



Clutha District Council

Date Lodged:
Date Paid:
Rct No:
VZ No:

Form 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To the Chief Executive, Clutha District Council, PO Box 25, Balclutha 9240

1. Name: Peter Barnes
 Address: 40 - Sweep Consultancy Limited
 Email: C/O - emma@sweepconsultancy.co.nz
 Phone: _____ Mobile: 0274822214
 Contact Person: Emma Peters, Consultant, Sweep Consultancy Ltd
(name and designation, if applicable)
 Address for service of applicant: P.O. Box 5724
Dunedin 9054

2. The location of the proposed activity is as follows:
 Street: 2 Akatore Road Town (Community): Taiari Mouth
 Legal Description: Lot 1 OP 308807 (RT 44581)
 Owner / Occupier (other than the applicant): _____

3. A description of the activity and why consent is needed:
Please see attached AEE.

4. Consent(s) applied for:
 You may apply for 2 or more resource consents that are needed for the same activity on this form.

<input checked="" type="checkbox"/> Land use consent	<input checked="" type="checkbox"/> Subdivision consent
<input type="checkbox"/> Change/cancellation of consent or consent notice conditions	<input type="checkbox"/> Existing use certificate
<input type="checkbox"/> Certificate of compliance	<input type="checkbox"/> Extension of lapse period of existing consent (time extension)

5. Are additional resource consents needed for the proposed activity?
 (a) Is consent required under a National Environmental Standard (NES)?
 Yes No

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information about the NES is available at: www.mfe.govt.nz/laws/standards/contaminants-in-soil/

Please conduct search of Council Property records

- This application does not involve subdivision (excluding production land), change of land use or removal of (or part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume of earthworks not exceeding 25m³ per 500m²).
- I have found no record suggesting an activity on the Hazardous Activities and Industries List (HAIL) has taken place on the piece of land which is subject to the application. The List can be found at: <http://www.mfe.govt.nz/land/risks-contaminated-land/my-land-contaminated/hazardous-activities-and-industries-list-hail>
- An activity listed on the HAIL is likely to have taken place on the land which is subject to the application and I have addressed the NES requirements in the Assessment of Effects.
- I have included a Preliminary (or Detailed) Site Investigation undertaken by a Suitably Qualified and Experienced Practitioner.

(b) Is consent required from the Otago Regional Council, such as a discharge consent?

Yes No


6. Information required to be submitted (please attach to this form):

- Computer Freehold Register (Certificate of Title) for the property, including any consent notice and covenants listed on the title.
See: <https://apps.linz.govt.nz/survey-titles/order-copy/>
- A plan or map showing the locality of the site, relevant features & buildings.
Our website contains aerial images/maps: <http://103.14.216.134/SpliceMaps/map.html>
- A site plan at a convenient scale (e.g. 1:1000)
- Written approval of every person who may be adversely affected by your proposed activity in a minor or more than minor way.
- An Assessment of Effects (AEE)
An AEE explains the likely consequences on the environment of your proposal and helps to determine who may be adversely affected by it.
See the Assessment of Effects Guide to assist with this:
<http://www.cluthadc.govt.nz/Web%20Pages/Regulatory%20Services/Regulatory%20Services%20Publications/Resource%20Consent/AEE%20-%20General.pdf>

We can accept documents electronically – please ensure they are scanned at a minimum resolution of 300 dpi and in colour if relevant. Each document should be no greater than 10Mb in size.

7. Application deposit fee (note that an additional charge may also be payable).
Fees are set annually and can be found at:
<http://www.cluthadc.govt.nz/Web%20Pages/Plans%20and%20Publications/Annual%20Plans/AnnualPlan201415/FeesCharges1415.pdf>

8. I hereby apply for the resource consent(s) for the proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or person authorised to sign on behalf of applicant): 

Full name: Emma Peters, Consultant

Company: Sweep Consultancy Ltd Date: 22/4/24

Assessment of Environmental Effects



2 AKATORE ROAD, TAIERI BEACH

22 April 2024

Prepared by Emma Peters
Sweep Consultancy Limited
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5b:	Analysis of Proposed Activity against District Plan Rural Resource Area Policy Framework.
5c:	Analysis of Proposed Activity against Regional Policy Statement.

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22 April 2024

Edita Babos
Manager Planning and Regulatory
Clutha District Council
P.O. Box 25
Rosebank Terrace Balclutha 9240

Sent via email to: Edita.Babos@cluthadc.govt.nz
cc: planning@cluthadc.govt.nz

Hi,

SUBDIVISION CONSENT & LAND USE CONSENT – 2 AKATORE ROAD, TAIERI BEACH

SITE & LOCATION

1. Our client, Peter Barnes, is a trustee of a trust owning a property consisting of two records of title located at 2 Akatore Road, Taieri Beach, the location of which is shown below in Figure 1.

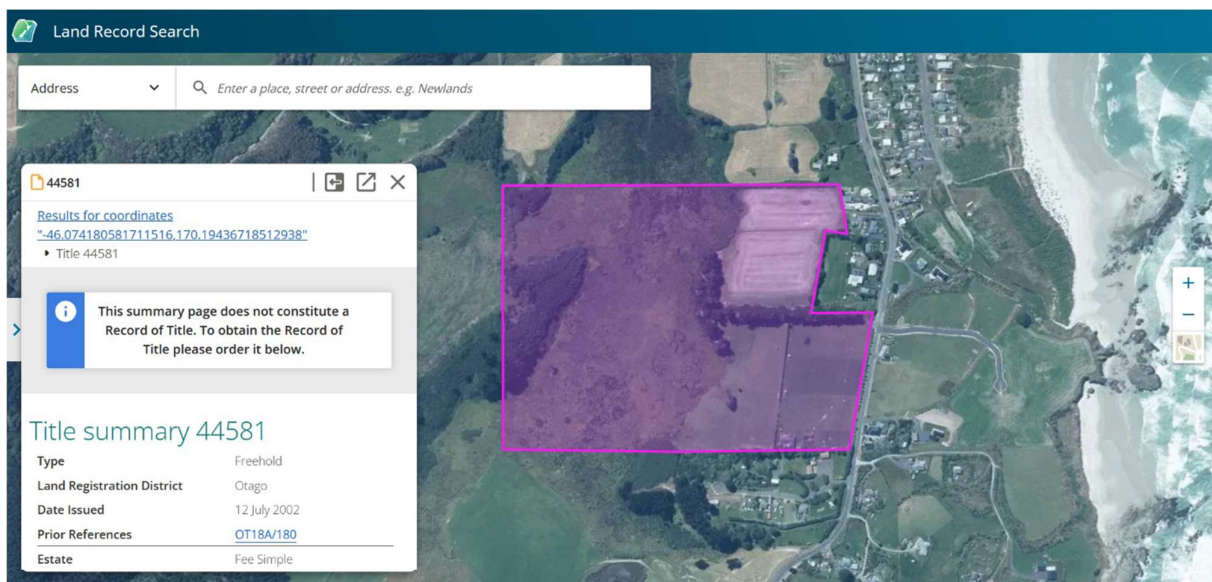


Figure 1: Location of 2 Akatore Road, Taieri Beach.

2. However, the record of title relevant to this application is 44581¹ containing approximately 27.5 hectares of land legally described as Lot 1 Deposited Plan 308807 (**site**). There is only one instrument on the title for the site. The instrument identifier is 7187621.1 and is a certificate pursuant to Section 75(2) of the Building Act 2004². As a condition of granting building consent, Clutha District Council (**Council**) registered instrument 7187621.1 on the title requiring that his instrument requires that Lot

¹Copy of the record of title is appended at Appendix 1a.

²Copy of the title instrument is appended at Appendix 1b.

1 DP 308807 (RT 44581) shall not be transferred or leased except in conjunction with Lot 1 DP 27180 HQ Otago Coast Lot 1 DP 27845 (RT 19B/607). Instrument 7187621.1 is required because the existing dwelling on the site is built across the boundary of the site and the adjoining title (19B/607) held in the same ownership.

