

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	SC23076
Applicant	Diane Joy Holloway & Gary Frazer
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a two-lot subdivision creating one additional residential lot
Location	7 Swan Street, Gore
Legal Description	Lot 10 DP 1584
Activity Status	Restricted Discretionary
Decision Date	13 November 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**), the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 13 November 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 220 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, on 13 November 2023 under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to undertake a two-lot subdivision to create one additional residential lot as follows:

- Lot 1: 488m² (gross) and 400m² (net) being a vacant rear lot and
- Lot 2: 488m² containing an existing dwelling and carport.

Lot 2 will retain existing legal frontage and physical access onto Swan Street via an existing vehicle crossing. A new vehicle crossing and driveway over the access leg will be formed for Lot 1 to allow for access and the installation of infrastructure. Lot 2 has existing infrastructure connections and a driveway that will continue to be utilised.

Prior to s224 approval, the two existing sheds on site will be removed to allow the subdivision to meet the required boundary setbacks and to allow the northern boundary to be used for access to Lot 1.

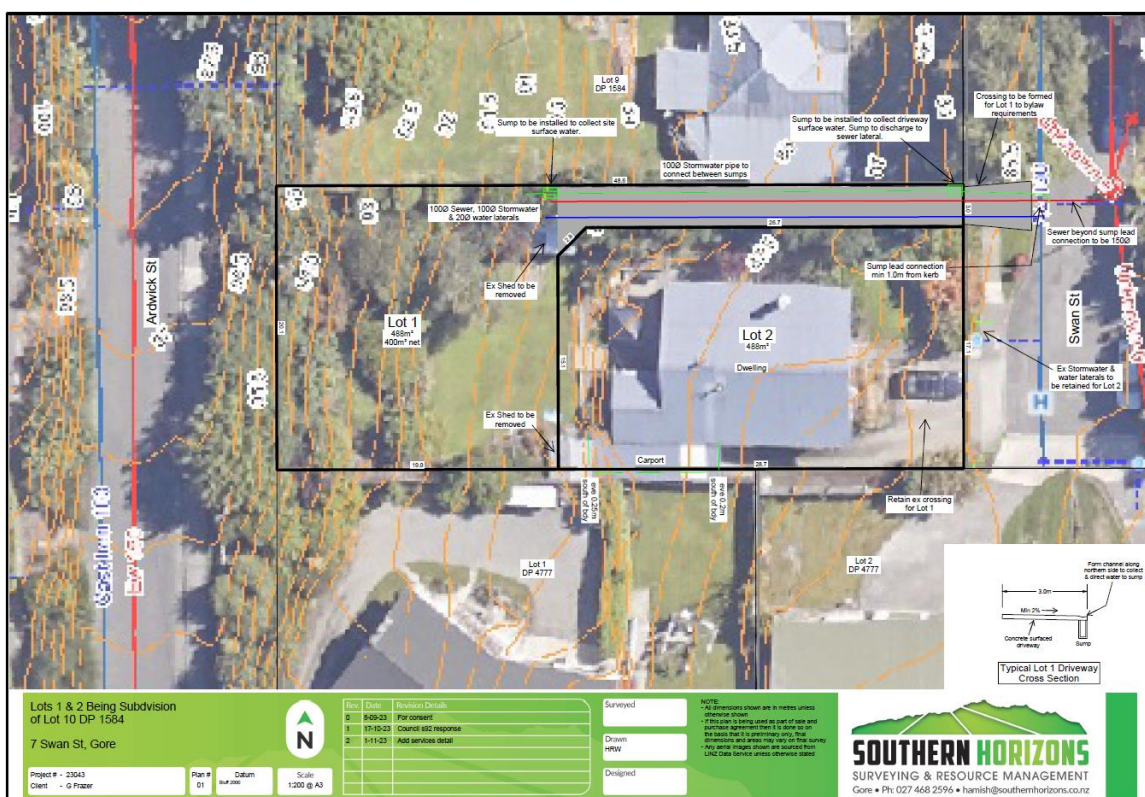


Figure 1: Proposed scheme plan (updated 01.11.2023)

2. SITE DESCRIPTION

The site at 7 Swan Street, Gore is located at the end of a cul-de-sac and is legally described as Lot 10 DP 1584. The site is approximately 976m² in area. The western part of the site contains a sloping lawn area, which steepens towards the west where mature tree planting has been established. The western boundary of the property is adjacent to Ardwick Street, where there is an existing wooden fence on this boundary. The property is within the Residential A Zone of the Gore District Plan. The site and the area immediately surrounding the property is predominantly residential in character and use.

