

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC26032
Applicant	Christopher Johnstone & Georgia Rhind
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a 2-lot residential subdivision.
Location	9 Takahe Terrace, Gore
Legal Description	Lot 1 DP 312963
Zone - Operative District Plan	Residential A
Zone - Proposed District Plan	General Residential
Activity Status	Restricted Discretionary
Decision Date	28 September 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 28 September 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 108 and 220 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

Consent is sought to subdivide an established residential allotment at 9 Takahe Terrace into two separate allotments. The applicant has proposed subdividing the existing dwelling from the open living space on the northern side of the site, and through the proposal leaving the new lot undeveloped to allow for owner-chosen development.

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2. SITE DESCRIPTION

- Appurtenant hereto are stormwater and drainage rights specified in Easement Certificate 022421.3 – 25.3.1977 at 10:18 am

The subject site is flat, and comprises of a large, single-storey dwelling, and a landscaped backyard on the northern side of the site. The backyard features established trees of varying species and is fenced along the road-facing boundary. There are no overlays on the planning maps which would indicate further assessment is required, nor are there any interests registered to the title which restrict development.



Figure 2: Aerial image of subject site (source: GRIP)

3. ACTIVITY STATUS

3.1 Gore District Plan

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

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

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

Operative District Plan

The site is zoned Residential A 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(c)** as the proposal complies with the 400m² minimum lot size. It is proposed to subdivide a singular residential allotment into two residential allotments. Council's discretion is restricted to this following:
 - suitability of the allotments for activities permitted within the zone in which they are located;
 - suitability of the land for subdivision, including presence of any natural or other hazards, including contaminated land;

- ability to provide services (water, sewage, storm water, power and telecommunications);
- impacts on the Council and other infrastructure services;
- future use of the land and the need to consider any associated resource consents;
- within residential and rural areas lot size, dimensions and potential for future subdivision of the land;
- within residential and rural areas the desirability of providing building platforms; and;
- provision of easements;
- impacts on any heritage or archaeological values;
- impacts on natural features and landscapes, ecological or cultural values;
- impacts water quality, including groundwater; and
- provision of all transport modes, including the movement of pedestrians and cyclists.

Proposed District Plan

The site is zoned General Residential 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** as the proposal complies with the minimum allotment size for the zone as per **SUB-S1** and a 15m x 15m square as per **SUB-S2**. It is proposed to subdivide a singular residential allotment into two residential allotments. Council's discretion is restricted to the following:
 - The suitability of subdivision design, orientation, allotment sizes and dimensions.
 - Internal roading design and provision, including roading connections for future subdivision on adjoining land;
 - Site access;
 - Provision for cyclists and pedestrians;
 - The effects of traffic generation on the safe and efficient operation of the transport network;
 - Earthworks, including the alteration of contours, and retention of existing natural features;
 - The provision of esplanade reserves and esplanade strips;
 - The adequacy of measures to address the risk of natural hazards including overland flows;
 - Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications;
 - The provision for, or access to, open space and recreation;
 - Effects on natural features and landscapes, ecosystems and indigenous biodiversity;
 - Easements.
 - Impacts on Ngāi Tahu cultural values listed in MW-1.2; and
 - Reverse sensitivity on adjacent land uses, airports, rail lines and State Highways.

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

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

3.3 Activity Status Summary

Overall, the application is being considered and processed as:

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

- a **restricted discretionary** activity under the PDP.

4. NOTIFICATION ASSESSMENT

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

4.1 Public notification – Section 95A

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

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

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

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

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

Step 3 – Public notification is required in certain circumstances

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

The following effects must be disregarded:

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

Written Approval/s

Written approval has not been provided alongside this application.

Permitted Baseline

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case the permitted baseline is not relevant.

Assessment of Environmental Effects

The Assessment of Effects provided at section 6 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report. A further assessment follows:

Suitability and design of allotments

Lot 1: Currently, the subject site comprises of a single-storey dwelling and a large open living space, through the subdivision the applicant has ensured compliant outdoor living space is maintained for proposed Lot 1. Proposed Lot 1 will measure 926m², which exceeds the PDP minimum lot area requirement by 526m².