3. The site also contains outbuildings associated with the existing dwelling, all of which are situated in the south-eastern corner of the site. The site borders Taieri Beach School and residences forming part of the Urban Resource Area of Taieri Mouth. Approximately two-thirds of the site comprises swamp land associated with the Akatore Creek.

ZONING

4. Pursuant to the *Clutha District Council District Plan 1998 (district plan)*, the site is zoned *Rural Resource Area* and has an active geologic fault, being the Akatore Fault, running through the site as shown by the straight black line bisecting part of the site in Figure 2 below. There are no other planning features pertaining to the site. Both Moturata Road and Akatore Road are listed as 'collector roads' in the roading hierarchy in Schedule 6.9 district plan.



Figure 2: Zoning of the Site Pursuant to the District Plan – Approximate Boundaries Shown in Blue.

NPS-HPL

5. The *National Policy Statement for Highly Productive Land* is not applicable to this site as, according to the *Manaaki Whenua Landcare Research Our Environment Mapping Database*³ the site contains LUC class 4 and 7 land as shown in Figure 3 below.

³See: https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/lri_luc_main

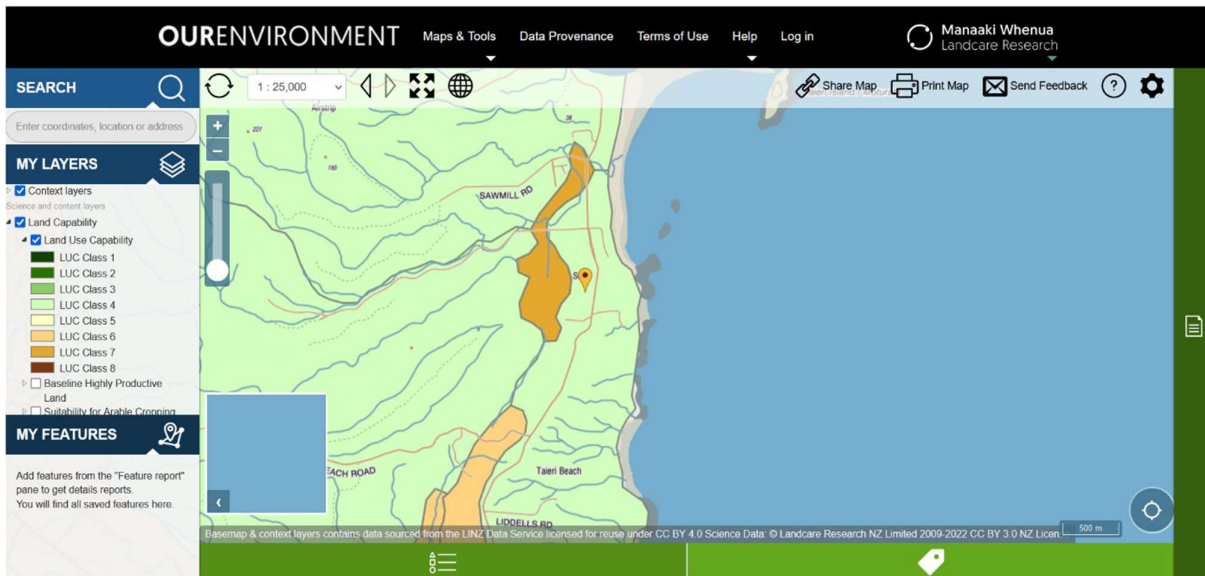


Figure 3: LUC Classification of Site.

PROPOSED ACTIVITY AND ACTIVITY STATUS

6. Peter makes application for:
 - Subdivision consent to create four residential sized allotments at the northern end of the site. A subdivision scheme plan is appended at Appendix 2. The proposed subdivision is a **restricted discretionary** activity pursuant to Rule SUB.1(e) as the subdivision activity meets all relevant subdivision performance standards⁴.
 - Land use consent as a **discretionary activity**⁵ due to the contravention of the performance standard requiring dwellings in the Rural Resource Area to be located 200m from any existing or proposed dwelling or to an Urban Resource Area⁶.
7. No application is made in relation to title instrument 7187621.1 because this will remain in effect for the balance of record of title 44581.
8. Dwellings on Lots 2 – 5 will be self-serviced with respect to potable water, stormwater and wastewater. Potable water supply will be achieved via collection of stormwater from roof surfaces to storage in tank(s); whilst wastewater treated to, at minimum, secondary level will be dispersed to a designed field. Stormwater will go to sump and/or swale as appropriate in the drainage requirements that must be met for building consent. On each of Lots 2 – 5, at the time of construction of the residential dwelling for each lot, a static firefighting reserve shall be installed that meets the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (or

⁴See Appendix 3 for an analysis of relevant subdivision performance standards.

⁵See Rule RRA.3(IV)(a).

⁶See Rule RRA.3(I)(a)2.

subsequent amendments) including access to tanks.

9. As part of the land use consent for residential activity, Peter proffers the following as mitigation:
 - (a) All buildings shall be single story and a maximum of 6m height above existing ground level.
 - (b) All buildings are to be finished in either naturally weathered timber or locally appropriate stone, or in colours that have low levels of contrast with the colours of its rural landscape setting. Painted surfaces will have light reflectivity ratings of no more than 25%.
 - (c) All services are to be located below ground.
 - (d) Water tanks will be sited, and / or buried and / or screened (by planting), and coloured to match the building colours, to have minimal visual impact from beyond the property.

NATIONAL ENVIRONMENTAL STANDARDS

10. *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)* provides a nationally consistent set of planning controls and soil contaminant values to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed – and, if necessary, the land is remediated, or the contaminants contained to make the land safe for human use. The application seeks a change in land use from rural to residential use and, therefore, the NES-CS applies to the site.
11. Peter's parents have owned the site since February 2002. Peter informs that to the best of his and his parents' knowledge no hazardous activities have been undertaken within that part of the site which will comprise Lots 2 – 5 once subdivision completes. The balance of the site will continue to be used as it currently is for pastoral grazing purposes excepting the swamp.
12. Peter requests that Council undertake a search of property records it holds for the site to ascertain whether it has record of any HAIL activities being undertaken on the site.

NOTIFICATION

13. The applicant requests limited notification of their application to the owners of the following properties: 190, 192, 196, 200 and 208 Moturata Road. The residential units on 190, 192, 196 and 200 are within 200m of the proposed lots. 208 contains the Taieri School.

PERMITTED BASELINE

14. An important consideration for the assessment of effects is the application of what is commonly referred to as the permitted baseline assessment. The purpose of the permitted baseline assessment is to identify the non-fanciful effects of permitted activities and those effects authorised by resource

consent to quantify the degree of effect of the proposed activity. Effects within the permitted baseline can be disregarded in the effects assessment of the activity.

15. There are no permitted subdivision activities relevant to this site. Additional residential activity is permitted on the site if it complies with the 200m requirement between such proposed residential activity and the existing residential activity and the Urban Resource Area.

ASSESSMENT OF EFFECTS

Subdivision Activity

16. Rule SUB.1(e) states: *“Subdivision in the...Rural Resource Areas...that complies with the standards set out in Rule SUB.4 are restricted discretionary activities. Council shall restrict the exercise of its discretion to those matters set out in subsection (f) below.”* Each of the matters set out in subsection (f) is dealt with in turn below⁷.

A. *The Effects of Subdivision Design*

17. *“1. The ability of the subdivisions design to: Facilitate convenient, safe and easy access by both people and vehicles, to a public road. Facilitate and provide for convenient and easy public access to the coast, any river, stream or lake, or any public reserve. Facilitate the provision and operation of essential services. Facilitate access to passive solar energy sources. Relate to adjoining development. Connect to appropriate network utility services particularly sewerage, water, stormwater, electricity and telephone reticulation. To facilitate any foreseeable subsequent re-subdivision or redevelopment having regard to: (i) the provision of road access; and (ii) the economic provision of network utility services securing an appropriate and coordinated ultimate pattern of development. Conditions may be imposed that require the design of the subdivision to address these issues.”*

Comment: The subdivision design provides for convenient, safe and easy access to Moturata Road by way of a shared access involving easements A (Lot 6 – access lot), B and C. There is no requirement for any public access for the proposed subdivision. The legal and formed width of the shared access will be sufficient for emergency services to access the subdivision site if required once built. Proposed Lots 2 – 5 on which residential activity will subsequently be established have good orientation to make use of solar gain in the design of future dwellings if so desired. Electricity and telecommunication services will be provided to the boundaries of Lots 2 – 5. These services are currently available within the road reserve of Moturata Road. Lots 2 – 5 will be self-serviced with respect to potable water supply, stormwater and wastewater. Currently, no re-subdivision is foreseeable.

