

2 April 2024

New Plymouth District Council
Liardet Street
New Plymouth 4342

Emailed to: anna.johnston@npdc.govt.nz

Attention: Anna Johnston

ADDENDUM TO LODGED AEE (SUB22/48271) 373 MAUDE ROAD, KORITO

Updates to Application Proposal

The purpose of this addendum assessment of environmental effects (AEE) is to address a number of gaps in the original application submitted by Pat Sole Surveyors. A number of the gaps exist because of the District Plan review process progressing. At the time the subdivision consent application was lodged the Proposed District Plan had not had decisions issued.

The following information and attached documents are provided in support of the existing subdivision application and a new land use resource consent application to undertake earthworks related to subdivision consent application SUB22/48271 to undertake a two Lot subdivision of 373 Maude Road, Korito.

The subdivision resource consent application was lodged by Pat Sole Surveyors on 8 July 2022. At this point in time, earthworks for the subdivision to establish access and a building platform would have been permitted under the ODP 2005 Rural Environment Area rule Rur62 which allows a maximum quantity in non-compacted form of 20m³ per 100m² of site area in any 12-month period. Rule Rur63 (reinstatement of earthworks) and Rur64 (composition of fill) would also be complied with. This is because the rules and standards in the notified version of the Proposed District Plan did not have legal effect. As a result, the lodged subdivision application did not address specific earthworks related to the subdivision proposal in any detail. Although, a vehicle access point for proposed Lot 1 had been identified.

Given that the Decisions Version of the Proposed District Plan was issued on 2 May 2023, the new earthworks rules in the PDP-DV had legal effect from this date. Subsequent to the PDP-DV being issued earthworks rules of relevance to this proposal were appealed by the Mana Whenua Appellants. As a result, land use consent is now sought under the PDP-AV to undertaken earthworks that do not comply with all earthworks effects standards as described in Table 1 below.

Pat Sole Surveyors has provided site extent, cross-section and cut/fill calculations for the access track and building platform earthworks proposed. These drawings and calculations are included as Appendix B of this report.

To establish the proposed building platform 157m³ of cut and 480m³ of fill is required. Construction of the driveway will require 608m³ of cut and 1,032m³ of fill. An additional of 200m³ of fill is also provided for adjoining the access track and Maude Road. Total proposed fill is 1,712m³ (solid measure) and 765m³ of cut (solid measure).

The applicant also proposes to formally adopt the design control mitigation measures recommended by Bluemarle, in Section 12 of the LVIA Addendum report dated February 2024, included in Appendix D of this report. A suggested list of consent conditions to be registered as consent notices are included below within this report.

In discussions with Pat Sole, the current proposed scheme plan Lot numbering (Lots 1 and 3) is fine, and no changes to the Lot numbering are proposed as a result of the original small triangular area of road reserve (Lot 2) no longer intending to be vested. A copy of the most up to date scheme plan is included in Appendix B of this report.

It is confirmed that existing fencing and planting adjacent to the tributary within proposed Lot 3 is intended to be retained (with the exception of management of pest plants), maintained and protected in perpetuity by consent notice on the title.

Parent Title

For the purposes of assessing this application, LINZ database information confirms that the parent title which existed prior to March 1999 is as shown in Figure 1 below. One Lot was taken from the parent title on 8 June 2010. This is where Garry and Catherine Broadmore’s dwelling is located.

This current subdivision will be the second Lot taken from the parent title. The large 41.720 Lot will remain.

The net outcome from this proposed subdivision will be two dwellings, per 47.4 Ha of parent title land (potentially an additional dwelling on the 41 Ha as of right, although access is not straight forward).

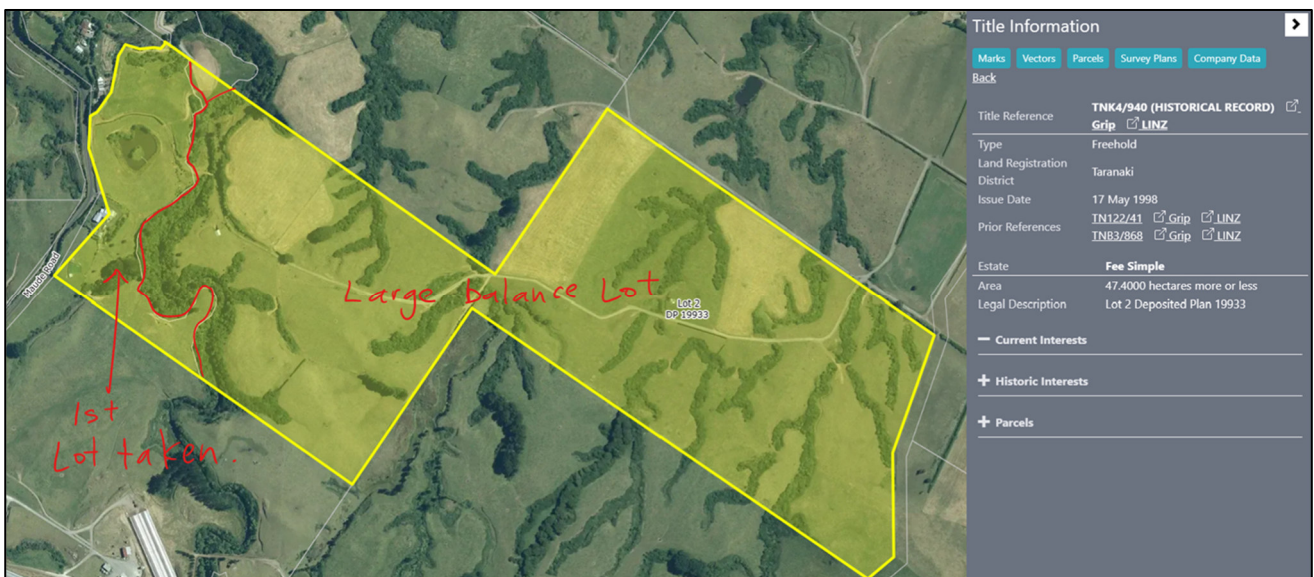


Figure 1: Application site - Parent title extent (Source: LINZ)

Reasons for Resource Consent

Resource consent is sought under the rules identified in Table 1 and 2 below. A detailed assessment of the earthworks effects standards is included in Appendix C of this report.

Table 1: Reasons for Subdivision Resource Consent under the 2005 ODP

Rule Reference	Parameter	Comment on Compliance	Activity Status
Operative District Plan 2005			
Rur78	<p>Subdivision of land where not created solely for NETWORK UTILITIES, ROADS, reserves or access.</p> <p>Up to three ALLOTMENTS of not less than 4000m² from the PARENT TITLE provided there is a balance area remaining from the Computer Freehold Register subject to subdivision that is not less than 20ha in area.</p>	<p>The proposal no longer includes any road to vest.</p> <p>A total of one additional Lot not less than 4,000m² (Lot 1) will be taken from the parent title (this will be the 2nd Lot not less than 4,000m²). However, the balance area remaining from the Computer Freehold Register subject to subdivision (RT:1002193) will be less than 20Ha. The balance Lot will be 4.2Ha (proposed Lot 3).</p>	Discretionary
Rur79	<p>Requirement to provide PRACTICABLE vehicular access to ALLOTMENTS from a ROAD*, except where created solely for NETWORK UTILITIES, ROADS, or reserves.</p> <p>Meets the requirements specified in Appendix 22.2A</p>	<p>The proposed vehicle access point, is unable to fully comply with Appendix 23 sight visibility standards (which is referenced in Appendix 22.2A).</p>	Discretionary
Rur81	Requirement for services - stormwater disposal, water supply and sewage disposal.	<p>The proposal provides a proposed building platform, whereby stormwater and wastewater disposal can be managed within the site. Roof rainwater collection will provide potable water supply. The OneElevenSix engineering report in Appendix G confirms that wastewater and stormwater can be managed onsite.</p>	Controlled
Rur82	Requirement for a BUILDING platform.	<p>The proposal confirms the location and access to the proposed building platform. The OneElevenSix Engineers report in Appendix G confirms the suitability of the building platform for a dwelling. Subject to further engineering of dwelling foundations.</p>	Controlled
Rur84	Requirement for financial contributions.	<p>The applicant accepts that there may be a requirement for financial contributions in relation to infrastructure connections.</p>	Controlled

Table 2: Reasons for Subdivision and Land Use Resource Consent under the PDP-AV 2023

Rule Reference	Parameter	Comment on Compliance	Activity Status
Proposed District Plan (Appeals Version) 2023			
Subdivision Consent			
SUB-R4 <i>Rule is subject to appeal by Bland and Jackson Surveyors.</i>	Subdivision of land to create allotment(s) within the Rural Production Zone. Activity status: NC Where: 1. the subdivision is not a controlled or discretionary activity under SUB-R4 or otherwise provided for in this table.	The application was lodged before decisions on the PDP. However, at this point in time a decision has been issued on the PDP and SUB-R6 has legal effect and is now a reasons for resource consent. However, the rule is not operative as a result of an appeal. The proposal is unable to meet the controlled or discretionary activity status standards under SUB-R4 and would default to a non-complying activity (under the current wording – which may be subject to change through the appeal).	Non-Complying
Land Use Consent			
EW-R13(2) <i>Subject to appeal by Greymouth Petroleum.</i>	Earthworks not otherwise provided for in this table in the Rural Zone. Activity status: PER Where: 1. in any 12 month period, the total volume of earthworks does not exceed 1,000m ³ per site ; and 2. all Earthworks Effects Standards are complied with.	The proposed earthworks is related to a subdivision activity therefore EW-R13 is the relevant rule. More than 1,000m ³ of earthworks is also intended to be undertaken. The proposal is not able to comply with effects standard EW-S2, with cuts and fills of more than 1.5m proposed.	Restricted Discretionary
TRAN-R1 <i>Rule is deemed operative.</i>	Roads and vehicle access points Activity status: PER Where: 1. the following are complied with: a. the standards set out in Council's Land Development and Subdivision Infrastructure Standard Local Amendments; and b. the vehicle access point dimensions required for fire appliances for developments in SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice where a fire appliance is not able to reach either a house or the source of a firefighting	The proposed subdivision includes a new vehicle access point that will be constructed to a type G standard. The location of this vehicle access point is not able to provide sight visibility of 160m in both directions. When viewed to the north 108m of sight visibility is available, when viewed to the south 55m if sight visibility is available. Although with the hedges cut on the western edge of Maude Road up to 113m of sight visible is available.	Restricted Discretionary

	<p>water supply from a public road; and</p> <p>2. all Transport Effects Standards are complied with.</p>		
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Activity Status

As a result of the subdivision application being lodged on 28 July 2022 as a Discretionary Activity, the activity status will remain the same under Section 88E of the RMA. The subdivision would be a non-complying activity under the PDP-AV. However, rule SUB-R6 is under appeal and the activity status will remain a Discretionary Activity for the purposes of assessing this application. Land use consent is also sought for earthworks as a Restricted Discretionary Activity.

For the purpose of assessing this application the activity status shall be bundled, with the proposal overall being assessed as a **Discretionary Activity**.

Under Section 88A(1A) of the RMA the application shall continue to be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged.

Application Site Description

The application site is 5.63Ha in area and contains one dwelling (as shown in Figure 2 below). A copy of the record of title is included in Appendix B. The Pat Sole Surveyors description of the application site in the 8 July 2022 is accurate, although it should be noted that the application site does not directly adjoin the Mangakotukutuku Stream. The Mangakotukutuku stream is wholly within record of title 484532 which is owned by Broadmore Farms Limited.



Figure 2: Application site aerial image (Source: LINZ 2021)

District Plan Zone and Special Notations

The application site is located in the Rural Environment Area in the ODP, and in the Rural Production Zone in the PDP-AV as shown in Figures 3 and 4 below. There are no overlays or special notations that apply to the application site. The application site does not directly adjoin any waterbodies.