Lot 2: Proposed Lot 2 will be able to accommodate a maximum of three permitted dwellings due to the zoning and density allowance. The proposed size of the allotment will exceed the minimum lot size outlined in the PDP by 314m².

As such, the impact of the subdivision and adverse effects of its design will be no more than minor on the surrounding environment.

Future use and development

As the applicant has not proposed a land use aspect as part of the application, nor have they provided proposed building plans or designs, the future development is not outlined as part of this subdivision application. Given the size of the site and the design of surrounding residential sites, it can be concluded that the landowner will be able to develop the site in compliance with the District Plan and that the effects will not need assessing as the area anticipates infill development. As per the PDP land use standards, the zone allows for three dwellings per site, of which the proposed allotments can facilitate if so desired. As the area has been zoned for this increase in density, it is therefore inferred that the wider area will be able to accommodate such a potential increase in housing stock. Because of this, it can therefore be concluded that the adverse effects of future development on the site will be no more than minor.

Transport

Proposed Lot 2 has an existing kerb crossing at the property boundary and will be able to facilitate off-street parking and vehicle access without compromising the existing use of the street. Furthermore, an existing footpath has been established around the southern side of the street, allowing for adequate access to and from the site, while not inhibiting the use of the road or footpath.

Upon circulation to Council's Roading Department, Mr Hasler has recommended that the application be approved from a transportation perspective. As such, it can be concluded that the adverse effects on the transport system will be no more than minor.

Services and easements

The applicant has stated that the provision for connections to electricity and the public water network are available for proposed Lot 2. The application has been circulated to Council's Three Waters team who have recommended conditions to ensure services are built to the Gore District Council's Subdivision, Land Use and Development Bylaw 2019 and approved the proposed site being added to the public reticulated water supply and drainage system. The applicant has agreed to draft conditions. No easements are proposed due to both proposed sites having road frontage and therefore not requiring rights of way or drainage easements be implemented. As such, it can be concluded that the adverse effects of the proposal on public infrastructure will be no more than minor.

Earthworks

No earthworks are proposed aside from those needed to install services. As such, the adverse effects of earthworks on the surrounding environment and stormwater network will be no more than minor.

Esplanade reserves and open space

The subject site is zoned within an urban residential environment and has no qualifying rivers for which to suggest an esplanade reserve be implemented. As such the provision of esplanade reserves is not appropriate or required, and the adverse effects will be no more than minor.

Natural features and ecosystems

The subject site does not feature any significant natural features or ecosystems. There are no notable trees or amenity values registered against the site, and as such they will not be adversely affected by the proposal.

Cultural and heritage values

There are no cultural or heritage values registered to the site, as such the adverse effects on these caused by the proposal will be no more than minor.

Reverse sensitivity

The proposed subdivision is anticipated for the zone and is not located in close proximity to any sensitive activities. As such, the reverse sensitivity adverse effects on the rural zone, State Highway, and railway network will be no more than minor.

Natural hazards

There are no natural hazards mapped on the site and the potential effects of the subdivision putting further strain on the public stormwater network during a severe rainfall event will be mitigated through the implementation of either on-site detention or soakage. As such the overall effects on existing hazards within the wider environment will not be increased by the proposal, and therefore the adverse effects will be no more 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.

9 Kerwood Place

9 Kerwood is located on the north end of the subject site and will be adjoining lot 2. proposed Lot 2 is of sufficient size that future development will be able to comply with setback and height recession standards which will alleviate any dominance or privacy concerns on the occupant(s) of 9 Kerwood. Should proposed Lot 2 see future development which doesn’t comply with the District Plan standards, the development will be assessed based on its own merits and considered as needed.

9 Kerwood Place is accessible from a different street frontage and as such will not experience any effects caused by a potential increase in vehicle movement and traffic.

