chapter 8: Subdivision of Land

Rule		Assessment
8.10.2 Rules	(d) <i>Boundary adjustments: (i) result in the creation of allotments with an area of less than: (a) than 2 hectares in the Rural zone (b) 400 square metres in the Residential A zone; or (c) 300 square metres in the Residential B zone; or (ii) reduces the size of any allotment that prior to the adjustment has an area that is less than: (a) than 2 hectares in the Rural zone (b) 400 square metres in the Residential A zone; or (c) 300 square metres in the Residential B zone; or</i>	All allotments exceed 2ha in area. The proposal complies with Rule 8.2(d)
Summary of assessment against the Operative Gore District Plan rules		
The subdivision is assessed as a Controlled Activity pursuant to Rule 8.10(2).		

Overall Activity Status – Operative District Plan

- The proposed land use on each lot is assessed as a Permitted Activity pursuant to Rule 4.2.1.
- The proposal complies with all relevant Transportation rules.
- The subdivision is assessed as a Controlled activity pursuant to Rule 8.10.2(d).

The overall activity status under the Operative District Plan is **Controlled**.

ASSESSMENT AGAINST OBJECTIVES AND POLICIES

Table 4 Chapter 3: Land Use Activities – A Framework

Provision		Assessment
Objective 1	Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.	The subdivision is at a scale that is anticipated within this environment, with each resultant title exceeding the minimum requirement within this zone. Accordingly, the subdivision and any subsequent land use will reflect the rural values and characteristics of this environment. Any future development on each of the lots will not compromise the characteristics and values of this locality with this scale of rural lifestyle property anticipated within the zone rules. Continued primary production will help mitigate any adverse effects and retain the rural nature of this environment. The subdivision is consistent with Objectives 1 and 2 and Policies 1 and 2.
Objective 2	Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.	
Policy 1	Establish zones that reflect the characteristics and amenity values of the area.	
Policy 2	Control the adverse effects of land use activities on the environment.	
Objective 7	Ensure that the effects of earthworks and other land disturbance are avoided, remedied, or mitigated.	No earthworks are required as part of the subdivision. The proposal is consistent with Objective 7 and Policies 10 and 11.
Policy 10	Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.	
Policy 11	Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.	
Objective 8	Avoid where practical the adverse effects of land use activities upon infrastructure.	No adverse effects on infrastructure as a result of land use following the subdivision are anticipated. The scale of activity proposed will not negatively impact either the roading network or any services in this environment. The proposal is consistent with Objective 8 and Policy 12.
Policy 12	Require any adverse effects of land use activities upon infrastructure to be rectified	
Summary of assessment against Chapter 3 Objectives and Policies		
The proposed activity is consistent with the Objectives and Policies of Chapter 3.		

Table 5 Chapter 5: Transport

Provision		Assessment
Objective 1	<i>Sustain the potential of the transportation routes to meet the reasonably foreseeable needs of future generations.</i>	The scale of subdivision is not anticipated to result in any adverse effects on the operation of the transport network. This will not impact the sustainability of transport routes to provide for the needs of future generations. The subdivisions is consistent with Objective 1 and Policy 1.
Policy 1	<i>Control the adverse effects of land use activities on transportation networks.</i>	
Summary of assessment against the Chapter 5 Objectives and Policies The subdivision is consistent with the relevant Chapter 5 Objectives and Policies.		

Table 6 Chapter 8: Subdivision

Provision		Assessment
Objective 1	<i>To facilitate the orderly subdivision and development of land.</i>	The subdivision design is considered orderly, making use of existing features of the site including Andrews Road which bisects the site. The scale of any development is not such that offsite effects are anticipated and each allotment is appropriately sized to ensure their suitability for the proposed land uses. The subdivision is consistent with Objectives 1 and 2 and Policies 1 and 5.
Objective 2	<i>To ensure that the size and shape of new allotments created, and the design standards for access and infrastructure, is suitable and appropriate for the location and future use of the land.</i>	
Policy 1	<i>Control the subdivision of all land.</i>	
Policy 5	<i>Avoid any off-site effects of development of subdivided land.</i>	
Objective 3	<i>To ensure that developers pay all reasonable costs associated with the subdivision and subsequent development of land.</i>	Should any works be required as part of the subdivision they will be done in accordance with the relevant standards and in accordance with Council's Bylaw to mitigate potential off-site effects. The limited scale of the subdivision is not anticipated to adversely affect any infrastructure or roading. The subdivision was consistent with Objective 3, 5 and 6 and Policies 2, 3, 9 and 12.
Objective 5	<i>To ensure land development and servicing is undertaken to Council's standards.</i>	
Objective 6	<i>To avoid adverse effects on the Council's reticulated infrastructure services.</i>	
Policy 2	<i>Avoid adverse effects of subdivision on the functioning of existing services, infrastructure and roading.</i>	
Policy 3	<i>Require works associated with subdivision to be carried out in conformity with Council's standards</i>	
Policy 9	<i>Require land development to be undertaken in compliance with the Gore District Council Subdivision and Land Development Bylaw 2011</i>	
Policy 12	<i>Encourage the adoption of practices that will minimise the extent of off-site effects on the Council's infrastructure services.</i>	

Objective 7	<i>To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone in which they are located.</i>	All resultant title areas are in line with the anticipated density for the Rural Zone. Accordingly, the anticipated land use following the subdivision is seen as appropriate. Reverse sensitivity is not anticipated as all lots are proposed to continue being used for primary production activities.
Policy 11	<i>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.</i>	The subdivision is consistent with Objective 7 and Policy 11.
Objective 8	<i>Avoid adverse effects on water quality, including groundwater, from the development of subdivided land.</i>	No land use is proposed following the subdivision that could adversely impact the water quality of any surrounding water bodies or groundwater.
Policy 13	<i>Have regard to the potential impacts arising from the subdivision and future use of land on water quality, including groundwater.</i>	The proposal is consistent with Objective 8 and Policy 13.
Policy 10	<i>Have regard to the potential for the land subject to any subdivision consent, and other land in the locality to be further subdivided in the future.</i>	It is not intended that any future subdivision be undertaken but it is noted that following the subdivision each lot will retain a total area that could be subdivided in accordance with the zone rules. The subdivision is consistent with Policy 10.
Policy 14	<i>Have regard to, and implement, the provisions of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health where subdivision occurs on any contaminated site</i>	The subdivision will not occur on a site identified as being potentially contaminated. The subdivision is consistent with Policy 14.
Summary of assessment against the objectives and policies of the Operative District Plan The proposed activity is consistent with the relevant objectives and policies of the ODP.		

Based on the tables above, the proposal is considered to be consistent with the relevant objectives and policies of the ODP.

Yours faithfully

BONISCH CONSULTANTS LIMITED



George Garthwaite
Surveyor