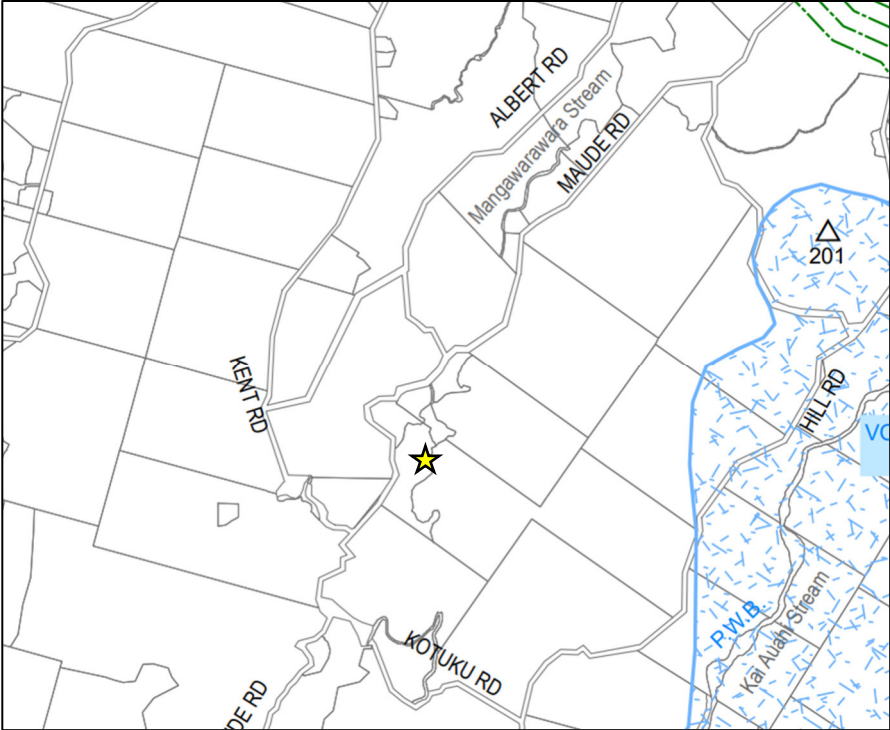


Figure 3: ODP Zone Map E4 (star indicating location of application site)



Figure 4: PDP-AV eplan Zone Map

Assessment of Environmental Effects

Schedule 4 of the Resource Management Act requires that an assessment of the activities effects on the environment “includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment”. The assessment provided is of such that the level of assessment corresponds to the scale and significance of effects that the activity may have within this rural environment.

Effects on Rural Character and Amenity Values

In addition to the assessment provided in the 28 July 2022 Pat Sole Surveyors AEE, Richard Bain of Bluemarble landscape architects has prepared a landscape and visual impact assessment (LVIA) dated July 2023 and associated landscape mitigation planting plan. As a result of the proposed access track and building platform earthworks design being completed after this original LVIA, an addendum LVIA report has been prepared by Bluemarble dated February 2024 to fully address all potential visual effects resulting from this subdivision proposal.

A copy of the LVIA, LVIA addendum and the landscape plan is included in Appendix E of this report.

The LVIA confirms that the potential visual effects on the adjoining owners and occupiers of 335 Maude Road, when considering the proposed design controls and the discrete location of the proposed dwelling building platform is *very low*. With this being the case, the potential adverse effects on the owners of 335 Maude Road do not actually meet the threshold for being an affected party under Section 95E of the RMA. A *very low* visual effect on the owners and occupiers of 335 Maude Road equates to a *less than minor* effect for the purposes of considering notification.

Given the comprehensive nature of the proposed design controls and the landscape mitigation plan the potential adverse effects on amenity values raised in the submission in opposition from the owners and occupiers of 335 Maude Road have now been sufficiently avoided and mitigated with this current proposal.

The matters of assessment for discretionary activities under Rur78 of the ODP have been assessed below in Table 3.

Table 3: ODP Rule Rur78 Assessment Matters

Matter of Restricted Discretion	Assessment
1. <i>The effect of the subdivision on the ability to maintain RURAL CHARACTER.</i>	As described above the actual and potential adverse effects resulting from a future dwelling to be established on proposed Lot 1 has been graded as being <i>very low</i> by Richard Bain, landscape architect. Rural character will therefore be maintained as a result of this subdivision proposal.
2. <i>Whether the environment is spacious and maintains a low density built form and results in a low intensity of use typical of rural areas.</i>	The surrounding rural environment is spacious, with proposed Lot 1 effectively being the second dwelling established on the parent title which is 47 Ha in area. This represents a very Low density of built form, further mitigated by the proposed Lot 1 building platform hidden behind a prominent ridgeline.
3. <i>If there is a large balance area and whether the balance area and/or the subdivided ALLOTMENTS ensures the continued production orientated nature of RURAL CHARACTER.</i>	Proposed Lot 3 (the large balance Lot subject to the application site) will have an area of 4.2Ha, which has an existing dwelling. This proposed Lot contains substantial areas of pastoral grazing that will remain unchanged as part of this proposal.
4. <i>Consideration towards the number of ALLOTMENTS proposed and if they will lead to intensive land uses that are not typical of RURAL CHARACTER;</i>	The proposal will create proposed Lot 1 (2.7Ha) and proposed Lot 2 (4.2Ha). Both Lots are of a size that will require stock to graze surrounding paddocks. The subdivision will result in one addition dwelling, which is not an intensive land use typical within this rural environment.

Matter of Restricted Discretion	Assessment
5. <i>Whether the subdivision and resulting built form will be highly visible in the landscape or whether this can be avoided, remedied or mitigated by the placement of identified BUILDING platforms or other design and layout considerations.</i>	As assessed above, the proposed dwelling building platform subject to the proposed design controls and proposed landscaping will result in <i>very low</i> visual effects in the landscape.
6. <i>Design and visual treatment of the subdivision and resulting development including consideration towards techniques such as softening with vegetation, screening, planting, boundary treatment and BUILDING and STRUCTURE design, and the use of materials, colour and reflectivity.</i>	Please refer to the suggested consent conditions below and have been taken from the LIVA February 2024 recommendations. The design controls and proposed landscape planting will utilise a number of techniques to screen views and ensure the future dwelling on proposed to 1 will be recessive and not dominant in this rural landscape, when viewed from the shed at 335 Maude Road.
7. <i>The subdivision and resulting BUILDING platforms do not require substantial EXCAVATION and FILLING and consideration towards reinstatement.</i>	The proposed building platform will be hidden north of a prominent ridgeline on the application site, cut and fill is proposed although the potential visual effects of this platform will be avoided and mitigated due to it's hidden location (considering future matured landscape planting onsite and topographical features).
8. <i>Whether INFRASTRUCTURE is small in scale and that the subdivision is generally un-serviced with a lack of urban INFRASTRUCTURE to an extent typical of the rural environment.</i>	Infrastructure proposed is small scale and typical for rural residential developments, with onsite wastewater and stormwater disposal and rainwater tank collection.
9. <i>Whether there are significant community costs associated with upgrading INFRASTRUCTURE due to increased ALLOTMENTS.</i>	The subdivision proposal will not generate any significant community costs associated with upgrading infrastructure due to the proposed additional Lot. There will be a small increase in traffic on Maude Road resulting from the dwelling on proposed Lot 1, this will result in no change in the formation or ongoing NPDC maintenance of the road.
10. <i>The cumulative effects of the subdivision.</i>	The subdivision will create an entitlement for one additional dwelling. The proposed dwelling building platform will be largely hidden when viewed from Maude Road and the adjoining property at 335 Maude Road, whereby the LVIA grades the visual effects as being <i>very low</i> . Given that residential density on the wider parent title contains one dwelling (this subdivision will create a second), potential for cumulative effects will be avoided and mitigated to an acceptable level.
11. <i>Whether alternatives to the subdivision have been considered including location, sizes and the number of ALLOTMENTS.</i>	The applicant had considered an alternative location for proposed Lot 1 to be located to the south of the existing dwelling on proposed Lot 3. This location was not feasible due to constraints with access, and the tributary intersecting the application site.
12. <i>Whether appropriate vehicle access can be provided and consideration towards the location of DRIVEWAYS.</i>	Proposed Lot 1 will have a new vehicle access point constructed. The access point does not fully comply with sight visibility distance rules for a 100km/hr posted speed road. However, the operational speed on Maude Road adjoining the application site is in the 50 to 60km/hr range due to the curving geometry of the road. When viewed to the north 108m of sight visibility is available, when viewed to the south 55m of sight visibility is available.
13. <i>Where access is via a RIGHT OF WAY:</i> <i>a) the extent to which the number of ALLOTMENTS served by the RIGHT OF WAY is appropriate to maintain RURAL CHARACTER;</i> <i>b) the extent to which the RIGHT OF WAY is capable of handling extra traffic or parking from the land use associated with the subdivision;</i> <i>c) whether the RIGHT OF WAY could be reasonably upgraded to meet the extra usage;</i>	No right of way easement is proposed.

Matter of Restricted Discretion	Assessment
<p>d) whether the extra use of the RIGHT OF WAY places it beyond the scale of development which a RIGHT OF WAY could reasonably be expected to provide access;</p> <p>e) effects on the amenity of ALLOTMENTS adjoining the RIGHT OF WAY; and</p> <p>f) any adverse effects on the ROAD TRANSPORTATION NETWORK.</p>	
<p>14. Consideration towards the design and location of access via a RIGHT OF WAY and alternatives to the RIGHT OF WAY;</p>	<p>No right of way easement is proposed.</p>
<p>15. Whether the number of ALLOTMENTS being served by the RIGHT OF WAY is appropriate to maintain RURAL CHARACTER.</p>	<p>No right of way easement is proposed.</p>
<p>16. The effect of the subdivision on the protection and management of:</p> <p>a) natural features;</p> <p>b) the Katikara Formation aeolian tephra sections;</p> <p>c) OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES and the COASTAL POLICY AREA;</p> <p>d) the natural character of the coastal environment and the COASTAL POLICY AREA;</p> <p>e) vegetation, wetlands or other habitats of wildlife (including riparian vegetation) and consideration towards planting and on-going management and any existing or proposed protection or enhancement measures;</p> <p>f) SIGNIFICANT NATURAL AREAS, including other areas of vegetation that meet the criteria for a SIGNIFICANT NATURAL AREA;</p> <p>g) Category A heritage BUILDINGS or items and their settings.</p>	<p>The subdivision will establish a considerable amount of native landscape planting vegetation that will be maintained and protected on site vis condition of resource consent.</p> <p>Maintenance of existing fencing and riparian planting adjoining the tributary within proposed Lot 3 will also be protected by this subdivision consent via consent notice.</p> <p>There are not SNA's, outstanding natural landscapes or heritage buildings on the application site.</p>
<p>17. Where an ALLOTMENT includes a CONTAMINATED SITE, the extent of contamination, proposed use of the ALLOTMENT and mitigation measures proposed.</p>	<p>There is no evidence of previous HAIL activity on the application site, that would raise concern for soil contamination.</p>
<p>18. Effects of ALLOTMENT size and shape on the RURAL CHARACTER of the area, amenities of the neighbourhood and the potential efficiency and range of uses of the land.</p>	
<p>19. Whether the subdivision will lead to increased land use conflicts and reverse sensitivity concerns.</p>	<p>The proposal will result in continued pastoral grazing on proposed Lots 1 and 3. Farming activities directly adjoining the shared boundary with 335 Maude Road will remain unchanged.</p> <p>The construction of a dwelling on proposed Lot 1, well separated and screened by landscape planting from the boundary of 335 Maude Road is able to avoid and mitigate potential reverse sensitivity effects on the owners and occupiers of this adjoining property.</p>
<p>20. The effect of any methods used to make the ALLOTMENT suitable for the purpose of the subdivision on:</p> <ul style="list-style-type: none"> - the land form; or - the likelihood or magnitude of natural hazard events. 	<p>The proposal includes cut and fill earthworks which is required to establish the dwelling building platform and vehicle access to this building platform from Maude Road. The visual effects of this proposed earthworks has been assessed within the updated Bluemarble LVIA dated February 2024, with character and amenity values effects being graded as being <i>very low</i>. This is because of the nature of the earthworks being for a driveway (which is noted as being ubiquitous in the rural environment) and its position along part of an existing farm track.</p> <p>The OneElevenSix Engineering report confirms that the proposed earthworks to establish the access track and building</p>