Any adverse effects arising from subdivision design are **negligible**.

⁷Assessment matter G. *Electricity Transmission Line Corridor* is not relevant to the proposed subdivision activity.

18. *"2. The subdivisions effect on natural and significant features including: Registered historic places. Archaeological sites and waahi tapu. Significant trees and significant stands of indigenous vegetation. The habitats of indigenous fauna and valued non-indigenous fauna. Waterways, lakes, wetlands and their margins. Ridgelines and hills contributing to the character of the rural and urban areas. Areas of outstanding landscape character. Outstanding natural features. The efficient functioning of natural drainage systems. Conditions may be imposed that require the design of the subdivision to protect these features."*

Comment: District plan maps do not show proposed Lots 2 – 6 containing any registered historic places, archaeological sites or waahi tapu. There are no natural, significant or outstanding features, significant trees, indigenous vegetation or habitats of fauna in the area of proposed Lots 2 – 6. The western boundary of proposed Lots 3 and 4 are situated approximately 90 – 105m from the wetland further to the west. Proposed Lots 2 – 6 are situated on relatively gentle contour and adjacent / near the urban edge.

Any adverse effects arising from subdivision on effect on natural and significant features are assessed as being **in the range negligible to less than minor**.

B. The Effects of Natural Hazards

19. *"1. The effects of natural hazard on the site, and the subdivisions potential in causing natural hazard events to adjoining land. 2. The extent of earthworks necessary. 3. In exercising its discretion in relation to this issue Council may: (i) Require the submission of a report from a person experienced in soils engineering (and more particularly land slope and foundation stability) as to the suitability of the land for its intended purpose, in particular, where it is intended to accommodate buildings which are to be occupied by people. (ii) Impose conditions that require the provision of remedial or protective measures (including essential services, works and reserves) or that avoids or restricts development on those areas of land subject to constraints."*

Comment: The only potential natural hazard pertaining to proposed Lots 2 – 6 is liquefaction on the Otago Natural Hazards Portal. However, the liquefaction potential is Domain A which as a risk of low to none. The relatively gentle contour of the land means that no significant earthworks will be required for development.

Any adverse effects arising from subdivision with respect to natural hazards are assessed as being **in the range negligible to less than minor**.

C. Natural Values

20. *"The effects the subdivision may have on the following areas: (i) the margins of wetlands, lakes and rivers or any area that may impact on wetlands, lakes and rivers. (ii) areas considered to be outstanding natural features and/or landscapes (see Table 13.3A and B). (iii) areas of significant indigenous vegetation and significant habitats of indigenous fauna. (iv) areas of high visual amenity."*

In exercising its discretion in relation to this issue Council may impose conditions that: preserves the visual amenity created by the backdrop of indigenous vegetation; recognise the visual significance of any protected land in the locality; protects the open character of the rural environment; protects the natural character of the margins of rivers, lakes and wetlands; recognises the intrusion that structures can create in the landscape; protects the intrinsic values of these areas.”

Comment: The only applicable part of this assessment matter is (i) margins of wetlands. There is approximately 90 – 105m between the western boundary of Lots 3 and 4 and the wetland further to the west. The proposed subdivision will have **no effect** on the margins of the wetland as it will continue to be held in Lot 1.

D. Provision of Network Utility Services

21. *“...4 Roading: ...Where a subdivision of land within any part of the District results in additional allotments and the subdivision fronts an existing road then: Where the road is unformed or is only a road reserve, or is existing but is not of adequate standard then the road shall be constructed as part of the subdivision by the subdivider. Where road widening or a segregation strip is required as a consequence of the subdivision then such land shall vest as part of the subdivision.”*

Comment: Proposed Lots 2 – 5 will gain access from Moturata Road via a shared access. Other than formation of a complying vehicle crossing **no upgrades are required in relation to Moturata Road** because of the subdivision.

22. *“5 Telecommunications and Electricity: Telecommunications, electricity reticulation and street lighting shall be provided at the time of land subdivision and shall be in accordance with the requirements of the relevant supply authority and with the NZS 4404 1981 Urban Land Subdivision unless Council determines otherwise in any particular case. Electricity and Telecommunication reticulation shall generally be installed in a manner which minimises potential hazards, and shall be provided underground and within road berms.”*

Comment: Telecommunications and electricity services will be provided underground to the boundaries of proposed Lots 2 – 5. These services are currently available in the road reserve. **No adverse effects** will arise from the proposed subdivision in relation to this assessment matter.

23. *“6. Engineering Aspects: Where any subdivision or development involves any engineering aspect, certified design plans from a suitably qualified person shall be submitted with any application.”*

Comment: No certified design plans are required in relation to this subdivision at the time of application for resource consent.

E. Financial and Reserve Requirements

24. *“Council shall, where considered appropriate, impose conditions requiring financial and reserve contributions in accordance with the provisions of Section 3.8 Financial and Reserve Requirements.”*

Comment: The applicant accepts that Council can charge a financial and reserve contribution in accordance with district plan rules provided that the circumstances giving rise such a contribution apply in this case.

F. Public Interest

25. *“The effect the subdivision has on the general public particularly in respect of: Expenditure of ratepayers money, either as part of supplying services to the subdivision or as on-going maintenance of services supplied to the subdivision that has no benefit to the general ratepayer of the District. Any restriction of public access rights to and/or along the coast, lakes and rivers, and other recreational, historical, or culturally important sites or resources.”*

Comment: There are no public access rights pertaining to the site that will be restricted by the proposed subdivision. The proposed lots on which residential activity is to be established will be self-serviced with respect to potable water, stormwater and wastewater. The consent holder will pay for the extension of the reticulated electricity and telecommunications services to the proposed lots on which residential activity is to be established; likewise, the consent holder will pay for the formation of access to those lots. As such, there will be no expenditure of ratepayers' money in relation to the subdivision.

Any adverse effects arising from the subdivision with respect to public interest will be **negligible**.

Summary:

26. Any adverse effects arising from the subdivision are assessed as being in the **range negligible to less than minor**.

Land Use

27. Rule RRA.3(IV)(a) states: *“Any residential activity which does not conform with the relevant performance standards, of (I) to (III) above is a discretionary activity. Assessment Criteria – Not part of this rule: In assessing any application under this rule Council in addition to those matters set out in Section 104 of the Act will also consider the following: density of dwellings in the locality, the effect on soil and water quality, the effect on indigenous flora and fauna, the effect on the roading network, the visual impact of the development, the effect on public services.”* Each of these is dealt with in turn below.

Density of Dwellings in the Locality and the Visual Impact of the Development

28. Proposed Lots 2 – 5 sit adjacent / near the Urban Resource Area of Taieri Mouth. Many of the property sizes in Taieri Mouth are between 800m² and 1,600m².

Proposed Lots 2 – 5 cannot be seen when travelling south on Moturata Road due to rising landform to the west and intervening buildings and vegetation. There is a brief opportunity for views from Moturata Road down the 'access leg' – however, again views of any eventual residences will be very limited due to the intervening buildings and vegetation – see Figure 4a below.



Figure 4a: View from Moturata Road down Access Leg to Proposed Lots 2 – 5.⁸

When travelling north along Akatore Road, there are no views to proposed Lots 2 – 5 from just before the 70km speed limit sign due to intervening vegetation including large macrocarpas – see Figure 4b below.



Figure 4b: View from Akatore Road north to Proposed Lots 2 – 5.⁹

Vegetation and buildings continue to intervene in the view to proposed Lots 2 – 5 when travelling north on

⁸Source: Google Maps Street View.

⁹Source: Google Maps Street View.