Due to this, it can be considered that the effects of the proposal on the occupant(s) of 9 Kerwood Place will be less than minor.

18 & 20 Koa Street

18 and 20 Koa Street are located on the north-western side of the subject site and is accessible through a vehicle crossing to a different road frontage. As with 9 Kerwood Place, it is unlikely that the occupants of 18 and 20 Koa Street will experience any traffic effects as a result of the proposal due to the differing access.

An existing fence separates the subject site from the two proposed adjacent sites, and the proposal allows for adequate space to construct a dwelling permitted by the plan.

Due to this, the overall effects of the proposal on the occupants of 18 and 20 Koa Street will be less than minor.

28 Koa Street

28 Koa Street shares the western boundary with the subject site and, as with the above-mentioned sites, is accessible via a different street and as such will likely not experience any traffic effects as a result of the proposed subdivision.

Furthermore, the proposed subdivision will occur on the northern side of the subject site, and 28 Koa Street will only share a boundary with proposed Lot 1 which has an existing dwelling currently. As no further development is proposed for the subject site, and the boundary between the subject site and 28 Koa Street will not be changed or affected by the subdivision, it can be considered that the overall effects of the proposal on the occupant(s) of 28 Koa Street will be less than minor.

5 Takahe Terrace

Takahe Terrace is located on the eastern side of the subject site and shares a boundary with proposed Lot 2. The vehicle access for 5 Takahe Terrace is located approximately 37m from the established kerb crossing which will service proposed Lot 2, and as such future development which will lead to additional vehicles using the street is unlikely to impact the occupant(s) as 5 Takahe Terrace provides for off-street parking for the occupant(s), and the subject site intends to provide a vehicle crossing which can provide further off-street parking for the occupant(s).

Future development on the subject site will have to comply with the standards of the District Plan in regard to residential development, the ones of note being the setbacks to side boundaries and height recession plane compliance. Should future development not comply with the required standards and potentially affect the occupant(s) of 5 Takahe Terrace, an assessment will be undertaken and mitigation proposed as needed.

Due to this, it can be considered that the overall effects of the proposed subdivision on the occupant(s) of 5 Takahe Terrace will be less than minor.

8 Takahe Terrace

The boundary shared between the subject site and 8 Takahe Terrace is on the southern end of the subject site, and as such it is unlikely that the occupant(s) will note any effects through potential permitted development of proposed Lot 2. The existing dwelling on the subject site will largely shield the occupant(s) of 8 Takahe Terrace from viewing any new development, and the street itself is a cul-de-sac with adequate pedestrian and vehicular provision.

A kerb crossing is existing in order to service proposed Lot 2, and vehicle access will be provided as part of the proposal which will reduce on-street congestion that might arise as a result of the subdivision.

As such, the overall effects of the proposed subdivision on the occupant(s) of 8 Takahe Terrace will be less than minor.

Conclusions: Effects on Persons

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

Step 4 – Special Circumstances for Limited Notification

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

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

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

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

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

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

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

6.2 Effects on the Environment

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

6.3 Relevant District Plan Provisions

Operative District Plan

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

Subdivision Objectives:

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

8.3.2 *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 land.*

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

Subdivision Policies:

8.4.2 *Avoid adverse effects of subdivision on the functioning of existing services, infrastructure and roading.*

8.4.3 *Require works associated with subdivision to be carried out in conformity with Council's standards.*

8.4.10 *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.*

The proposal aligns with the intention of the zone, being Residential A, as the proposed additional allotment complies with the 400m² requirement for the zone, and will be able to facilitate the establishment of residential activity which complies with land use standards for the zone. The allotments will be able to maintain outdoor living space and avoid setback and height recession plane restrictions while establishing a new building on the proposed additional site, and through consultation with Council Departments, have confirmation that the additional allotment will not create excess strain on public

services. Overall, the proposal is considered consistent with the intention of the zone due to the nature of the subdivision and the standards for the zone.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapters(s) SUB – *Subdivision*, and GRZ – *General Residential Zone* of the Proposed District Plan.