Matter of Restricted Discretion	Assessment
	platform will not create any new or exacerbate any existing natural hazards onsite.
21. <i>Effects of natural hazards on potential uses of the ALLOTMENT and any methods proposed to avoid or mitigate against them.</i>	The OneElevenSix Engineering report confirms that the proposed earthworks to establish the access track and building platform will not create any new or exacerbate any existing natural hazards onsite.
22. <i>Any intensification of land use due to the subdivision or consequent use and the extent to which this will increase risk to human life, property, INFRASTRUCTURE and the environment.</i>	The proposal does represent an intensification of residential use on the application site. However, this proposal will not give rise to any increase in risks to human life, property, infrastructure and the environment (as a result of the proposed conditions of consent offered up by the applicant).
23. <i>Whether the size of the ALLOTMENTS enables use of them in compliance with the relevant rules of the plan for permitted activities or standards and terms for controlled activities (i.e. setback requirements, etc).</i>	The proposed allotments being 2.7Ha (Lot 1) and 4.2Ha (Lot 2) provide sufficient area for a future dwelling to be established on proposed Lot 1 in compliance with all permitted activity conditions and standards (i.e. setback requirements).
24. <i>Whether the non-compliance of BUILDINGS with the required standards for permitted activities will adversely affect the character or other aspects of the environment.</i>	No building non-compliances will occur as a result of this subdivision proposal.
25. <i>Effects of the proposed ROADING pattern and subdivision on the indicative roading pattern and on the INDICATIVE ROADS shown on the planning maps.</i>	There are no relevant indicative roading patterns on or near the application site.
26. <i>Effects on existing traffic levels, the ROAD TRANSPORTATION NETWORK, the rural ROAD HIERARCHY, ROAD widening, access, stormwater management, POTABLE WATER supply, and wastewater reticulation.</i>	The proposal will generate an additional 10 vehicle movements from a dwelling on proposed Lot 1. Maude Road is defined as a local road and is easily able to accommodate this small increase in traffic generation. A Type G vehicle access point will be established on Maude Road for proposed Lot 1, the existing vehicle access
27. <i>Consideration towards how the subdivision impacts the future strategic roading pattern.</i>	The proposed subdivision will have no impact on future strategic roading patterns. As noted above, there are no indicative roads identified on District Plan, planning maps.
28. <i>Ability to provide services to an acceptable standard by alternative means.</i>	Proposed Lot 1 will have three water servicing that is typical for rural living including rainwater collection and wastewater and stormwater disposal to ground via soakage. Alternative methods are not proposed.
29. <i>The effect of the subdivision on the ability to service adjoining ALLOTMENTS.</i>	The subdivision is able to provide on-site servicing for each Lot.
30. <i>The extent to which public space areas for recreation, conservation, or pedestrian/cycle access purposes are provided for.</i>	The subdivision does not propose any public space.
31. <i>The extent to which the proposal has regard to Maori values, particularly any traditional, cultural, or spiritual aspect relating to the land.</i>	The applicant has consulted with Tāngata Whenua, management and protection of freshwater resources were identified as being of high importance. Conditions of consent are proposed to avoid and mitigate potential effects on waterbodies. The subdivision will establish a considerable area of native landscape planting which is supported by Tāngata Whenua and will provide habitat for bird life in the area. The proposal therefore has regard to Māori values.
32. <i>Any proposed measures to avoid, remedy or mitigate adverse effects, including any environmental compensation proposed.</i>	As described above, and in the suggested consent conditions below the subdivision proposal includes a comprehensive suite of mitigation measures that will ensure that any potential effects on the rural environment are avoided and mitigated. As a result, compensation is not necessary.
33. <i>Extent to which the financial contribution may be met by offsets as outlined in Appendix 5.</i>	For a rural subdivision it is expected that no financial contributions would be payable.
34. <i>Any impacts on New Plymouth entrance corridors and the ability of landscaping and planting to mitigate adverse effects.</i>	The property is not near any New Plymouth entrance corridor.
35. <i>The use of amalgamations and easements.</i>	No amalgamations are proposed.

Matter of Restricted Discretion	Assessment
	An easement to provide for discharge of stormwater underneath the proposed access track to proposed Lot 1 into the man-made pond on proposed Lot 3 will be established. With the location of the easement to be identified at s223 stage.
36. <i>Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</i> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES. 	N/A – Renewable energy is not proposed.

Earthworks Effects

An assessment of effects has been provided in Table 3 below, which utilised the matters of restricted discretion as guidance on relevant matters to be assessed.

Table 4: Assessment of Restricted Discretionary Matters – EW-R13(2)

Matter of Restricted Discretion	Assessment
1. <i>The extent to which the land disturbance or earthworks will compromise archaeological sites, sites and areas of significance to Māori or historic heritage and whether any adverse effects can be appropriately remedied or mitigated.</i>	No sites of significance to Māori or archaeological sites recorded and identified in the PDP-AV are located on the application site or adjoining the application site. The application site also does not have any waterbodies running through it or adjoining it's boundaries.
2. <i>Whether the cut face and any retaining structures can be concealed behind development or effectively landscaped.</i>	<p>The proposed earthworks to establish a metal driveway to proposed Lot 1 will require filling of the site, with fill batters extending into the site. The proposed driveway alignment from Maude Road will make a right angle turn in off the sealed carriageway, meandering to the north crossing over to connect to the proposed building platform. This alignment specifically avoids earthworks on the ridgeline landform and will be established through a logical low point prior to reaching the building platform.</p> <p>No retaining walls are required, all cuts and fills will be battered into the site. The metal driveway formation would be visible for a short section of Maude Road for north boundary traffic, the building platform earthworks will be concealed from Maude Road as a result of intervening topography and existing vegetation.</p>
3. <i>The potential to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows or create instability, erosion or scarring.</i>	<p>The application site has no natural hazards listed in the PDP-AV, and earthworks proposed to establish access and the building platform will be on areas of the application site that slope away from the road and the adjoining site at 335 Maude Road.</p> <p>The OneElevenSix Engineering report confirms that the subdivision and proposed earthworks will not create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect overland flow paths or flood flows or create instability.</p>

Matter of Restricted Discretion	Assessment
<p>4. <i>Whether the earthworks are of a type, scale and form that is appropriate for the location and character of the zone, including the effects on visual amenity, and impacts on existing natural landforms and features.</i></p>	<p>The proposed metal vehicle access track will be visible when viewed from Maude Road. Metal tracks are common within the rural environment, the PDP-AV listed earthworks for the construction of farm tracks associated with agriculture, pastoral and horticultural activities as a permitted activity under EW-R11. The proposed metal driveway is proposed for a residential use but will have an ancillary use associated with agricultural for access to stock grazing for the paddocks within proposed Lot 1.</p> <p>There is a prominent ridgeline located on proposed Lot 1 which will be maintained through the proposed earthworks design. The ridgeline has been identified in the Bluemarble landscape and visual impact assessment. The Bluemarble Addendum LVIA confirms that the earthworks proposed will have <i>very low</i> visual effects within this rural landscape.</p>
<p>5. <i>Management of visual amenity effects through landscape treatment, site reinstatement and screening.</i></p>	<p>The proposed earthworks design for the access driveway is not able to be visually screened from view when heading north bound on Maude Road. The proposed building platform earthworks will be completely screened by the ridgeline landform onsite for vehicles travelling north bound on Maude Road.</p> <p>A landscape mitigation plan has been prepared by Bluemarble for the purpose of avoiding and mitigating potential adverse visual effects on the amenity values of the owners and occupiers at 335 Maude Road. This planting plan will successfully provide visual screening of all access driveway areas and the building platform earthworks (considering a mature established height of landscape planting which Bluemarble confirms will be achieved after 10 years of growth).</p>
<p>6. <i>The management of the effects of dust, stormwater, sediment, noise and vibration.</i></p>	<p>The applicant proposes to provide a sediment and erosion control plan which sets out the methods in which stormwater will be managed during earthworks to ensure that sediment that may become entrained in stormwater does not migrate off the application site. This can be achieved through a variety of mechanisms such as geotextile fencing, earth bunding and cut off drains. It would be intended that sediment and erosion control measures would be maintained onsite until earthworks areas have been reinstated with metal surface, or vegetation.</p> <p>It is expected that the potential for dust generation can be managed by the contractor onsite, with water cart used if necessary if the works coincide with extended dry and windy weather periods. Once the earthworks is completed and the track and building platform is metaled, potential for dust dispersal across the boundary of the application site will be low.</p> <p>Potential noise and vibration effects that may occur during earthworks activities, will comply with the PDP-AV noise standards which reference compliance with NZS ??.</p>
<p>7. <i>The control of vehicle movements to and from the site to manage effects on traffic safety and amenity.</i></p>	<p>During earthworks movement of vehicles to and from the site will be low. An excavator and a truck trailer will be used to form the access track and building platform, with the machinery remaining onsite until the works are completed. The applicant Garry Broadmore will likely complete the earthworks. Mr Broadmore is an experienced excavator operator has an excavator onsite.</p>

Matter of Restricted Discretion	Assessment
	Given the relatively low volume of traffic required to complete the works any potential effects on safety and amenity are acceptable.
8. <i>The effects of non-compliance with any Earthworks Effects Standards and any relevant matters of discretion in the infringed effects standards.</i>	The relevant effects of the non-compliance with the cut and fill vertical height non-compliance have been addressed by the assessment above.
9. <i>The matters in EW-P3 to EW-P6.</i>	As listed below.
EW-S2 – Matters Of Restricted Discretion	
<p>1. <i>Effects on the stability of land or <u>structures</u>, and potential to create new or exacerbate existing natural hazards, impact natural drainage patterns, redirect <u>overland flow paths</u> or flood flows or create instability, erosion or scarring.</i></p> <p>2. <i>Impacts on character and amenity values, natural landforms and features, including whether the cut face and any retaining <u>structures</u> can be concealed behind development or effectively landscaped.</i></p>	The OneElevenSix Engineers report confirms that the proposed earthworks will not create new or exacerbate existing natural hazards, impact natural drainage patterns or re-direct overland flow paths or flood flows. The earthworks design will ensure that instability, erosion and scarring is avoided and mitigated (noting a condition of consent is proposed for sediment and erosion control).
Policies – EW-P1 to EW-P6.	
<p>EW-P3: Ensure <u>earthworks</u> are undertaken in a way that avoids or appropriately remedies or mitigates adverse effects on cultural, spiritual or historical values of importance to <u>tāngata whenua</u>, by:</p> <ol style="list-style-type: none"> 1. <i>having regard to:</i> <ol style="list-style-type: none"> a. <i>the extent to which the <u>earthworks</u> or <u>land disturbance</u> may compromise the particular cultural, spiritual or historical values of importance to <u>tāngata whenua</u> associated with the <u>site</u> and, if so, the outcomes of any consultation with <u>tāngata whenua</u>, including any expert cultural advice provided with respect to: <ol style="list-style-type: none"> i. <i>opportunities to incorporate <u>mātauranga Māori</u> into the overall scale, form and extent of the <u>earthworks</u> or <u>land disturbance</u>;</i> ii. <i>opportunities for <u>tāngata whenua</u>'s relationship with ancestral lands, <u>water</u>, <u>sites</u>, <u>wāhi tapu</u> and other <u>taonga</u> to be maintained or strengthened;</i> iii. <i>options to avoid, remedy or mitigate adverse effects; and</i> </i> b. <i>the outcomes of any consultation with Heritage New Zealand Pouhere Taonga.</i> 2. <i>in all cases, requiring appropriate steps to be followed in the event that sensitive material is discovered during <u>earthworks</u> and <u>land disturbance</u>.</i> 	<p>With guidance from Sarah Mako at Te Atiawa on relevant hapū, the applicant has reached out to Ngāti te Whiti Hapū and Ngāti Tawhirikura Hapū to consult on this rural subdivision proposal. At the time of submitting this addendum to NPDC, feedback has not yet been provided.</p> <p>There are no recorded sites of significance to Māori or archaeological sites on or directly adjoining the application site.</p> <p>The proposal includes a number of features that seek to ensure that the cultural, spiritual and historical values of tāngata whenua are maintained. These include:</p> <ol style="list-style-type: none"> 1. Management of sediment and erosion to ensure that sediment does not become entrained in stormwater and potentially flow into the Mangakotukutuku Stream located within the adjoining property. 2. The wastewater disposal field for the future proposed dwelling will be setback approximately 130m from the main channel of the Mangakotukutuku Stream. This setback will ensure potential adverse effects on the mauri of the stream are avoided. 3. The applicant is comfortable with a discovery protocol condition of consent that aligns with the requirements of effects standard EW-S5. 4. The proposed planting plan by Bluemarble features predominantly native plant species, which will be locally sourced. <p>The applicant has not consulted with Heritage New Zealand Pouhere Taonga as a result of there being no recorded archaeological sites on the application site where earthworks is proposed.</p>