The site currently contains an existing dwelling, a carport, and two existing sheds.

The Record of Title is Limited as to Parcels and contains no interests.

The Council's Roading Asset Manager, Mr Murray Hasler, notes that Swan Street is a local, urban, low volume access road and a cul-de-sac, where a 50kph speed restriction applies. It is chip sealed and has an existing kerb and channel on both sides with an adjoining concrete footpath on the west side.

3. ACTIVITY STATUS

3.1 Operative Gore District Plan

The site is zoned Residential A in the Gore District Plan, and the proposed activity requires resource consent under the District Plan for the following reason:

- A **restricted discretionary** activity resource consent pursuant to Rule 8.10[4](c) to undertake a 2-lot subdivision, where each lot will exceed 400m² in area.

The Council's discretion is restricted to the following matters:

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

3.2 Proposed Gore District Plan

The site is proposed to be zoned as General Residential within the Proposed District Plan. There are no rules with immediate legal effect that impact this application.

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

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

3.4 Activity Status Summary

Overall, the proposal requires consent as a **restricted discretionary** activity.

4. NOTIFICATION ASSESSMENT

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

4.1 Public notification – Section 95A

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

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

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

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

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

Step 3 – Public notification is required in certain circumstances

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

The following effects must be disregarded:

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

Written Approval/s

No persons have given written approval as part of this resource consent application.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, given all subdivisions require consent, so there is no baseline to apply.

Suitability of the allotments for activities permitted within the zone in which they are located, & future use of the land and the need to consider any associated resource consents;

The subject site is zoned Residential A. The proposed lots meet the required 400m² land area, prescribed by the District Plan and so are suitable for the permitted activities the zone enables. There is sufficient space on proposed Lot 2 for a residential building to be established in the future, which is compliant with the Performance Standards in the District Plan, including the yards, daylight admission and height standards. There are no other resource consents that are needed to be considered with this subdivision.

It is noted that the record of title for the site is Limited as to Parcels, which means that the area of the site at 976m² may not be correct, as the site has not been surveyed at this point in time. While this is the case, there may be up to approximately 176m² of land area available to provide a buffer to comply with the minimum lot area of 400m² for the zone, or 800m² of land area needed for the subdivision of the site into two lots.

The Applicant has volunteered a condition of consent to require that should the Land Transfer Survey identify changes to the location, dimensions or areas of the existing site, the areas of Lots 1 and 2 and the new common boundary must comply with the Operative Gore District Plan provisions. Additionally, any unavoidable breaches caused are subject to an additional land use consent process. It is also recommended that a condition of consent be included to require that all services are located within the boundaries of Lots 1 and 2. The Applicant has accepted this condition as forming part of the proposal. Therefore, in this instance, while the exact areas and the location of the boundaries of Lots 1 and 2 may differ slightly at the S223 and S224 stages compared to that shown on the proposed scheme plan; it is considered that these proposed lots would likely comply with the minimum lot area of 400m² for the zone.

An advice note is recommended which advises the consent holder that any future development on the proposed lots will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 and the Gore District Plan and will be assessed at the building consent stage. Additionally, an advice note is recommended which advises the consent holder that should the Land Transfer Survey result in a significant variation to the proposed areas and boundaries of Lots 1 and 2, a separate subdivision application may be required.

Overall, the proposed lots are considered to be consistent with the anticipated type of subdivision within the residential zone. Proposed Lot 2 is a suitable size and is free of constraints to enable future permitted land uses. It is considered that the size, shape and configuration of the proposed lots is appropriate and that any adverse effects on the wider environment will be no more than minor.

Suitability of the land for subdivision, including presence of any natural or other hazards, including contaminated land;

The Gore District Council's mapping system does not identify the site as prone to any natural hazards.

The subject site is not identified as a HAIL site and therefore any risk of the spread of contamination to the wider environment is less than minor.

Any adverse effects, with respect to hazards, on the wider environment will be less than minor.

Ability to provide services (water, sewage, storm water, power and telecommunications); & impacts on the council and other infrastructure services;

The Council's 3 Waters Asset Manager, Mr Matthew Bayliss, has reviewed the application in relation to reticulated services and the further information responses received on the 13/10/2023, 25/10/2023 and the 01/11/2023 and has confirmed that proposed Lot 1 can be feasibly serviced. All 3 Waters service connections will be installed prior to subdivision certification.