Subdivision Objectives and Policies:

SUB-O1	<i>To facilitate the orderly subdivision and development of land.</i>
SUB-O2	<i>Ensure subdivision achieves patterns of land development that are compatible with the purpose, function, character and qualities of each zone.</i>
SUB-P1	<i>Enable subdivision that creates allotments that can accommodate anticipated land use and are consistent with the purpose, character and qualities of the applicable zone.</i>
SUB-P7	<i>Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in a safe, efficient, integrated and co-ordinated manner by:</i> <i>1. Requiring infrastructure networks to have sufficient capacity to accommodate the additional development, with any necessary upgrades to be completed at the time of subdivision;</i> <i>2. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed or for boundary adjustments;</i> <i>3. Requiring allotments to connect to the Council's reticulated systems where practicable;</i> <i>4. Ensuring that sufficient provision has been made for legal and physical access to each allotment created by the subdivision;</i> <i>5. In urban areas, require access to and provision for walking and cycling infrastructure through subdivision design;</i> <i>6. Requiring 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 rain water 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> <i>10. Requiring subdivision designs to provide for the treatment and safe disposal of stormwater that avoids any increase in overland flows, flooding or erosion risk; and</i> <i>11. Requiring subdivision designs to provide for the integration of social infrastructure that supports the well-being and connectivity of future residents, including access to community facilities, public amenities and open spaces.</i>

The proposal aligns with the intention of the zone, being General Residential, which anticipates infill development and a higher density of housing. Overall, the applicant has proposed to undertake a subdivision that aligns with the density of the zone and can allow for permitted land use development. The design of the allotments is compatible with the zone, and there is proficient existing infrastructure which can provide for the social wellbeing of future occupant(s). Overall, the proposal is seen to align with the provisions of subdivision within the General Residential Zone of the Proposed District Plan.

General Residential Zone Objectives & Policies:

GRZ-O1 *Existing and future residential needs are met within the District.*

GRZ-O4 *Development is provided with appropriate infrastructure and adverse effects on infrastructure networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised.*

GRZ-P2 *Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of land in a way that is compatible with the scale and character of residential development anticipated by the zone.*

GRZ-P7 *Require development to demonstrate sufficient infrastructure capacity or implement appropriate upgrades so that development does not compromise existing infrastructure, including transportation networks and other critical services.*

The proposal will allow for infill development which will align with the intention for a increase in density within the zone. As the area is urban, subdivision and further development is anticipated for the zone, in this instance the proposed new allotment will provide for further residential development which continues to allow for social and physical wellbeing. The proposal has been circulated to the relevant Council Departments who have confirmed that the additional development will not compromise the existing public infrastructure systems. As such, the overall subdivision proposal is considered compatible with the intention of the zone.

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:

Legal and physical access

Each allotment has legal and physical access through independent vehicle crossings from Takahe Terrace. The applicant has stated the vehicle crossing for Lot 2 will be established prior to s224(c) approval, therefore the requirement for legal and physical access has been met.

Natural Hazards

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

8. PART 2 OF THE RMA

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

Section 6 – Matters of national importance

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

Section 7 – Other matters

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

Section 8 – Treaty of Waitangi

The site is not located within any known heritage sites or statutory acknowledgement areas and therefore the proposal is not inconsistent with the principles of the Treaty of Waitangi.

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

9. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **granted** for a 2-lot subdivision to the following conditions imposed pursuant to Section 108 and Section 220 of the RMA:

Consent Conditions

General Conditions

1. The subdivision must be undertaken generally in accordance with the application made to the Council on 24/07/2025 and the following plan:
 - Lot 1 DP 312963, 7 & 9 Takahe Terrace, Gore ‘Scheme Plan’, prepared by Chris Johnstone Definition Surveying, Drawing No. V200, Rev A, dated 21/07/2026

This plan is attached as Appendix A.