Matter of Restricted Discretion	Assessment
	<p>The applicant intends to progress consultation with Tāngata Whenua, and any update to consultation will be provided to NPDC.</p>
<p><i>EW-P4: Ensure that earthworks are of a type, scale and form that is appropriate for the location having regard to the effects of the activity, and:</i></p> <ol style="list-style-type: none"> 1. <i>the impact on existing natural landforms and features and indigenous vegetation;</i> 2. <i>changes in natural landform that will lead to instability, erosion and scarring;</i> 3. <i>impacts on natural drainage patterns and secondary flow paths;</i> 4. <i>compatibility of the earthworks and the design and materials for any retaining structures with the visual amenity and character of the surrounding area;</i> 5. <i>the extent to which the activity mitigates any adverse visual effects associated with any exposed cut faces or retaining structures, including through screening, landscaping and planting; and</i> 6. <i>the impact of the movement of dust and sediment beyond the area of development.</i> 	<p>The proposed access track alignment will mostly utilise the existing farm track alignment from Maude Road. At the access track meanders up towards the building platform it will sidle along and then over a hill feature, ensuring that the main ridgeline landform is not impacted when viewed from Maude Road. The earthworks will require removal of sections of hedge rows both adjoining Maude Road and within the proposed Lot.</p> <p>The earthworks for access and the building platform include batters to ensure that areas are stable. No structural retaining walls are proposed. It is likely that the earthworks fill batter north of the building platform will be edged with boulders.</p> <p>The proposed building platform will not be visible from Maude Road adjoining the vehicle access point, or from any other section of Maude Road approaching the application side from the north on Maude Road. The proposed access track will be compatible with the amenity and character of the area. During construction the earthworks will temporarily appear prominent when viewed from Maude Road. However, over time the areas around the carriageway will become revegetated and will blend in with adjoining paddocks and mature tree/shrub planting areas.</p> <p>The building platform report has considered the proposed earthworks and confirms that natural drainage patterns and secondary flow paths are able to be maintained.</p> <p>The movement of dust and sediment will be carefully managed by the contractor, it is expected that a condition of consent will require a sediment and erosion control plan to be developed once the contractor is appointed to be certified by NPDC prior to works commencing. Movement of dust and sediment beyond the site boundaries during site earthworks is able to be avoided and mitigated.</p> <p>The proposal is consistent with this policy.</p>
<p><i>EW-P5: Require earthworks and any retaining structures associated with future land development or subdivision to be designed, located, managed and undertaken in a coordinated and integrated manner, including by:</i></p> <ol style="list-style-type: none"> 1. <i>managing large-scale earthworks associated with subdivision, including for the purpose of site development and creating roads or access to and within the subdivision; and</i> 2. <i>considering the appropriateness of earthworks in conjunction with site design and layout of future subdivision and development of land, particularly for future infill or greenfield subdivision.</i> 	<p>The proposed earthworks design for the access track and building platform area has been provided at time of subdivision and is a coordinated and integrated approach to land development.</p> <p>The earthworks are appropriate in that they will facilitate access to the defined dwelling building platform area.</p> <p>The proposal is consistent with this policy.</p>

Transportation Effects

An assessment of effects has been provided in Table 4 below, which utilised the matters of restricted discretion as guidance on relevant matters to be assessed.

Table 5: Assessment of Restricted Discretionary Matters – TRAN-R1(2) and TRAN-S2

Matter of Restricted Discretion	Assessment
<p>1. <i>Adverse effects on the safe, efficient and effective operation of the road transport network.</i></p>	<p>The location of this vehicle access point is not able to provide sight visibility of 160m in both directions (Maude Road is a local road has an open road legal speed of 100km/hr). When viewed to the north 108m of sight visibility is available, when viewed to the south 55m if sight visibility is available. Although with the hedges cut on the western edge of Maude Road up to 113m of sight visible is available.</p> <p>Due to the geometry of the road, with tight bends both to the north and south of the application site, the operational speed of Maude Road for the section of road adjoining the application site is approximately 60km/hr.</p> <p>The PDP-AV confirms that for a speed of 60km/hr the minimum sight distance drops to 55m. In this instance whist consent is required for not meeting the posted speed sight visibility of 160m, the operational speed confirms that more than 55m of sight visibility will be available on Maude Road.</p> <p>A 6m long strip of griselinia hedging is also proposed to the south of the vehicle access point (to be maintained at a height of no less than 3m) to avoid potential adverse headlight sweep effects, for cars heading north bound on Maude Road in the hours of darkness.</p> <p>The nature of the road is the key mitigation factor that will ensure safe and efficient operation of the road transportation network.</p>
<p>2. <i>The ability to provide an adequate and reliable firefighting water supply.</i></p>	<p>Proposed Lot 1 will have a new Type G vehicle access point, with metal carriageway of 3.5m wide. A fire appliance will be able to reach the proposed dwelling building platform from Maude Road. The proposed vehicle access point will be approx. 122m from the proposed dwelling building platform.</p>
<p>3. <i>The effects of non-compliance with any relevant Transport, Zone or Overlay rule or effects standard and any relevant matters of discretion in the infringed rules or effects standards.</i></p>	<p>The effects of the sight visibility non-compliance have been completed above.</p>
<p>Transport Effects Standards</p>	
<p>1. <i>The potential for adverse effects on the safety and efficiency of the road transport network resulting from the nature, use, location, design and construction of the vehicle access point.</i></p>	<p>As described in TRAN-R1(2) above the operational speed of Maude Road is the main mitigation factor to ensure that traffic movements to and from proposed Lot 1 will be safe and efficient.</p> <p>Traffic movements are expected to include 5 passenger vehicle movements per day, and intermitted vehicles related to management of stock and for house and property maintenance. Movements to and from the proposed Lot are expected to be relatively low.</p>

Overall, any actual and potential effects on rural amenity values and character, transportation and earthworks are able to be avoided an mitigated to an acceptable level and are acceptable.

Assessment of Objectives and Policies

Operative District Plan 2005

The original AEE submitted by Pat Sole Surveyors includes an assessment of the ODP objectives and policies. Additional policies that are relevant to this proposal are assessed below:

Policy 4.2 Control the density, scale, location and design of subdivision by providing limited opportunities for small ALLOTMENT subdivision, having consideration to the following matters:

(a) The environment is spacious, maintains a low density and the subdivision provides a large balance area.

(b) The subdivision is of such a scale to ensure the intensity of use is typical of the rural environment and not of an urban or lifestyle area.

(c) The subdivision and resulting development is not highly visible in the landscape and there is no apparent aggregation of development because of;

(i) the undulating nature of the landscape;

(ii) the design and layout of the ALLOTMENTS and any servicing requirements;

(iii) the design and visual treatment of the resulting development.

(d) The contours of the landscape are retained and there is limited need for EXCAVATION and FILLING.

(e) The subdivision does not impact OUTSTANDING LANDSCAPES and REGIONALLY SIGNIFICANT LANDSCAPES and other features protected by other OVERLAYS.

(f) There are no community costs associated with upgrading INFRASTRUCTURE as a direct result of the subdivision and development.

(g) The rural nature and purpose of rural INFRASTRUCTURE (small scale, un serviced with a lack of urban INFRASTRUCTURE) is maintained.

(h) The proposed ALLOTMENT size, shape and resulting land use will recognise the production orientated nature of the rural area.

(i) Consistency of the proposal with Policy 4.5.

Assessment: The current proposal provides an opportunity for a second dwelling to be established on the parent title which has an area of 47 Ha. This is a low density of residential use within this rural environment. The proposal includes a comprehensive design, clearly identifying access and building platform earthworks proposed, alongside a landscape mitigation plan and design controls that will be required by consent notice. A no build area is proposed, to mitigate potential adverse effects raised in the submission in opposition. The proposed dwelling on proposed Lot 1 will not be highly visible within this rural landscape due to the specific design that is proposed. The proposed earthworks design generally follows existing the contour of the site and will avoid the prominent ridgeline feature on proposed Lot 1.

Policy 4.3 was assessed in the original AEE. Since lodgement a comprehensive suite of design controls and landscape mitigation is now proposed that which is consistent with matters within Policy 4.3 (a) to (h).

There are no outstanding landscapes or regionally significant landscape in the area and rural type infrastructure will be established as part of this proposal. The proposal is consistent with this policy and is overall consistent with the objectives and policies of the ODP.

Proposed District Plan – Appeals Version 2023

An assessment of all relevant PDP-AV objectives and policies is included in Appendix F. The assessment concludes that the proposal would be consistent with the relevant objectives and policies of the PDP-AV.

Summary Assessment

Given that the proposal is consistent with both the ODP and the PDP-AV no weighting of objectives and policies is necessary.

However, if the processing planner has a different view on the PDP-AV objectives and policies, more weight can be placed on the ODP objectives and policies than the PDP-AV objectives and policies under Section 104 due to the outstanding appeal on SUB-R4. This is because the appeal from Bland and Jackson Surveyors on SUB-R4 has not been resolved and may cause further consequential changes to the related PDP-AV objectives and policies. It is understood that Environment Court mediation between NPDC and the appellant occurred in late March 2024. It is understood that the appeal was not resolved and that a further mediation meeting will be held in April or May 2024.

Consultation

Tāngata Whenua

The applicant is progressing consultation with Ngāti te Whiti Hapū and Ngāti Tawhirikura Hapū who are understood to be Tāngata Whenua within the rohe where the application site is located (relevant hapū has been informed by Sarah Mako at Te Atiawa).

The proposal includes provision for sediment and erosion control, a discovery protocol consent condition and wastewater field being setback 130m from the stream. Through consultation with Tāngata Whenua it is understood that protection of freshwater resource is of high importance. These proposed conditions of consent are intended to avoid and mitigate potential effects resulting from the proposed site earthworks. Email correspondence from Tāngata Whenua is included in Appendix H.