Akatore Road and then Moturata Road – see Figures 4c and 4d below.



Figure 4c: View from Moturata Road north to Proposed Lots 2 – 5.¹⁰



Figure 4c: View from Moturata Road north to Proposed Lots 2 – 5.¹¹

There will be some limited views from the school grounds to Proposed Lots 2 – 5. However, these views will include boundary planting and school buildings dependent on where being viewed from within the school grounds. Figure 4d below shows the extent of planting around the school boundary.

The mitigation measures included for the dwellings (single story, height limit, exterior materials, colours, screening of tanks) will mean that the visual impact of dwellings on Proposed Lots 2 – 5 will be less than minor when seen from the school grounds.

¹⁰Source: Google Maps Street View.

¹¹Source: Google Maps Street View.



Figure 4d: Extent of Planting on School Boundary.¹²

Proposed Lots 2 – 5, at 1,600m² are in keeping with the density of dwellings in the immediate locale and, when seen from limited public viewpoints, will appear part of the Urban Resource Area.

Any adverse effects arising from the residential activity with respect to density of dwellings in the locality and the visual impact of the development will be **in the range negligible to less than minor**.

Effect on Soil and Water Quality

29. The site does not involve any highly productive land. There is sufficient separation distance from the proposed residential activity and the margin of the wetland further to the west. Wastewater will be treated to a, at minimum, secondary level with the location and design of the dispersal field being prepared by a suitably qualified person as part of the building consent process. There is sufficient space within each lot for stormwater overflow from tanks to be put to sump and/or swale as part of the drainage design for building consent.

Any adverse effects arising from the residential activity with respect to soil and water quality will be **in the range negligible to less than minor**.

Effect on Indigenous Flora and Fauna

30. Proposed Lots 2 – 6 do not contain any indigenous flora or habitat for indigenous fauna. As such,

¹²Source: Google Earth.

there will be **no adverse effect** with respect to this assessment matter.

Effect on the Rooding Network and on Public Services

31. Proposed Lots 2 – 5 are accessed from Moturata Road which is listed as a collector road in Schedule 6.9 of the district plan and as such is considered to have sufficient capacity for the daily traffic movements associated with residential activity on each of proposed Lots 2 – 5.
32. The dwellings on proposed Lots 2 – 5 will be self-serviced with respect to three waters. The subdivider will install electricity and telecommunication services to the boundaries of proposed Lots 2 – 5 as part of subdivisional works prior to title. As such, there will be **no adverse effects** with respect to this assessment matter.

ASSESSMENT OF OBJECTIVES & POLICIES

District Plan¹³

Subdivision Activity

33. An analysis of the subdivision policy framework relevant to the proposed activity is undertaken at Appendix 5a. That analysis shows that the proposed subdivision activity is **consistent** with the relevant policy framework.

Residential Activity

34. An analysis of the rural resource area policy framework relevant to the proposed activity is undertaken at Appendix 5b. That analysis shows that the proposed residential activity is **consistent** with the relevant policy framework.

Regional Policy Statement¹⁴

35. The Otago Regional Policy Statement 2019 (**ORPS**) became fully operative on 4 March 2024. An analysis of relevant objectives and policies is undertaken at Appendix 5c. That analysis shows that the proposed activity is **in the range inconsistent to consistent** with the relevant policy framework.

CONCLUSION

36. The applicant is applying to subdivide a site to provide four residential sized allotments as well as an access allotment. The bulk of the land within the site is to be retained in Lot 1 and will continue to be used for pastoral grazing activities. The applicant has requested limited notification to adjoining landowners as listed in paragraph 13.

¹³Section 104(1)(b)(vi) of the Resource Management Act 1991.

¹⁴Section 104(1)(b)(v) of the Resource Management Act 1991.

37. The application includes various mitigation measures as detailed in paragraph 9. The effects of both the subdivision and residential activity have been assessed as less than minor.
38. The proposed activity is consistent with the policy framework of the district plan. However, the district plan was prepared prior to ORPS and is not specifically focussed on rural productivity. It is acknowledged that proposed Lots 2 – 6 will be used for residential activity and will, therefore, be 'lost' to rural productivity which is inconsistent with some of the ORPS policy framework. However, the land being 'lost' is of low rural productive value (LUC class 4 land, isolated rural property) with the bulk of the pre-subdivision land being retained for its continued use for pastoral grazing activities. So, although there is some tension and inconsistency in relation to some relevant ORPS objectives and policies associated with rural productivity, it is not to the point where the proposed activity is directly opposed to the ORPS policy framework.

Please make contact if you wish to discuss this matter further or require any further information.

Yours sincerely,



Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin 9054 Phone 0274822214
www.sweepconsultancy.co.nz

Appendix 1a: Copy of Record of Title: 44581.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier 44581
Land Registration District Otago
Date Issued 12 July 2002

Prior References
OT18A/180

Estate Fee Simple
Area 27.5454 hectares more or less
Legal Description Lot 1 Deposited Plan 308807

Registered Owners
Peter James Barnes, Janine Maree Pheloung, Albert Alloo & Sons Trustee Company Limited and Polson Higgs Nominees Limited

Interests

7187621.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS OT19B/607) - 12.1.2007 at 9:00 am

Appendix 1b: Title Instrument 7187621.1.

District Land Registrar
Department of Justice
Private Bag
DUNEDIN



CERTIFICATE PURSUANT TO SECTION 75(2) BUILDING ACT 2004

The Clutha District Council hereby certifies pursuant to Section 75(2) of the Building Act 2004, that as a condition of the grant of a building consent to construct a building over allotments held by the owner in fee simple, the Council requires that the allotment set out in the First Schedule shall not be transferred or leased except in conjunction with the allotment specified in the Second Schedule.

FIRST SCHEDULE

Lot 1 DP 308807 (CT ⁴⁴⁵⁸¹~~44584~~)

SECOND SCHEDULE

Lot 1 DP 27180 HQ Otago Coast Lot 1 DP 27845 (CT 19B/607)

Signed by the Clutha District Council

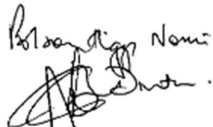
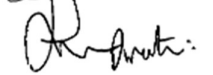


Charles Hakkaart
Chief Executive
Date:

Signed by the registered proprietor(s)



Ford J Barnes Trust


Blomington Nominees Ltd


Dealings / SUD Number.
(LINZ Use only)

FOR DEPOSIT ONLY
22/12/2006 11:10 000000#178 0001
CHEQUE \$20.00

HEREWITH
Survey Plan (#)
Title Plan (#)
Traverse Sheets (#)
Field Notes (#)
Calc Sheets (#)
Survey Report

Landonline User ID:
LOGGING FIRM: CLUTHA DISTRICT COUNCIL
Address: P O BOX 25
BALCLUTHA

Uplifting Box Number:
ASSOCIATED FIRM:

Plan Number Pre-allocated or
to be Deposited

Received Dealing Number

CERTIFICATE UNDER SECTION 75 BUILDING ACT 2004

Priority Order	CT Ref	Name of Parties	Type of Instrument	DECLARATION OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ (GST INCLUSIVE)
1	44581	J F BARNES AND OTHERS	C77	20.00							\$20.00
2	108467	J F BARNES AND OTHERS	C77								
3											
4											
5											
6											
										Subtotal (for this page)	\$20.00
										Total for this dealing	\$20.00
										Less Fees paid on Dealing #	
										Cash/Cheque enclosed for	\$20.00