2. All engineering works (including vehicle access, servicing and earthworks) shall be carried out in accordance with the standards in the Gore District Council’s Subdivision, Land Use and Development Bylaw 2019.

Advice Note: The document is available on Council’s website via the following link:

[Subdivision and Land Development Bylaw 2019.pdf \(goredc.govt.nz\)](#)

Refer to the following link for details of the process to be followed for installing new connections to the Council’s 3 Waters networks.

All 3 Waters Infrastructure to be vested into Council ownership shall be completed by one of the Council’s approved 3 Waters Contractors – refer to the following link for further details regarding this - <https://www.goredc.govt.nz/services/3-waters/approved-contractors>

Prior to s223:

3. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder must provide to Council a written statement from a Licensed Cadastral Surveyor, accompanied by any necessary evidence, to the effect that all services are confined to their respective lots or provision has been made for suitable easements to be granted and reserved in the Land Transfer Plan where appropriate.

Prior to s224(c):

4. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the 3 Waters Operations Manager of the Gore District Council, complete the following, in accordance with the details provided in the resource consent application.
 - a. All engineering works (including vehicle access, servicing and earthworks) shall be carried out in accordance with the standards in the Gore District Council's Subdivision, Land Use and Development Bylaw 2019.

Stormwater

- b. The consent holder shall either install a new lateral to discharge stormwater from Lot 2 to kerb, or the consent holder shall confirm the suitability of the continued use of the existing pipe and provide evidence to Council's 3 Waters Operations Manager. Evidence shall include, but is not limited to, a dye test confirming the existing stormwater lateral discharges through the existing kerb outlet, and CCTV of the stormwater lateral.
- c. New and existing Stormwater connections shall be provided with a cleaning eye approximately 300mm outside the property boundary of Lot 2. Cleaning eye covers are to have a red lid for wastewater and green lid for stormwater and shall use a cast iron lid if it is in a trafficable area.

Wastewater

- d. The consent holder shall either install a new lateral to connect to the existing street main and wastewater network from Lot 2, or the consent holder shall confirm the suitability of the continued use of the existing pipe and provide evidence to Council's 3 Waters Operations Manager. Evidence shall include, but is not limited to, a dye test confirming the existing wastewater connection to the main, exposure of the terminal end of the lateral to provide identification, and CCTV of the wastewater lateral.
- e. New and existing Wastewater connections shall be provided with a cleaning eye approximately 300mm outside the property boundary of Lot 2. Cleaning eye covers are to have a red lid for wastewater and green lid for stormwater and shall use a cast iron lid if it is in a trafficable area.

Potable Water

- f. Lot 2 shall be provided with water supply connections to the property boundary. The connection requires an Acuflo CM2000 manifold installed in a blue box outside of the boundary for servicing.

Roading

- g. The existing vehicle crossing onto the new proposed lot will need to be upgraded in accordance with Diagram R03 noted in the Gore District Council Subdivision and Land Development Bylaw (2019) by extending the reinforced concrete to the property boundary. This must be undertaken by a Council approved roading contractor.

Advice Note: The work shall not commence until a Corridor Access Request containing an appropriate traffic management plan has been submitted to and approved by the Council.

Consent Notice

5. Pursuant to s221 the following consent notice condition shall be prepared for registration on Lot 2 prior to s224c of the Resource Management Act 1991:
 - a. *Stormwater from a 20% AEP event shall be disposed of to soakage or detained on site. The lot owner shall provide as part of their Building Consent application a site soil investigation for the purpose of establishing an on-site soakage pit to divert stormwater during a 20% AEP event. If the site soil investigation deems on-site soakage not viable, a 3,000Litre rainwater tank shall be installed to provide attenuation with slow release into the public network.*

Advice Notes

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

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

A handwritten signature in black ink, appearing to read 'Alex Hall', with a stylized, cursive script.

Alex Hall
Planning Consultant

Decision made by

A handwritten signature in black ink, appearing to read 'Werner Murray', with a stylized, cursive script.

Werner Murray
Delegate

Appendix A: Approved Plans

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