The Owners and Occupiers of 335 Maude Road – Donald and Martina Murray

Considerable effort by the author of this report has gone into consulting with the owners and occupiers of 335 Maude Road (over the past eight months), in an effort to resolve their submission in opposition to avoid a hearing. This consultation has included development of a landscape mitigation plan and a suite of design controls. As part of this process their feedback has been sought and incorporated regarding landscape planting location and the types of plants proposed. The developed the planting mitigation plan is attached as Appendix C to this report.

On 15 January 2024, the owners and occupiers of 335 Maude Road advised by email that there were not able to withdraw their submission in opposition. The applicant has decided to progress to a hearing to allow the application to be determined.

Part 2 Assessment

Part 2 of the RMA sets out the purpose (Section 5) and principles (Sections 6-8) of the RMA.

Section 5 of the RMA states that the purpose of the RMA is:

“to promote the sustainable management of natural and physical resources”

Section 5 also states:

“In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment”.

Assessment: As described in the effects assessment and assessment of relevant objectives and policies, the proposal is sustainable management of natural and physical resources and will provide a building site for the Broadmore Family on a property that has been in their family ownership for many years. The design of the proposed dwelling building platform will safeguard the life-supporting capacity of air, water, soil and ecosystems. The proposal includes substantial dwelling development design controls and an extensive landscape planting plan that will be successful in avoiding and mitigating potential effects on amenity values and rural character for adjoining property owners. The proposal is consistent with Part 5 of the RMA.

Section 6 “Matters of National Importance” of the RMA states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risks from natural hazards”.

Assessment: The proposal includes protection of the margins of a tributary on proposed Lot 3, by retention of fencing and existing planting. Whilst the application site is located 2.1km from Te Papakura o Taranaki which is identified as an Outstanding Natural Landscape, the visual effects of proposed Lot 1 will ensure that development of a dwelling on proposed Lot 1 will not be openly visible within this rural environment, and the

development of the Lot will need to comply with a comprehensive suite of design controls as identified in the LVIA dated February 2024.

Consultation with Tāngata Whenua has taken place, protection of freshwater resource has been identified as an important cultural value. The applicant proposes to establish sediment and erosion control measures prior to earthworks commencing. The extensive native planting (mitigation planting) proposed is also supported by Tāngata Whenua. There are no known customary rights that would apply on the application site. The OneElevenSix Engineering report confirms that there are no significant natural hazards on or adjoining the applications tie. The proposal is consistent with Section 6 of the RMA.

Section 7 “Other Matters” of the RMA states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—”

The “Other Matters” considered to be relevant to this proposal are:

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

Assessment: The proposal is an efficient use of natural and physical resources; the development will provide for one residential dwelling, with dwelling design controls and landscape planting that have been designed by a suitably qualified landscape architect that will ensure that potential adverse effects on the amenity values of adjoining property owners and occupiers is effectively avoided and mitigated. The proposal will maintain and enhance the quality of the environment, and results in a low increase in residential density within this rural environment. The proposal is consistent with the provisions of Part 7 of the RMA.

Section 8 of the RMA states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).”

Assessment: The proposal is consistent with Section 8 of the RMA. As outlined above, it is acknowledged that Tangata Whenua have a relationship with all ancestral land within their rohe, the applicant has consulted with Ngāti Tawhirikura Hapū and Ngāti te Whiti Hapū who support the proposal subject to sediment and erosion controls being in place during construction earthworks.

Regional Policy Statement for Taranaki 2010

The Regional Policy Statement for Taranaki 2010 (RPS) became operative on 1 January 2010 and sets the higher-level framework for resource management policies in Taranaki. The purpose of the document is to *“promote the sustainable management of natural and physical resources in the Taranaki Region by providing*

an overview of resource management issues... and identifying policies and methods to achieve integrated management of natural and physical resources in the region” (Taranaki Regional Council, 2010).

With respect to a proposal that is located within the rural environment the relevant chapter of the RPS is the Natural Features and Landscapes, Historic Heritage, and Amenity Value Chapter (Chapter 10). This chapter specifically recognises the need to protect important natural features and landscapes and to maintaining and enhance amenity values. The following objectives and policies are of relevance to this proposal:

- *NFL Objective 1: To protect the outstanding natural features and to protect the outstanding natural features and landscapes of the Taranaki region from inappropriate subdivision, use and development, and to subdivision, use and development, and to appropriately manage other natural areas, features appropriately manage other natural areas, features and landscapes of and landscapes of value to the region to the region.*

- *NFL POLICY 2 Recognition shall be given to the appropriate management of other natural areas, features or landscapes not covered by Policy 1 above, but still of value to the region for one or more of the following reasons:*
 - (a) the maintenance of water quality and quantity;*
 - (b) soil conservation;*
 - (c) the avoidance or mitigation of natural hazards;*
 - (d) natural character amenity and heritage values and scientific and educational significance;*
 - (e) geological and geomorphological, botanical, wildlife and fishery values;*
 - (f) biodiversity and the functioning of ecosystems;*
 - (g) ‘sinks’ or ‘pools’ for greenhouse gases; and*
 - (h) cultural features of significance to tangata whenua.*

- *NFLPOLICY 3 The protection of outstanding and where appropriate, other natural features and landscapes of value shall be achieved by having regard to the following criteria in determining appropriate subdivision, use and development:*
 - (a) the value, importance or significance of the natural feature or landscape at the local, regional or national level;*
 - (b) the degree and significance of actual or potential adverse effects on outstanding natural features and landscapes or other important natural features and landscapes, including cumulative effects, and the efficacy of measures to avoid, remedy or mitigate such effects;*
 - (c) the benefits to be derived from the use and development at the local, regional and national level;*
 - (d) the extent to which the subdivision, use or development recognises or provides for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga;*
 - (e) the need for use or development to occur in the particular location;*
 - (f) the sensitivity or vulnerability of a natural feature or landscape to change, and its capacity to accommodate change, without compromising the values of the feature or landscape;*
 - (g) the degree of existing modification of the natural feature or landscape from its natural character;*
 - (h) the degree to which financial contributions associated with any subdivision, use and development can be used to offset actual or potential adverse effects arising from those activities*

- *AMY OBJECTIVE 1 To recognise the positive contributions of appropriate use and development in terms of providing for the maintenance and enhancement of amenity values in the Taranaki region, while avoiding, remedying or mitigating the adverse effects of inappropriate use and development on amenity values. and development on amenity values.*
- *AMYPOLICY 1 The adverse effects of resource use and development on rural and urban amenity values will be avoided, remedied or mitigated and any positive effects on amenity values promoted. Any positive effects of appropriate use and development will be fully considered and balanced against adverse effects. Those qualities and characteristics that contribute to amenity values in the Taranaki region include:*
 - (a) safe and pleasant living environment free of nuisance arising from excessive noise, odours and contaminants, and from traffic and other risks to public health and safety;*
 - (b) scenic, aesthetic, recreational and educational opportunities provided by parks, reserves, farmland, and other open spaces, rivers, lakes, wetlands and their margins, coastal areas and areas of vegetation;*
 - (c) a visually pleasing and stimulating environment;*
 - (d) efficient, convenient and attractive urban forms; and*
 - (e) aesthetically pleasing building design, including appropriate landscaping and signs.*

Assessment: The application site is located 2.1km north of an identified 'outstanding natural feature and landscape' being Te Papakura o Taranaki (formerly known as the Egmont National Park). The proposal is considered to be consistent with objective 1 and policies 2 and 3. The proposed development includes a lifestyle subdivision of rural land. The subdivision is designed in a way that the future development of a dwelling on proposed Lot 1 will not be highly visible in this rural environment. Design controls are also proposed to ensure that the proposed dwelling will blend into this natural landscape. Potential adverse visual effects on the wider rural environment and Te Papakura o Taranaki are considered to be acceptable and consistent with the RPS.

The development will provide a positive benefits for applicant in that proposed Lot 1 will have a dwelling established by their daughter whereby the long held family connection with this property will continue. The proposal is considered to be consistent with the relevant provisions of the RPS.

National Policy Statement for Freshwater Management 2022

The primary objective of NPS-FW is to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems*
- (b) second, the health needs of people (such as drinking water)*
- (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

This objective is provided by the fundamental concept of 'Te Mana o te Wai'. Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

The proposed subdivision design includes on-site treatment and management of stormwater as identified in the OneElevenSix Engineering report. The proposal is consistent with the primary objectives of te mana o te wai.

Iwi Environmental Management Plan 2019 (Tai Whenua, Tai Tangata, Tai Ao)

The following objective and policies in Te Tai Awhi-Nuku - Inland and Coastal Whenua in the Te Atiawa Iwi Environmental Management Plan, Tai Whenua, Tai Tangata, Tai Ao (IEMP) have been reviewed as part of this application.

Acknowledgement and protection of wāhi tapu/wāhi taonga, urupā and sites of significance to māori

Ob. TTHE2.1: *Ensure that wāhi tapu/wāhi taonga, urupā and sites of significance to Māori within our Te Atiawa rohe are protected from damage, modification, desecration, destruction and loss of access.*

Pol. TTHE2.4: *Require conditions of consent for all known wāhi tapu/wāhi taonga, urupā and sites of significance to Māori. This includes but is not limited to:*

a) restrict development within 50 metres of any wāhi tapu/wāhi taonga, urupā and sites of significance to Māori;

Participation in decision-making processes

Ob. TTHA5.2 *The tikanga, values and principles of Te Atiawa are considered and appropriate weight is given to these values during the decision-making process.*

Pol. TTHA5.3: *Require plan users to consult kanohi ki te kanohi with Te Atiawa on their proposals at an early stage.*

Subdivision and development

Ob. TTAN4.1: *The interests, values and protection of whenua, water, wāhi tapu/wāhi taonga, urupā and sites of significance to Māori are provided for in the process and design of subdivisions.*

Pol. TTAN4.4

Require applicants, regional and district councils to prepare subdivision applications that are comprehensive so all aspects of the activity can be evaluated upfront and thus avoid issues being missed. This information must include but is not limited to the following:

- a) plans showing the location of building platforms;*
- b) plans showing intended locations of infrastructure such as network utilities, sewer and water and stormwater solutions;*
- c) plans showing roading networks; and*
- d) the possible extent of land disturbance.*

Pol. TTAN4.13

Encourage retaining the natural landform and topography within the subdivision.

Assessment: The application site is located within the rural environment noting there are no recorded sites of significance to Māori on or adjoining the application site. The Mangakotukutuku Stream (Statutory Acknowledgement for Te Atiawa Iwi) is located within the property to the east of the application but does not directly adjoin the application site.

The proposed subdivision includes a comprehensive subdivision proposal that clearly identifies the proposed dwelling building platform for proposed Lot 1 and earthworks for the access track and the building platform.

On-site servicing is proposed for the future dwelling on proposed Lot 1, sufficient areas are available for wastewater and stormwater disposal and rainwater collection tanks.

The applicant has completed a consultation site walkover (kanohi ki te kanohi) with Sera Gibson representative of Ngāti Tawhirikura Hapū (on behalf of Julie Healey of Ngāti te Whiti Hapū, who was unable to make the site visit). Feedback has been provided that hapū are comfortable with the proposed earthworks, subject to conditions of consent that will require the control of sediment and erosion during proposed earthworks.

The proposal provides a new access track and building platform that will retain the visually prominent ridgeline on the application site. The proposed building platform on proposed Lot 1 will be largely hidden from view, when viewed from Maude Road. When the future dwelling is constructed the roof line will be partly visible, although the LVIA has assessed this potential effect and includes a suite of mitigation measures to ensure the future building will blend into this rural environment.

The proposal is consistent with the relevant objectives and policies of the IEMP above.