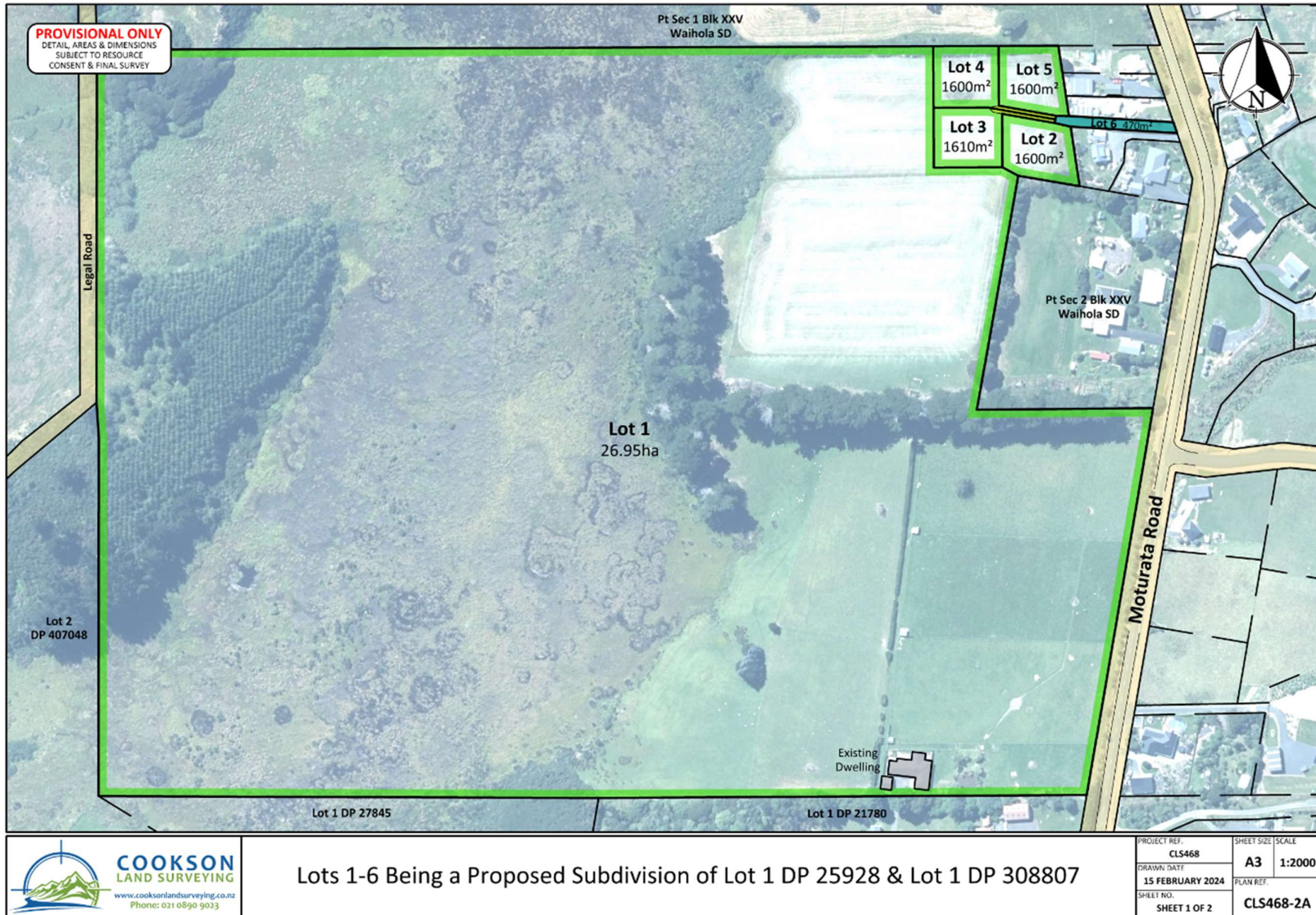
Amalgamate (LINZ Use Only)

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice
GST Registered Number 17-022-885
LINZ Form P005

Original Signatures *[Signature]*

Appendix 2: Subdivision Scheme Plan.



Lots 1-6 Being a Proposed Subdivision of Lot 1 DP 25928 & Lot 1 DP 308807



PROJECT REF: CLS468	SHEET SIZE: A3	SCALE: 1:2000
DRAWN DATE: 15 FEBRUARY 2024	PLAN REF:	
SHEET NO. SHEET 1 OF 2	CLS468-2A	

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO RESOURCE
 CONSENT & FINAL SURVEY



Pt Sec 1 Blk XXV
 Waihola SD



Proposed Amalgamation Condition:
"That Lot 6 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 2-4 hereon as tenants in common in the said shares, and that individual records of title be issued in accordance therewith."

Title Reference : 44581 & OT18A/178
 Total Area : 27.5454ha & 421m²
 Registered Owners : Albert Alloo & Sons Trustee Company Limited
 P J Barnes, J M Pheloung, Polson Higgs
 Nominees Limited
 Property Address : 2 Akatore Road, Taieri Beach

Pt Sec 2 Blk XXV
 Waihola SD

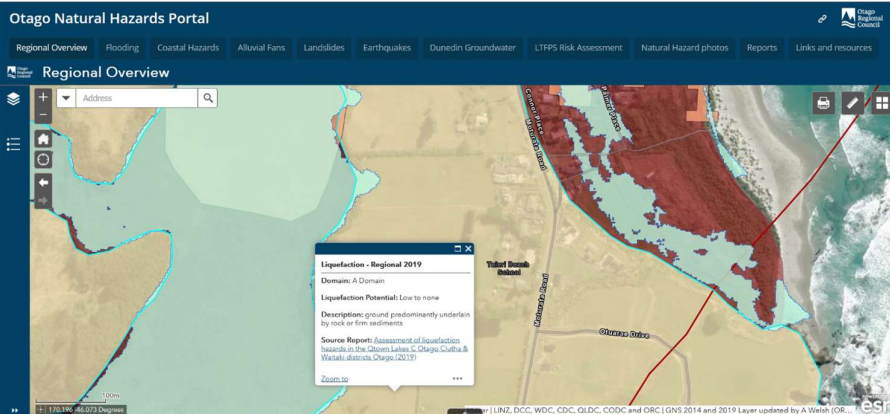
Proposed Easements			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
Right of Way	(A)	Lot 6 Hereon	Lot 2-5 Hereon
	(B)	Lot 3 Hereon	Lot 4 Hereon
	(C)	Lot 4 Hereon	Lot 3 Hereon



Lots 1-6 Being a Proposed Subdivision of Lot 1 DP 25928 & Lot 1 DP 308807

PROJECT REF. CLS468	SHEET SIZE A3	SCALE 1:500
DRAWN DATE 15 FEBRUARY 2024	PLAN REF.	
SHEET NO. SHEET 2 OF 2	CLS468-2A	

Appendix 3: Analysis of Proposed Subdivision Activity against Relevant Performance Standards in Rule SUB.4.

A. LAND SUITABILITY STANDARD	
Performance Standard	Analysis
<p>1. Unless not relevant to its likely development or use, the land to be subdivided must provide a sufficient area of land capable of accommodating any foreseeable building and associated development which</p> <p>Is above the 50 year flood level (2% probability flood level) or any flood level identified on the District Planning Maps.</p> <p>Complies with Rule NHZ.3.</p> <p>Does not contain uncontrolled fill, peat soils or other unconsolidated material.</p> <p>Is not closer than 20m to any stream or river of 3 metres in width or greater, any wetland or lake identified in Table 13.5, any other wetland or lake 2 hectares or greater in area, any waterbody within those water supply catchments identified on the Planning Maps, any waterbody identified in Schedule 6.6.</p> <p>In any Urban, Transitional or Rural Settlement Resource Area or within 50 metres of the bank of any such defined water body in any Rural or Coastal Resource Area.</p> <p>Does not involve significant earthworks or where earthworks cannot be avoided, the characteristics of the site allows for the mitigation of any effects associated with those earthworks.</p>	<p>The subdivision complies with these performance standards.</p> <p>The Otago Regional Council Natural Hazards Portal shows that the only potential natural hazard applicable to proposed Lots 2 – 6 is liquefaction. However, the site falls within Domain A which has a liquefaction potential of low to none. Figure 5 below shows the results from the Otago Natural Hazards Portal for the site.</p>  <p>Figure 5: Results from Otago Natural Hazards Portal.</p> <p>There are two other natural hazards in the vicinity of the site. These are: (a) storm surge (see light blue shaded area in Figure 5 above); and (b) Akatore Fault (red line in Figure 4 above). The proposed lots are situated sufficient distance from these two natural hazards.</p> <p>The western boundaries of proposed Lots 3 and 4 are situated more than 50m from the wetland in the area shaded light blue in Figure 5 above.</p> <p>The proposed subdivision will not involve significant earthworks as the site is of relatively gentle contour.</p> <p>Proposed subdivision activity complies with this performance standard.</p>
<p>2. Where the subdivision involves the creation of allotments for separate parts of a building, or involves a building adjoining an allotment boundary, the structural integrity and fire safety of that building shall comply with the Building Act 1991.</p>	<p>Not applicable.</p>