Suggested Conditions of Consent

The following specific suggested conditions of consent are offered up by the applicant (noting that other typical standardised subdivision conditions will also be required by Council):

Landscape Mitigation

1. *Prior to issuing the 224 certificate the applicant shall provide evidence to the Council Planning Lead or nominee, that the landscape mitigation planting for proposed Lot 1 has been established. The plan shall be generally consistent with the plan and details included within Bluemarble Landscape Mitigation Plan, Drawing L1.0, Revision 01 dated 28 July 2023.*
2. *The ongoing protection and maintenance of the approved landscaping planting strips shall be subject to a consent notice in accordance with section 221(1) of the Resource Management Act and shall be registered against the Computer Freehold Register for Lot 1 being a subdivision of Lot 1 DP 521015 and Lot 2 DP 563612.*

Building and Site Design Controls

3. *Future development on Lots 1-3 shall be subject to the following restrictions:*
 - a. *A maximum of 1 residential unit shall be allowed on Lot 1.*
 - b. *A 'no build area' should be established as identified on the Scheme Plan. This prohibition includes both habitable and non-habitable buildings ('Building' as defined in the PDP-AV).*
 - c. *Any future dwelling should be restricted to no more than 5m above RL359.0 on the building platform area.*
 - d. *Any future dwelling should be clad with materials that have Light Reflectance Value (LRV) of no more than 35%. Natural timber materials left to weather are also acceptable.*
 - e. *The roof of any future dwelling should have a LRV of no more than 20%.*
 - f. *Water tanks should be a recessive dark colour (dark green or black).*
 - g. *No closed board fencing should be allowed anyway on the lot.*
 - h. *Any new boundary fencing, i.e. the new Lot 1/Lot 3 boundary, should be post and wire, post and rail, or wire mesh only.*
 - i. *All external light fitting should be hooded and cast down.*
 - j. *Any new driveway should be constructed with metal, hot mix, or chipseal. Concrete is to be avoided except for the vehicle crossing if required by council.*

4. *Conditions 3(a-j) shall be imposed by way of a consent notice under Section 221 of the Resource Management Act 1991 and be registered against the new Computer Freehold Register of Lot 1 being a subdivision of Lot 1 DP 521015 and Lot 2 DP 563612.*

Sediment and Erosion Control

5. *Prior to commencing site earthworks the consent holder shall implement sediment and erosion control measures that ensure that no sediment or silt migrates off the application site.*
6. *Sediment and erosion control measures shall be maintained during earthworks and shall only be removed once the earth worked areas have been reinstated with either grass, metal surface or a building.*

Accidental Discovery Protocol

7. *In the event of discovery of sensitive material during earthworks or land disturbance, the owner of the site must take the following steps.*

1. *Cease works and secure the area*

- k. *Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities.*
- l. *Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.*

2. *Inform tangata whenua and the following relevant authorities immediately of the discovery*

- a. *The New Zealand Police, if the discovery is of human remains or koiwi.*
- b. *The Council, in all cases.*
- c. *Heritage New Zealand Pouhere Taonga, if the discovery is an archaeological site, Māori cultural artefact, human remains or koiwi.*

3. *Wait for and enable an inspection of the site*

- a. *Wait for and enable an inspection of the site by tangata whenua and the relevant authorities.*
- b. *Following site inspection and consultation with all relevant parties (including owner and consent holder), and based on the expert cultural advice of tangata whenua, the Council will determine the area within which work must cease.*

4. *Recommencement of work*

Work within the area determined by the Council in (3)b above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:

- a. *Heritage New Zealand Pouhere Taonga has confirmed that an archaeological authority has been granted for the work or that none is required.*
- b. *Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.*
- c. *Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved. The recovery or preservation of any archaeological material will require an authority under the Heritage New Zealand Pouhere Taonga Act 2014.*

- d. *Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, following expert cultural advice from tangata whenua, that:*
- i. *any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and*
 - ii. *any revisions agreed to be made to the planned works to address adverse effects on Māori cultural values have been or will be made.*
- e. *Where not permitted by another rule in the plan or allowed by an existing resource consent, a resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials.*

Conclusion and Next Steps

The proposal will promote the sustainable management of natural and physical resources and subject to the suggested conditions of consent any potential actual or potential adverse effects are able to be avoided and mitigated to an acceptable level. The proposal is also consistent with the relevant objectives and policies of the ODP and PDP-AV. As a result, it is recommended that subdivision and land use resource consent applications be granted for this proposal.

Ngā mihi



Jeremy Brophy MNZPI

Director | Pou Taiao | Principal Planner
FLINT PLANNING LIMITED

Appendices:

- A. Updated Scheme Plan
- B. Earthworks Plans and Calcs
- C. Updated Landscape Mitigation Plan
- D. July 2023 LVIA and February 2024 LVIA Addendum
- E. Rule and Effects Standard Analysis
- F. Assessment of PDP-AV Objectives and Policies
- G. Engineering Geotechnical Report
- H. Consultation with Tāngata Whenua

APPENDIX A *Proposed Scheme Plan*

APPENDIX B *Earthworks Plans and Calcs*

APPENDIX C *Landscape Mitigation Plans*

APPENDIX D *Landscape and Visual Impact
Assessments*

APPENDIX E *Rule and Effects Standard Analysis*

Table E1: PDP-AV rules and effects standards that are deemed operative

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
Transport Rules and Effects Standards			
TRAN-R1	<p>Roads and vehicle access points</p> <p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the following are complied with: <ol style="list-style-type: none"> a. the standards set out in Council's Land Development and Subdivision Infrastructure Standard Local Amendments; and b. the vehicle access point dimensions required for fire appliances for developments in SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice where a fire appliance is not able to reach either a house or the source of a firefighting water supply from a public road; and 2. all Transport Effects Standards are complied with. 	Land use consent is required for a non-compliance under TRAN-S2 relating to sight visibility on the proposed vehicle access point. As described below.	Restricted Discretionary
Effects Standards			
TRAN-S2	<p>Design standards for vehicle access points onto a local road, collector road or arterial road.</p> <p>All vehicle access points onto a local road, for a 50km/hr posted speed zone shall comply with:</p> <ul style="list-style-type: none"> - Minimum sight distance (local road) = 160m - Minimum spacing between vehicle access points on same or opposite frontages = 10m 	<p>The location of this vehicle access point is not able to provide sight visibility of 160m in both directions.</p> <p>When viewed to the north 108m of sight visibility is available, when viewed to the south 55m if sight visibility is available. Although with the hedges cut on the western edge of Maude Road up to 113m of sight visible is available.</p> <p>The proposed vehicle access point for proposed Lot 1 would be more than</p>	Does not comply

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
		10m from any other access point and complies with this standard.	
TRAN-S3	<p>Vehicle access points</p> <p>All new vehicle access points must comply with the standards set out in section 3 of Council's Land Development and Subdivision Infrastructure Standard Local Amendments.</p>	A type G vehicle access point will be constructed in accordance with Council's Land development and Subdivision Infrastructure Standard Local Amendments.	Complies
TRAN-S4	<p>Minimum distance between vehicle access points.</p> <p>All vehicle access points onto a local road, for a 50km/hr posted speed zone shall comply with:</p> <ul style="list-style-type: none"> - For a posted speed limit of 60km/hr of less on a Local Road = 9m. 	The proposed vehicle access point is not near any intersection.	Complies
TRAN-S5	<p>Maximum width of vehicle access points</p> <ul style="list-style-type: none"> - Rural Production Zone = 9m. 	The proposed vehicle access point will be no more than 9m.	Complies
TRAN-S10	<p>Requirements for on-site vehicle parking spaces – dimensions</p> <p>Where the vehicle dimensions are for a car, the required parking space(s) and parking area must:</p> <ol style="list-style-type: none"> 1. not include any space for on-site queuing, tracking curve, manoeuvring, loading space, standing space or vehicle access point; and 2. meet the requirements specified for loading and standing space TRAN-S17 for vehicles of dimensions equal to or larger than a service vehicle. 	No parking area is proposed as part of this subdivision. However, the proposed access and building platform area provides for parking and manoeuvring for the future potential dwelling.	N/A
TRAN-S11	<p>Minimum vehicle parking space and manoeuvring dimensions</p> <p>All activities must comply with the minimum vehicle parking space and manoeuvring dimensions in TRAN - Figure 6 in TRAN-S12 and the following requirements:</p> <ol style="list-style-type: none"> 1. the two-way aisle width for parking bays at 90 degrees must be the greater of 5.5m for circulation or the manoeuvring aisle widths stated in TRAN - Figure 6 in TRAN-S10; 2. the two-way aisle width for parallel parking bays must be at 	<p>No parking area is proposed as part of this subdivision.</p> <p>However, the proposed access and building platform area provides for parking and manoeuvring for the future potential dwelling.</p>	N/A

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
	<p>least 3m wider than for one-way aisles;</p> <ol style="list-style-type: none"> where a parking space is located at the end of a blind aisle, an additional 1m clearance must be provided to allow vehicles to exit the aisle without reversing; and where any parking space has a side directly next to a wall, support column or other obstacle, an additional 300mm width must be provided. 		
TRAN-S12	<p>Requirements for on-site vehicle parking spaces - construction and formation</p> <ol style="list-style-type: none"> For sites with fewer than four on-site vehicle parking spaces, the surface must be formed to an all weather standard, with a maximum gradient of 1:20; or For sites with four or more on-site vehicle parking spaces, the surface must be formed, sealed, marked and drained, with a maximum gradient of 1:20. 	No parking spaces are proposed as part of the subdivision. Location and design will be identified when plans for the dwelling are developed.	N/A
TRAN-S18	<p>Requirements for driveways – design</p> <ol style="list-style-type: none"> Every parking, loading and standing space must have driveways and aisles for entry and exit of vehicles to and from the road, and for vehicle manoeuvring within the site. Access and manoeuvring areas must accommodate the 85th percentile car tracking curves in TRAN - Figure 7 in TRAN-S10. The required driveway must not include any space used for on-site parking, loading or standing space, or vehicle access point; Where an activity or subdivision involves the creation of a vehicle access point, the formation of the vehicle access point must be compliant with TRAN-S4. 	No parking spaces are proposed as part of the subdivision. Location and design will be identified when plans for the dwelling are developed.	N/A
TRAN-S19	<p>Requirements for driveways - construction and formation</p> <p>All driveways must comply with the following standards:</p> <ol style="list-style-type: none"> Minimum width of driveway: 3.5m; and Maximum gradient of driveway: 1:5. 	The proposed accessway will comply with these standards.	Complies

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
TRAN-S21	<p>Requirements for on-site manoeuvring space – provision</p> <p>On-site manoeuvring spaces must be provided where:</p> <ol style="list-style-type: none"> 1. a single vehicle access point serves four or more required parking spaces; 2. access to a site is obtained from a state highway, arterial road or collector road; or 3. a site has two tandem parking spaces which comply with TRAN-S13. 	<p>On-site manoeuvring will be designed to comply at time of building consent for the new dwelling.</p>	N/A
TRAN-S22	<p>Requirements for on-site manoeuvring space – design</p> <p>On-site manoeuvring spaces must comply with the following standards:</p> <ol style="list-style-type: none"> 1. For vehicle(s) with dimensions that are less than a service vehicle, the required manoeuvring space must: <ol style="list-style-type: none"> a. not include any space used for on-site parking, queuing, loading or standing space, or vehicle access point; and b. meet the requirements of the relevant tracking curve specified in TRAN - Figure 7. 2. For vehicle(s) with dimensions that are equal or larger than a service vehicle, the required manoeuvring space must: <ol style="list-style-type: none"> a. not include any space used for on-site parking, queuing, loading or standing space, or vehicle access point; and b. meet the requirements of the relevant tracking curve specified in TRAN - Figure 9. 	<p>On-site manoeuvring will be designed to comply at time of building consent for the new dwelling.</p>	N/A
Earthworks			
EW-R13(2)	<p>Earthworks not otherwise provided for in this table.</p> <p>Activity status: PER Where:</p>	<p>Land use consent required as a result of more than 1,000m³ of earthworks being proposed per site over a 12 month period and due to non-compliance with EW-S2.</p>	Restricted Discretionary

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
	<ol style="list-style-type: none"> in any 12 month period, the total volume of earthworks does not exceed 1,000m³ per site; and all Earthworks Effects Standards are complied with. 		
Effects Standards			
EW-S1 (under appeal)	<p>Instability of land</p> <p>Earthworks or land disturbance must not result in any instability of land or structures at or beyond the boundary of the site where the earthworks occur.</p> <p>Note:</p> <ol style="list-style-type: none"> Earthworks on land with an existing slope exceeding 15 degrees may result in instability. If there is reason to suspect that the earthworks may result in instability, a site-specific geotechnical assessment, undertaken in accordance with engineering best-practice, may be required to demonstrate compliance with this standard. 	<p>The proposed earthworks extent to establish access and the building platform will not result in instability of land or structures at or beyond the boundary of the site.</p> <p>The proposed building platform is located approximately 43m from the adjoining boundary with 335 Maude Road (The Murrays). The property slopes away from their boundary. The access track will also be established in an area that slopes away from their adjoining property.</p>	Complies
EW-S2 (under appeal)	<p>Maximum cut depth or fill height</p> <p>The cut depth or fill height (measured vertically) shall not exceed:</p> <ol style="list-style-type: none"> outside the minimum building setback for the underlying zone: 1.5m; and inside the minimum building setback for the underlying zone: 0.5m. <p>Where no Minimum building setback applies (e.g. in the road reserve), the cut depth or fill height shall not exceed 1.5m measured vertically.</p>	<p>The proposed access track will exceed 0.5m in vertical cut height within the front 30m of the application site. The proposed building platform will also involve earthworks that exceeds 1.5m in vertical height.</p>	Does not comply
EW-S3 (under appeal)	<p>Site reinstatement</p> <p>As soon as it is practicable, but no later than six months from the commencement of earthworks or land disturbance:</p> <ol style="list-style-type: none"> the earthworks area shall be stabilised, filled, recontoured and revegetated to achieve 80% ground cover in a manner consistent with the surrounding land; or sealed, paved, metalled or built over. 	<p>Site reinstatement will be managed to ensure that (as soon as practicable) site will be stabilised (by either vegetation or metal surface) within 6 months of the commencement of earthworks.</p>	Complies
EW-S4 (under appeal)	<p>Control of silt and sediment</p> <p>For the duration of earthworks or land disturbance, measures must be implemented to prevent silt or sediment</p>	<p>The proposed development will have silt and sediment controls in place, prior to earthworks commencing that will</p>	Complies

Rule No	Provision	Comment on Compliance	Activity Status /Effect Standard Compliance
	<p>from entering the stormwater system, waterbodies, overland flow paths, or roads.</p> <p>The measures must be installed prior to the commencement of earthworks or land disturbance and maintained until the site of the earthworks or land disturbance has been reinstated in accordance with EW-S3.</p>	<p>prevent sediment and silt from entering waterbodies, overland flow paths or Maude Road.</p>	
EW-S5 (under appeal)	<p>Requirements for discovery of sensitive material during earthworks or land disturbance</p> <p>Despite any other rule in this plan permitting earthworks or land disturbance, or any activity associated with earthworks or land disturbance, in the event of discovery of sensitive material during earthworks or land disturbance (which is not expressly provided for by any resource consent or other statutory authority), the owner of the site or the consent holder must take the following steps.</p> <ol style="list-style-type: none"> 1. Cease works 2. Inform Tāngata Whenua 3. Wait for and enable an inspection 4. Recommendation of work 	<p>If sensitive material is encountered during earthworks the steps described in EW-S5 will be undertaken.</p>	Complies

APPENDIX F *PDP-AV Objectives and Policies
Assessment*

Table F1: PDP-AV Subdivision Objectives and Policies

Provision Ref	Provision	Assessment	Proposal Consistent?
SUB-O1	<p>Subdivision results in the efficient use of land and achieves patterns of development that are compatible with the role, function and predominant or planned character of each zone.</p>	<p>The proposal would result in two rural Lots being 2.7 Ha and a 4.2 Ha in area. Both of these Lots will require stock grazing continuing its productive use.</p> <p>The existing environment includes a number of properties that would be defined as lifestyle rural in terms of their size and use. With design controls development the proposed establishment of an additional dwelling will not be highly visible from the adjoining road or neighbouring dwellings due to topography and proposed vegetative screening.</p> <p>However, the planned character of the zone under the PDP provides for a low level of subdivision for lifestyle rural use. With a requirement for any subdivision to maintain a 20 Ha balance to retain discretionary activity status (unless a parent title is being subdivided for the first time with 1 lot created). The planned character is to provide for an open, vegetated landscape that is interspersed with a low density of housing and to provide for primary production activities.</p> <p>Design controls are being developed. However, it is expected that the proposed building platform on proposed Lot 1 and resultant built form of a dwelling on the site will not be visible at all from any adjoining section of Maude Road. The building platform is to be positioned north of a ridgeline on the site, with a building platform level to be identified and referenced in the consent approval.</p> <p>Given that the proposed dwelling will not be visible from the wider rural environment the role, function and predominant or planned character of the rural production zone will be maintained.</p>	Consistent
SUB-O2	<p>Subdivision is designed and located to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that:</p> <ol style="list-style-type: none"> 1. responds to the site's physical characteristics and context including any non-scheduled features; 2. is accessible, connected and integrated with the surrounding neighbourhoods; 	<p>As described above, the subdivision will result in the construction of a dwelling and establishment of a metal driveway and installation of electrical/telecommunications connections.</p> <p>The building platform seeks to protect the ridgeline feature on proposed Lot 1 and utilises this feature to avoid</p>	Consistent

	<ol style="list-style-type: none"> 3. contributes to the predominant or planned character of the zone and a sense of place; 4. protects and enhances scheduled features; 5. provides accessible and well-designed open space areas for various forms of recreation, including sport and active recreation, for the health and wellbeing of communities; and 6. protects highly productive land in the Rural Production Zone. 	<p>potential visual effects on the surrounding rural landscape.</p> <p>The planned character is to provide for an open, vegetated landscape that is interspersed with a low density of housing and to provide for primary production activities.</p> <p>The application site is not defined as highly productive land under the NPS-HPL.</p>	
SUB-O3	<p>Infrastructure is planned to service proposed subdivision and development in a manner that:</p> <ol style="list-style-type: none"> 1. protects scheduled features; and 2. connects with the wider infrastructure network in an integrated, efficient and coordinated manner and is provided at the time of subdivision. 	<p>The proposed access track earthworks plans have been designed to avoid any earthworks on the ridgeline feature that is visible from Maude Road. The access track alignment is integrated and an efficient response to providing access to the proposed building platform.</p>	Consistent
SUB-P3	<p>Manage significant risks from natural hazards by restricting subdivision that:</p> <ol style="list-style-type: none"> 1. creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris or flooding; or 2. results in adverse effects on the stability of land and buildings; and 3. does not provide safe, flood free and stable building platforms at the time of subdivision. 	<p>The engineering building platform report confirms that the subdivision is consistent with these requirements and will not generate any significant risk from natural hazard.</p>	Consistent
SUB-P4	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> 1. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; 2. ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision or development; and 3. requiring connections to Council's reticulated systems in urban areas or appropriate on-site infrastructure to be provided in other areas, at the time of subdivision. 	<p>The proposed access track earthworks demonstrate that proposed Lot 1 will be appropriately serviced.</p> <p>The track locations is to be designed to avoid any earthworks on the ridgeline feature that is visible from Maude Road.</p>	Consistent
SUB-P5	<p>Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision that:</p> <ol style="list-style-type: none"> 1. recognises the value of natural systems in sustainable stormwater management and incorporates water sensitive and low impact design principles, that are 	<p>The engineering report provides a suite of recommendations on the methods for designing the stormwater disposal system for the future dwelling at building consent stage. These methods will suitably treat and avoid dispersal of sediment and erosion offsite.</p>	Consistent

	<p>sufficient for the amount and rate of anticipated runoff;</p> <ol style="list-style-type: none"> 2. mitigate the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land, where sufficient infrastructure capacity is not available; 3. where feasible, utilise stormwater management areas for multiple uses, while ensuring they have an interface with residential activities or commercial activities that do not compromise the predominant or planned character of the zone; 4. avoid any increase in sediment and other contaminants entering waterbodies or downstream effects as a result of stormwater disposal; and 5. Where it is proposed to dispose of stormwater to a waterbody, considers the outcome of any consultation with tangata whenua, including any expert cultural advice provided, with respect to mitigation measures and opportunities to incorporate mātauranga Māori into the disposal method. 		
SUB-P10	<p>Manage the scale, design and intensity of subdivision in the Rural Production Zone by:</p> <ol style="list-style-type: none"> 1. allowing one additional record of title only where there is a large balance area, and where the subdivision design reinforces the role, function and predominant character of the zone; 2. managing subdivision that involves multiple small allotments with a large balance area; and 3. avoiding subdivision that would compromise the role, function and predominant character of the Rural Production Zone, or is more typical of patterns of development in urban areas. 	<p>The proposal does not involve small or large allotments. Proposed Lot 1 will be 2.7 Ha and proposed Lot 2 will be 4.2 Ha.</p> <p>A small allotment is considered to be 4,000m² and a large allotment is considered to be 20 Ha or greater.</p> <p>The proposal is designed in a way that the role, function and predominant character of the rural production zone would not be compromised.</p>	Consistent
SUB-P12	<p>Ensure that that subdivision in the Rural Zones results in lot sizes and lot configurations that:</p> <ol style="list-style-type: none"> 1. are appropriate for the development and land use intended by the zone; 2. are compatible with the role, function and predominant or planned character of the zone; 3. maintain rural character and amenity; and 4. are consistent with the quality and types of development envisaged by the zone objectives and policies, including by minimising any reverse 	<p>The proposed Lot sizes are not small by rural standards and require stock grazing to maintain the land.</p> <p>The visual change that would be generated by this proposal is the extension of an existing farm track to service the building platform on proposed Lot 1 and establishment of a future dwelling. It is expected that a suite of design controls will be developed for proposed Lot 1 in</p>	Consistent

	<p>sensitivity effects and conflict with activities permitted in the zones.</p>	<p>consultation with the submitter in opposition.</p> <p>The design controls will ensure that rural character and amenity will be maintained.</p> <p>The proposal will result in the establishment of a future dwelling which will enable continued rural use of the property. Adjoining properties either smaller lifestyle Lots (no rural land use) or pastoral grazing farm land that do not raise any concerns for reverse sensitivity effects.</p>	
SUB-P14	<p>Require subdivision design and layout in the Rural Zones to respond positively to, and be integrated with the surrounding rural or rural lifestyle context, including by:</p> <ol style="list-style-type: none"> 1. incorporating physical site characteristics, constraints and opportunities into subdivision design; 2. minimising earthworks and land disturbance by designing building platforms that integrate into the natural landform; 3. avoiding inappropriately located buildings and associated access points including prominent locations as viewed from public places; 4. incorporating sufficient separation from zone boundaries, transport networks, rural activities and rural industry to minimise potential for reverse sensitivity conflicts; 5. incorporating sufficient separation between building platforms and scheduled features to minimise potential adverse effects on those features and providing for the protection and maintenance of indigenous biodiversity; 6. where a subdivision has the potential to compromise cultural, spiritual or historic values of importance to tangata whenua, considering the outcomes of any consultation with tangata whenua, including any expert cultural advice provided with respect to: <ol style="list-style-type: none"> a. opportunities to incorporate mātauranga Māori into the design and development of the subdivision; b. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to 	<p>The subdivision includes a comprehensive, landscape mitigation plan and well defined earthworks with controls on the future dwelling design for proposed Lot 1.</p> <p>The LVIA completed confirms that the access and building platforms proposed work with site characteristics (such as the prominent ridgeline). The landscape an visual effects of the proposal (including the proposed earthworks) are graded by Richard Bain as <i>very low</i>.</p> <p>Consultation feedback has not yet been reviewed from Tangata Whenua. This will be provided in due course to enable an assessment of cultural effects. However, the proposal includes a number of mitigation measures to ensure that the mauri of freshwater is maintained.</p>	Consistent