<p>3. Drainage Systems:</p> <p>Where significant drainage systems are located within the land to be subdivided, or the site is located within the area provided for by the “Milton 2060 strategy: A Flood Risk Management Strategy for Milton and the Tokomairiro Plain”), a structure plan shall be prepared that sets out the measures to be put in place that ensure the efficiency of the drainage system and its associated overland flow paths are not compromised by the subdivision design and any subsequent development....</p>	<p>Not applicable.</p> <p>The part of the site containing the wetland will be retained with the balance of the site in Lot 1.</p>
<p>B. MINIMUM FRONTAGE AND PROVISION OF VEHICULAR ACCESS</p>	
<p>Performance Standard</p>	<p>Analysis</p>
<p>1. The minimum frontage for any allotment of any subdivision shall be 3.5 metres (except as provided by Section 321 of the Local Government Act 1974). This dimension may be encumbered or subject to right of way or registrable interest PROVIDED THAT for multiple access, physical access shall be provided for as shown in (5) below.</p>	<p>The access lot, Lot 6, has a frontage of 7m.</p> <p>Proposed subdivision activity complies with this performance standard.</p>
<p>2. Where any subdivision involves the division of any land and buildings into separate allotments for the individual occupancies to be held under freehold title, cross lease, company lease or unit titles then the size, shape and arrangement of such allotments shall make provision for access thereto in a manner that: Ensures the convenience of the occupants. Facilitates service deliveries. Avoids nuisances to neighbours. Maintains public amenities. Protects the environment. Ensures suitable access by the public in respect of any commercial premises. Avoids traffic conflict on roads and railways. Avoids hazards to neighbours and the surrounding area. Facilitates disabled access. Facilitates on-site manoeuvring.</p>	<p>Proposed Lots 2 – 6 are of a sufficient size and shape to ensure that access to and within the lots provides for each of the listed factors relevant to this site.</p> <p>Proposed subdivision activity complies with this performance standard.</p>
<p>3. All weather vehicular access shall be provided to any subdivision of land or to each allotment of any subdivision either directly from a street or over an individual or shared access to a standard adequate to:</p> <p>Accommodate a 90-percentile car in the case of land intended to be used for residential purposes...</p> <p>The requirements for these vehicles is set out in Figure 6.</p>	<p>Lot 6 provides a shared access servicing Lots 2 – 5. Lot 6 will have an all-weather surface and will be sealed from the road formation to, at minimum, 5m within the boundary of Lot 6. The shared access accommodates a 90-percentile car.</p> <p>Proposed subdivision activity complies with this performance standard.</p>
<p>4. The location and design of all points of access from a legal road within the District shall comply with the requirements set out under Section 3.3.5 Rule TRAN.4.</p> <p>Rule TRAN.4 (Access Standards from a Public Road) requires:</p> <p>(I) CONSTRUCTION AND MAINTENANCE: All vehicular access from a public road shall be designed, constructed and maintained to ensure that: they are able to be used in all weather conditions, they have no adverse impact upon road drainage systems,</p>	<p>Lot 6, being the access to the proposed residential Lots 2 – 5, once formed will comply with Rule TRAN.4.</p> <p>Proposed subdivision activity complies with this performance standard.</p>

stormwater and detritus (including gravel and silt) do not migrate on to the road, intersect with the property boundary within 15 degrees of a right angle.

(II) SIGHT DISTANCES: Clear visibility along the road in both directions from the vehicular access shall comply with the following Table: ... Local Road 50km/hr speed limit...required sight distance of 40m.

...

(VI) ACCESS TO LOCAL ROADS: Access to local roads shall be in accordance with (I) and (II) above.

...

5. The width of such access shall be as follows: 4-6 parcels: access width: 6.0m – a 5m wide carriageway and 0.9m footpath ... PROVIDED THAT

The width of a vehicular access serving a single household unit may be reduced to 3m if the driveway has unrestricted visibility and the length does not exceed 30m.

Where an access lot of less than 6.0m in width and serving more than one allotment has a length greater than 100m or unrestricted visibility is not available over its full length then an appropriately located passing bay shall be provided.

A legal roadline shall have a width of no less than 12 metres.

The legal width of Lot 6 is 7m at the road boundary narrowing to 6.5m between the two adjoining properties. There is sufficient legal width in Lot 6 to provide for the required formed carriageway width. Lot 6 is less than 100m long.

Proposed subdivision activity **complies** with this performance standard.

C. DESIGN FACTORS

Performance Standard

1. The subdivision shall be planned, designed, constructed and maintained so as to:

Protect and preserve the coast, or any river, stream, lake, wetland and their margins, or public drain.

Provide a system by which water within the subdivision will be removed without causing damage or harm to the natural environment, or to property or persons within the development or subdivision or in other areas.

Ensure that waters drained from the subdivision is substantially free of adverse contaminants including sedimentary materials, of any greater quantity than would occur in the absence of subdivision and improvement.

Ensure that waters are drained from the subdivision in such a manner that they will not cause erosion or flooding outside the subdivision to any greater extent than would occur in the absence of the subdivision and improvements.

Avoid flooding of land in the subdivision or in other areas by keeping impervious surfaces to a minimum and by limiting discharge from the land.

Analysis

Stormwater associated with the access will be directed to swale. Stormwater from roof surfaces associated with subsequent residential activity will be conserved in the first instance for storage in tank(s) for potable water supply with overflow being diverted to sump or swale.

Wastewater will be treated, at minimum, to secondary level with dispersal to a designed field – the secondary treatment system and dispersal to field to be designed by a suitably qualified person. Each of Lots 2 – 5 are of a sufficient size to allow for dispersal of treated wastewater to field. The dispersal of treated wastewater to ground will comply with the permitted activity conditions in Rule 12.A.1.4, Regional Plan Water for Otago – see Appendix 5 for copy of those permitted activity conditions.

Proposed subdivision activity **complies** with this performance standard.

<p>Ensure that there is no significant adverse effect on natural river or stream beds or aquatic ecosystems by the construction of bridges or culverts.</p> <p>Ensure that it is possible to dispose of sewage and wastewater effluent from any site in the subdivision, in a manner which does not decrease existing water quality of any receiving water.</p>	
<p>2. Where a site is intended to accommodate a building the site shall contain an adequate buildable area free of impediments such as drainage lines and the yard and open space requirements of the relevant Resource Area (see Section 4)...</p>	<p>Proposed subdivision activity complies with this performance standard.</p>
<p>3. Where a site is intended to be used for multi-unit residential development...</p>	<p>Not applicable.</p>
<p>4. Where the allotment is in a non-serviced area the minimum area shall be determined in each case by the method adopted to:</p> <p>Dispose of stormwater and sewage effluent in a manner that avoids contamination of water resources including any cumulative adverse effects on ground water.</p> <p>PROVIDED THAT with respect to the disposal of sewage effluent:</p> <p>Any site created less than 4000m² or where the activity on the site will generate quantities of effluent in excess of three household units or the equivalent thereof regardless of area it shall be certified by Council's Environmental Health Officer or by a person suitably qualified in effluent disposal that the site meets this criteria.</p> <p>Avoid, remedy or mitigate any disturbance to any river, lake and wetland ecosystems.</p> <p>Avoid, remedy or mitigate any disturbance to any area of indigenous vegetation.</p>	<p>Residential activity will, after subdivision, be established on proposed Lots 2 – 5 which will each be self-serviced with respect to wastewater. The dispersal of, at minimum, secondary treated wastewater to a designed field, will comply with all relevant permitted activity conditions pursuant to Rule 12.A.1.4, Regional Plan Water for Otago (see Appendix 5 for copy of the conditions).</p> <p>Proposed Lots 2 – 5 will contain at least 1,600m² in area. Rule SUB.1(d) provides for subdivision in Rural Settlement Resource Areas provided that the sites have a minimum of 1,600m² and met other performance standards listed in the rule.</p> <p>Many of the properties within the adjoining Urban Resource Area have site sizes of between 800m² and 1,500m² and are self-serviced with respect to wastewater.</p> <p>There is approximately 90 – 105m from the western boundaries of Lots 3 and 4 to the wetland further to the west. This separation distance means that there are unlikely to be any adverse effects with respect to dispersal of treated wastewater to field on the wetland.</p> <p>Proposed Lots 2 – 6 do not contain any indigenous vegetation.</p> <p>Proposed subdivision activity complies with this performance standard.</p>
<p>Performance Standard D. <i>Matters Specific to the Industrial Resource Area (Toko Plains)</i> is irrelevant to the proposed subdivision activity.</p>	

Appendix 4: Regional Plan Water for Otago: Rule 12.A.1.4.