	<p>be maintained or strengthened; and</p> <p>c. options to avoid, remedy or mitigate adverse effects;</p> <p>7. promoting sustainable stormwater management through water sensitive design solutions; and</p>		
SUB-P15	<p>Ensure that subdivision in the Rural Lifestyle or Rural Production Zones maintains or enhances the attributes that contribute to rural character and amenity values, including:</p> <ol style="list-style-type: none"> 1. varying forms, scales, spaciousness and separation of buildings and structures associated with the use of the land; 2. maintaining prominent ridgelines, natural features and landforms, and predominant vegetation of varying types; 3. low population density and scale of development relative to urban areas; 4. on-site servicing and a lack of urban infrastructure; and 5. in the Rural Production Zone, the continued and efficient operation of rural activities and productive working landscapes. 	<p>The proposal will maintain or enhance the attributes that contribute to rural character.</p> <ol style="list-style-type: none"> 1. Spaciousness will be retained, with careful placement of the dwelling building platform. 2. A prominent ridgeline on proposed Lot 1 will be maintained. 3. The proposal will result in low population density relative to urban areas. The building platform will not be visible from the wider receiving environment. 4. On-site servicing will be provided for proposed Lot 1. 5. Proposed Lot 1 will allow the continued operation of rural activities and productive working landscapes. 	Consistent

Overall, the proposal is consistent with the subdivision objectives or the PDP-AV.

Table G2: Rural Production Zone Objectives and Policies

Provision Ref	Provision	Assessment	Proposal Consistent?
RPROZ-O1	Productive land and resources support a range of production oriented and resource dependent activities.	The proposal will extend an existing farm track for access and will establish a dwelling building platform on proposed Lot 1 whereby the occupier will run stock to maintain the 2.7 Ha Lot. The land will continue to be production orientated.	Consistent
RPROZ-O2	The Rural Production Zone is predominantly used for primary production .	The Lot sizes proposed ensure that primary production will continue to be the predominant use.	Consistent
RPROZ-O3	The role, function and predominant character of the Rural Production Zone is not compromised by incompatible activities.	Proposed Lot 1 includes a dwelling building platform that would be defined as either residential or rural lifestyle living that will be ancillary to rural activities on proposed Lot 1. This proposed subdivision of the parent title being 47.4 Ha in	Consistent

		area, will result in two dwellings over this area of land. This is a low density of residential use, which will not compromise the role, function and predominant character of the Rural Production Zone (noting the LVIA conclusions that the proposal will result in <i>very low</i> visual effects)	
RPROZ-04	<p>Maintain the predominant character and amenity of the Rural Production Zone, which includes:</p> <ol style="list-style-type: none"> 1. extensive areas of vegetation of varying types (for example, pasture for grazing, crops, forestry and indigenous vegetation and habitat) and the presence of natural features, historic heritage, Māori purpose activities, and large numbers of farmed animals; 2. low density built form with open space between buildings that are predominantly used for agricultural, pastoral and horticultural activities (for example, barns and sheds), low density rural living (for example, farm houses and worker's cottages) and community activities (for example, rural halls, domains and schools); 3. a range of noises, smells, light overspill and traffic, often on a cyclic and seasonable basis, generated from the production, manufacture, processing and transportation of raw materials derived from primary production; 4. interspersed existing energy activities and rural industry facilities associated with the use of the land for intensive indoor primary production, quarrying, and cleanfills; and 5. the presence of rural infrastructure, including rural roads, and the on-site disposal of waste, and a general lack of urban infrastructure, including street lighting, solid fences and footpaths. 	The proposed design of Lot 1 will maintain the predominant character and amenity of the Rural Production Zone – as a result of planting mitigation plan and proposed building and Lot design controls that are proposed.	Consistent
RPROZ-05	The Rural Production Zone is a functional, production and extraction orientated working environment where primary production and rural industry activities are able	The subdivision would be the second Lot taken from the parent title (47.7 Ha in area), which inherently results in	Consistent

	<p>to operate effectively and efficiently, while ensuring that:</p> <ol style="list-style-type: none"> 1. the adverse effects generated by primary production and rural industry activities are appropriately managed; and 2. primary production and rural industry activities are not limited, restricted or compromised by incompatible activities or reverse sensitivity effects. 	<p>primarily production continuing to be the predominant use.</p> <p>The proposed dwelling to be established on proposed Lot 1 will not result in any reverse sensitivity effects on existing production orientated activities.</p>	
RPROZ-P1	<p>Allow activities that are compatible with the role, function and predominant character of the Rural Production Zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ol style="list-style-type: none"> 1. agricultural, pastoral and horticultural activities; 2. residential activities (including residential visitor accommodation); 3. Māori purpose activities; and 4. rural produce retail. 	<p>Residential activities that are ancillary to rural activities are allowed in the zone. The future dwelling would be compatible with the role, function and predominant character of the rural production zone – subject to the recommended design controls and landscape mitigation in the LVIA.</p> <p>Each proposed Lot has paddocks that will be utilised for agricultural, pastoral and potentially horticultural activities.</p>	Consistent
RPROZ-P2	<p>Manage activities that are potentially compatible with the role, function and predominant character of the Rural Production Zone and ensure it is appropriate for such activities to establish in the Rural Production Zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. the activity is compatible with the character and the amenity of the rural area; 2. the activity will limit or constrain the establishment and operation of agricultural, pastoral and horticultural activities; 3. the activity will reduce the potential for versatile land to be used for productive purposes and in a sustainable manner; 4. adequate on-site infrastructure and services are available or can be provided to service the activity's needs; 5. adverse effects can be internalised within the activity's site; and 6. the activity will not result in conflict at zone interfaces. 	<p>The proposal is able to manage potential effects in a way that will ensure that the proposal is compatible with the role, function and predominant character of the zone.</p> <p>The LVIA confirms that the proposal is compatible and will result in <i>very low</i> visual effects.</p> <p>The proposed Lot will not limit or constrain any agricultural or horticultural activities.</p> <p>The application site does not have highly productive land.</p> <p>Adequate infrastructure will be provided (three waters and access).</p> <p>Potential adverse effects can be internalised within the site.</p> <p>The application site is not near any zone interface.</p>	Consistent

<p>RPROZ-P3</p>	<p>Avoid activities that are incompatible with role, function and predominant character of the Rural Production Zone and activities that will result in:</p> <ol style="list-style-type: none"> 1. reverse sensitivity effects or conflict with permitted activities in the zone; or 2. adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on: <ol style="list-style-type: none"> a. rural character and amenity values; b. the productive potential of highly productive soils and versatile rural land. <p>Incompatible activities include:</p> <ol style="list-style-type: none"> 1. residential activities (except papakāinga) and rural lifestyle living that are not ancillary to rural activities; 2. retirement villages; 3. visitor accommodation (excluding residential visitor accommodation); 4. supermarkets; 5. integrated retail activities; and 6. large format retail activities. 	<p>Proposed Lot 1 and 3 are of a size that grazing stock will be required to maintain the land.</p> <p>Residential use not ancillary to rural activities is listed as being incompatible in the Rural Production Zone. Whilst proposed Lots 1 and 2 are not particularly large, areas will be available for small scale grazing and horticultural crops.</p> <p>Reverse sensitivity effects and potential effects on rural character and amenity (through design controls recommended in the LVIA) will be achieved. As a result, the proposed dwelling is not incompatible with the role, function and predominant character.</p> <p>The application site does not contain highly productive soils as defined by the NPS-HPL.</p>	<p>On balance consistent</p>
<p>RPROZ-P4</p>	<p>Maintain the role, function and predominant character of the Rural Production Zone by controlling the effects of:</p> <ol style="list-style-type: none"> 1. building height, bulk and location; 2. setback from boundaries and boundary treatments; and 3. earthworks and subdivision. 	<p>Mitigation planting and design controls for the dwelling building platform have been developed which will ensure that the predominant character of the rural production zone is maintained.</p> <p>The subdivision represents a very low increase in residential density across the 47.7Ha parent title wider farming block.</p>	<p>Consistent</p>
<p>RPROZ-P5</p>	<p>Require the effects generated by activities to be of a type, scale and level that is appropriate in the Rural Production Zone and that will maintain rural character and amenity, including by:</p> <ol style="list-style-type: none"> 1. managing noise and light emissions to an acceptable level, particularly around sensitive activities; and 2. managing high traffic generation activities that compromise the safe and efficient use of the transport network. 	<p>Design controls will ensure that potential light emissions from the future dwelling will be managed. The proposed subdivision will not give rise to any unacceptable noises within this rural environment.</p> <p>The proposal does not feature any high traffic generating activities.</p>	<p>Consistent</p>
<p>RPROZ-P7</p>	<p>Require sensitive activities to be appropriately located and designed to avoid or mitigate reverse sensitivity effects, risks to</p>	<p>Proposed Lot 1 will have a dwelling building platform that is well separated from the</p>	<p>Consistent</p>

	<p>people, property and the environment, and conflict with activities permitted in the Rural Production Zone, including by:</p> <ol style="list-style-type: none"> 1. ensuring sufficient separation by distance or topography between sensitive activities and zone boundaries, transport networks, primary production, significant hazardous facilities and rural industry; 2. adopting appropriate design measures to minimise the impact of off-site effects of rural industry that cannot be internalised within the rural industry activity's site; and 3. utilising landscaping, screen planting or existing topography to minimise the visual impact of rural industry. 	<p>dwelling on the adjoining property at 335 Maude Road, and visually screened by intervening vegetation.</p>	
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Transport – PDP-AV Objectives and Policies

The proposal is consistent with the general and safety and efficiency objectives and policies of the PDP-AV. Whilst the proposed vehicle access point for proposed Lot 1 does not comply with the 160m sight visibility requirement, the operational speed on Maude Road is the main mitigating factor that will ensure that vehicles can only reasonably travel past the application site at around 50-60km/hr.

A new Type G vehicle access point will be established, which will be constructed as per NZS:4404 standards. The proposal will not compromise or constrain the safe and efficient use and operation of the road transportation network, given that the proposed Lot will result in a low volume of traffic.

Earthworks – PDP-AV Objectives and Policies

The earthworks design plans provided by Pat Sole Surveyor (in Appendix B of this addendum), has been reviewed by OneElevenSix Engineers who confirms that the earthworks design will not result in instability, and will not create new or exacerbate natural hazards onsite. Sediment and erosion controls will be established prior to earthworks commencing.

Whilst the maximum cut/fill height and the maximum volume standards will be exceeded, the earthworks design is sympathetic to natural landform and will partly utilise an existing farm track, before sidling up to the building platform area (maintaining the prominent ridgeline on proposed Lot 1). The LVIA has assessed the proposed earthworks and considers that the visual effect in this rural landscape is *very low*.

The applicant has consulted with Tāngata Whenua who have confirmed they do not oppose the proposal subject to sediment and erosion control measures being in place prior to earthworks commencing. The proposal is consistent with all earthworks objectives and policies (excluding assessment of cultural effects which is yet to be finalised).

APPENDIX G *Engineering Geotechnical Report*

APPENDIX H *Consultation with Tāngata Whenua*