- 12.A.1.4 The discharge of human sewage through any on-site waste water treatment system, installed after 28 February 1998, onto or into land is a *permitted* activity, providing:
- (a) The discharge does not exceed 2000 litres per day (calculated as a weekly average); and
 - (b) The discharge does not occur within the A zone of any Groundwater Protection Zone, as identified on the C-series maps, nor in the area of the Lake Hayes catchment, as identified on Map B6; and
 - (c) The system's disposal field is sited more than 50 metres from any surface water body or mean high water springs; and
 - (d) The system's disposal field is sited more than 50 metres from any bore which:
 - (i) Existed before the commencement of the discharge activity; and
 - (ii) Is used to supply water for domestic needs or drinking water for livestock; and
 - (e) There is no direct discharge of human sewage, or effluent derived from it, to water in any drain or water race, or to groundwater; and
 - (f) Effluent from the system does not run off to any other person's property; and
 - (g) The discharge does not cause flooding of any other person's property, erosion, land instability, sedimentation or property damage.

Appendix 5a: Analysis of Proposed Subdivision Activity Against Relevant District Plan Policy Framework.

Objective / Policy	Analysis of Proposed Subdivision Activity
<p><u>Objective SUB.1</u></p> <p>To provide a flexible approach to both urban and rural subdivision that allows, in the majority of circumstances, the market to dictate allotment size, while ensuring adverse effects are avoided, remedied or mitigated.</p>	<p>There is strong market demand for residential sections within Taieri Mouth which is in reasonably close proximity to Dunedin City. The suite of mitigation measures proffered mitigates any adverse effects arising from the proposed subdivision activity and subsequent residential activity.</p>
<p><u>Policy SUB.2</u></p> <p>To avoid, remedy or mitigate the adverse effects on the District's natural and physical resources that subdivision may have, including public access to these resources.</p>	<p>The proposed subdivision is consistent with this objective and these policies.</p>
<p><u>Policy SUB.3</u></p> <p>To provide for the majority of subdivisions as restricted discretionary activities.</p>	
<p><u>Policy SUB.5</u></p> <p>To ensure the adverse effects of servicing both existing and proposed subdivisions of land and buildings are avoided, remedied or mitigated by providing engineering, design and other site performance standards.</p>	
<p><u>Objective SUB.2</u></p> <p>To ensure that subdivision and development promotes sustainable management of the districts natural and physical resources.</p>	<p>Pastoral grazing activities will continue on Lot 1 which contains the bulk of the pre-subdivision land. The access from Moturata Road to proposed Lots 2 – 5 will be constructed in accordance with relevant standards. Moturata Road is a collector road in the roading hierarchy of the district plan and is well capable of absorbing the additional daily traffic movements associated with subsequent residential activity on proposed Lots 2 – 5. There are no public utility services which the proposed subdivision or subsequent residential activity will access. There is approximately 90 – 105m separation distance between the western boundaries of proposed Lots 3 and 4 and the wetland further to the west.</p>
<p><u>Policy SUB.6</u></p> <p>To ensure the adverse effects of providing roading and physical access to both existing and proposed subdivisions of land and buildings are avoided, remedied or mitigated.</p>	
<p><u>Policy SUB.7</u></p> <p>To avoid the adverse effects that subdivision can have on public utility services.</p>	<p>The proposed subdivision activity is consistent with this objective and these policies.</p>
<p><u>Policy SUB.10</u></p> <p>To ensure that subdivision does not facilitate development that may adversely affect:</p> <ul style="list-style-type: none"> • the natural character of...wetlands, lakes...and their margins • ... • areas of significant indigenous vegetation and significant habitats of indigenous fauna 	

Objective / Policy	Analysis of Proposed Subdivision Activity
<p><u>Objective SUB.4</u> Subdivisions take into account the physical limitations of the land and are designed to ensure risk from any such limitations is appropriately avoided or mitigated.</p>	<p>There are no physical limitations relating to the land requiring specific subdivision design. The subdivision design provides for good solar alignment for subsequent dwellings on proposed Lots 2 – 5.</p>
<p><u>Policy SUB.8</u> To ensure that allotments created for residential purpose can safely and adequately dispose of domestic effluent without contaminating any waterbodies.</p>	<p>There is sufficient area within proposed Lots 2 – 5 for the safe disposal of treated wastewater. It is anticipated that, at minimum, secondary treatment of wastewater will be undertaken before dispersal to a specifically located and designed field.</p>
<p><u>Policy SUB.9</u> To ensure that allotments for residential purposes contain a hazard free building site.</p>	<p>The only hazard noted on the Otago Natural Hazards Portal is Domain A liquefaction which has a potential risk of low to none and does not require any specific design. The proposed activity is consistent with this objective and these policies.</p>

Appendix 5b: Analysis of Residential Activity Against Relevant Rural Resource Area Objectives and Policies.

Objective or Policy	Analysis of Proposed Residential Activity
<p><u>Objective RRA.1</u> To provide a management framework for the rural environment that promotes the sustainable management of the resources of the District.</p>	<p>The proposed activity will provide for sought after residential sections whilst still providing for pastoral grazing activities to continue on the bulk of the pre-subdivision land which will be contained in Lot 1.</p>
<p><u>Policy RRA.1</u> To avoid a restrictive development framework within the rural environment except where this will not be effective in achieving the purpose of the Resource Management Act.</p>	<p>The proposed activity is consistent with this objective and this policy.</p>
<p><u>Objective RRA.2</u> To maintain and where necessary, enhance the quality of the District's water and soil resource to enable it to meet the needs of present and future generations.</p>	<p>The wastewater from subsequent dwellings on Lots 2 – 5 will receive, at minimum, secondary treatment prior to dispersal to a specifically designed and located field.</p>
<p><u>Policy RRA.2</u> To ensure that the adverse effects that activities can have on the soil resource including the adverse effects of</p> <ul style="list-style-type: none"> • Erosion • Instability • Nutrient loss • Soil contamination • Soil compaction <p>are avoided, remedied or mitigated.</p>	<p>Stormwater from roof surfaces will be conserved in the first instance, with excess going to sump. Stormwater from accesses and other hard surfaces will be directed to sump, swale and/or existing natural land drainage systems on the site.</p> <p>The proposed activity is consistent with these objectives and policies.</p>
<p><u>Policy RRA.4</u> To ensure that the adverse effects land use activities can have on the water quality within the Districts waterbodies are avoided, remedied or mitigated by requiring the use of buffer zones or similar management methods.</p>	
<p><u>Objection RRA.3</u> To ensure that water quality standards set by regional rules are not compromised by the effects of the use, development or protection of land.</p>	
<p><u>Policy RRA.11</u> To avoid, remedy or mitigate the adverse effects of effluent disposal from residential and other activities.</p>	

Objective or Policy	Analysis of Proposed Residential Activity
<p><u>Objective RRA.7</u></p> <p>That the ongoing operation of existing farming, rural based or industrial activities located within the Rural Resource Area or in other adjoining resource areas is not compromised by the establishment, upgrade or extension of sensitive activities within the Rural Resource Area.</p>	<p>The district plan defines 'sensitive activity' as meaning: <i>"...any use of land and/or buildings which is likely to be susceptible to the effects emitted from nearby land uses in the course of their legitimate operation and functioning; and for the purposes of this plan this includes the following activities (or similar):...Residential building..."</i></p> <p>The establishment of residential activity on proposed Lots 2 – 5 will have not create a reverse sensitivity effect with respect to: (a) the continued use of the balance land for pastoral grazing purposes; (b) the continued use of the school; or (c) the existing residential activity on adjoining properties.</p>
<p><u>Policy RRA.13</u></p> <p>To ensure that the establishment, upgrade or extension of sensitive activities are located and/or designed so that they will not be significantly affected by existing activities that generate noise, dust, traffic and odour effects so that reverse sensitivity effects will not occur.</p>	<p>Akatore Road is a hard surfaced road.</p> <p>The proposed subdivision activity is consistent with this objective and policy.</p>
<p><u>Policy RRA.7</u></p> <p>To manage the effects of activities and buildings to ensure that any adverse effects on the open-space and natural character amenity values of the rural environment are avoided, remedied or mitigated.</p>	<p>A suite of controls are proffered to mitigate any adverse effects arising from the residential buildings on the character and amenity values of the rural environment in this locale.</p> <p>The effects of the proposed residential activity on the roading network have been assessed as being in the range negligible to less than minor as Akatore Road is a collector road.</p>
<p><u>Policy RRA.8</u></p> <p>To ensure the adverse effects that buildings, structures and vegetation can have on</p> <ul style="list-style-type: none"> i. amenity values of adjoining properties, and ii. the safety and efficiency of the roading network <p>are avoided, remedied or mitigated.</p>	<p>The proposed subdivision activity is consistent with these policies.</p>

Appendix 5c: Otago Regional Policy Statement 2019.

Objective or Policy	Analysis of Proposed Residential Activity
<p><u>Objective 1.1</u> <i>Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.</i></p> <p>Policy 1.1.1 Economic Wellbeing <i>Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.</i></p> <p>Policy 1.1.2 Social and Cultural Wellbeing and Health and Safety <i>Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following: a) Recognising and providing for Kāi Tahu values; b) Taking into account the values of other cultures; c) Taking into account the diverse needs of Otago's people and communities; d) Avoiding significant adverse effects of activities on human health; e) Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing; f) Promoting good quality and accessible infrastructure and public services.</i></p>	<p>The proposed subdivision will provide for four sought after residential sized sections adjacent to the Taieri Mouth urban resource area and adjacent/near to the Taieri Beach School. The land on which residential activity is to be established is not subject to any natural hazard excepting a low to no potential liquefaction risk.</p> <p>The land consisting of proposed Lots 2 – 6 is of low rural productive value being only LUC class 4 and due to the proximity of the site to Taieri Beach School and the Urban Resource Area. The balance of the land will be contained in Lot 1 which will continue to be used for pastoral grazing activities. The proposed activity provides for the ongoing resilience of the local community</p> <p>The proposed residential activity will be self-serviced with respect to 3 waters and will, therefore, not put pressure on any public infrastructure. The wastewater will be treated to a minimum of secondary level and then dispersed to a specifically designed and located field. There is a distance of approximately 90 – 105m from the western boundaries of proposed Lots 3 and 4 to the wetland further to the west meaning there will be no adverse effects on the wetland.</p> <p>The proposed activity is consistent with these objectives and policies.</p>
<p><u>Objective 1.2</u> <i>Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago.</i></p> <p>Policy 1.2.1 Integrated Resource Management <i>Achieve integrated management of Otago's natural and physical resources, by all of the following: a) Coordinating the management of interconnected natural and physical resources; b) Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment; c) Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest; d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary; e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits; f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement; g) Promoting healthy ecosystems and ecosystem services; h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits.</i></p>	

Objective 4.1

Risks that natural hazards pose to Otago's communities are minimised.

Objective 4.2

Otago's communities are prepared for and able to adapt to the effects of climate change.

Objective 4.3

Infrastructure is managed and developed in a sustainable way.

The only potential natural hazard pertaining to Proposed Lots 2 – 6 shown on the Otago Natural Hazards Portal is liquefaction. However, it is Domain A with a potential risk being low to none.

Subsequent residential dwellings on Proposed Lots 2 – 5 are well above flood levels and any sea level rises.

Subsequent residential dwellings will be self-serviced with respect to 3 waters with access obtained from Moturata Road. Moturata Road is a collector road in the district plan roading hierarchy and is well capable of absorbing the traffic movements associated with subsequent residential activity.

The proposed activity is **consistent** with these objectives.

Objective 4.5

Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.

Policy 4.5.1 Providing for urban growth and development

Provide for urban growth and development in a strategic and co-ordinated way, including by: a) Ensuring future urban growth areas are in accordance with any future development strategy for that district; b) Monitoring supply and demand of residential, commercial and industrial zoned land; c) Ensuring that there is sufficient housing and business land development capacity available in Otago; d) Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6; e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way; f) Having particular regard to: i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production; ii. Minimising competing demands for natural resources; iii. Maintaining high and outstanding natural character in the coastal environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna; iv. Maintaining important cultural or historic heritage values; v. Avoiding land with significant risk from natural hazards; g) Ensuring efficient use of land; h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed; i) Requiring the use of low or no emission heating systems where ambient air quality is: i. Below standards for human health; or ii. Vulnerable to degradation given the local climatic and geographical context; j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.

The proposed activity provides for what is essentially urban growth. The placement of the proposed lots on which residential activity will be established has been designed in order that the dwellings will be read as part of the urban Taieri Mouth community and so that the dwellings will be adjacent / near to Taieri Beach School. The dwellings will be self-serviced with respect to 3 waters meaning there is no pressure put on public infrastructure. Access to the dwellings will be obtained from Moturata Road which given its status as a collector road is more than capable of absorbing the associated traffic movements from four additional dwellings.

It is the applicant's understanding that there is a shortage of residential sized sections within the urban zoning at Taieri Beach particularly within close proximity to the school. The applicant aims to meet that unmet demand.

The site contains LUC class 4 land and, therefore, the NPS-HPL does not apply. The land is of low value with respect to rural productivity and, due to its location and surrounding topography, cannot be joined with any adjacent rural properties with a higher productive value. Lot 1 will contain the balance of the land which will continue to be used for pastoral grazing purposes.

It is not anticipated that subsequent dwellings on proposed Lots 2 – 5 will create any reverse sensitivity effects because residential activity, school activity and pastoral grazing activities already occur within close proximity to each other in the immediate locale.

The proposed activity is **consistent** with these objectives and policies.

Policy 4.5.3 Urban Design

Design new urban development with regard to: a) A resilient, safe and healthy community; b) A built form that relates well to its surrounding environment; c) Reducing risk from natural hazards; d) Good access and connectivity within and between communities; e) A sense of cohesion and recognition of community values; f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place; g) Areas where people can live, work and play; h) A diverse range of housing, commercial, industrial and service activities; i) A diverse range of social and cultural opportunities.

Policy 4.5.4 Low Impact Design

Encourage the use of low impact design techniques in subdivision and development to reduce demand on stormwater, water and wastewater infrastructure and reduce potential adverse environmental effects.

Objective 5.3

Sufficient land is managed and protected for economic production.

Policy 5.3.1 Rural Activities

Manage activities in rural areas, to support the region's economy and communities, by: a) Enabling primary production and other rural activities that support that production; b) Providing for mineral exploration, extraction and processing; c) Minimising the loss of significant soils; d) Restricting the establishment of incompatible activities in rural areas that are likely to lead to reverse sensitivity effects; e) Minimising the subdivision of productive rural land into smaller lots that may result in a loss of its productive capacity or productive efficiency; f) Providing for other activities that have a functional need to locate in rural areas.

The site has no real rural productive value – it is LUC class 4 land and, due to location and surrounding topography, cannot be joined in any meaningful way with other rural properties which may have a higher rural productive value. The bulk of the land will be retained in Lot 1 and continue to be used for pastoral grazing activities.

The proposed activity is in the range **inconsistent to consistent** with this objective and policy.