Lot 1 will be provided with a sump at the end of the driveway to capture any site surface water, while another sump will be provided at the beginning of the driveway to collect driveway surface water. The sumps will connect to the sewer lateral (1 metre past the proposed vehicle crossing) for discharge. In terms of wastewater, a lateral will be provided from the wastewater main in Swan Street. Additionally, Lot 1 will be provided with an additional water lateral and meter extending from the main in Swan Street. Power will be supplied with an additional connection, which Powernet have confirmed there is capacity. There are multiple telecommunication providers available for Lot 1, which will be at the future owner's choice.

Lot 2 will retain the existing connections to the services and utilities.

Overall, it is considered the proposed lots can feasibly be serviced and any adverse effects will be no more than minor.

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

The application and scheme plan does not show a fixed building platform location on proposed Lot 1. It is considered unnecessary to require a fixed areas for a building platform in order to reduce effects.

There are no easements proposed as a part of the subdivision, given both of the Lots will have separate access and connections to any services and utilities. Adverse effects on the wider environment will be less than minor.

Impacts on any heritage or archaeological values; impacts on natural features and landscapes, ecological or cultural values; impacts water quality, including groundwater

There are no known heritage or archaeological features, or values identified on the site. It can be considered that the impacts of the proposed subdivision will be nil with respect to these features and values.

The subject site is located outside of any mapped significant natural features and landscapes and any areas shown as having identified ecological or cultural values.

The subject site is not in close proximity to any water bodies. It is considered any impacts on water quality, including groundwater would be less than minor.

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

The access standards contained in the Gore District Council Subdivision and Land Development Bylaw (the Bylaw) apply to this proposal. The Council's Roading Assets Manager, Mr Murray Hasler has reviewed the application, and a summary of his assessment is provided below.

Mr Hasler advised the proposed crossing to Lot 1 will need to be constructed in accordance with the 'Vehicle Crossing Residential' diagram R03 contained in the Bylaw. This shall include a construction with reinforced concrete extended to the eastern property boundary, perpendicular to the road. The sight distances available at the proposed vehicle access meet the requirements listed in Table 3.3B of the Bylaw.

Additionally, the driveway on Lot 1 will also need to be surfaced with concrete or asphalt. Mr Hasler also noted that as the property descends onto Swan Street, provision must be made to intercept the stormwater runoff. The recommendations of Mr Hasler will be included as conditions of consent, which have been accepted by the applicant as forming part of the proposal.

Lot 2 will retain the existing vehicle crossing, which does not require an upgrade.

Overall, it is considered both lots can be accessed, and any adverse effects relating to transport will be no more than minor.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

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

- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

The adjacent persons who are assessed below are all of the owners of the properties that share a common boundary with the subject site.



Figure 2: Neighbouring properties to the subject site, indicated by red circles (Source: GRIP)

The subdivision meets the standard for minimum lot size for the Residential A zone. The District Plan has therefore anticipated the adverse effects associated with future development of this density on such lots and deemed it appropriate. It is considered that the effects associated with such future development on any adjacent persons will be less than minor. Future development on Lot 1 will be required to adhere to the District Plan bulk and location standards, specifically boundary rules, which ensure effects on neighbouring properties are acceptable.

It is considered that the proposed additional lot will maintain the character of the area and the existing amenity values will be unaltered. Any adverse effects upon the character and the amenity experienced by persons living on the adjacent properties will be less than minor.

The subdivision would maintain the safe and efficient function of the Council's roading network. Given the nature of the surrounding area, any effects related to traffic generation are considered to be less than minor on any persons.

Services can feasibly be accommodated via the reticulated network. The effects of the proposal in this regard will therefore be less than minor for any adjacent persons.

Natural hazards will not be exacerbated by the proposal.

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

Conclusions: Effects on Persons

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

Step 4 – Special Circumstances for Limited Notification

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

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

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

6. SECTION 104 ASSESSMENT

6.1 Matters for Consideration

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

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

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

6.2 Effects on the Environment

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

6.3 Relevant Provisions

District Plan

Chapter 8- Subdivision of Land

Objectives

- (1) To facilitate the orderly subdivision and development of land.*
- (2) To ensure that the size and shape of new allotments created, and the design standards for access and infrastructure, is suitable and appropriate for the location and future use of the land.*
- (3) To ensure that developers pay all reasonable costs associated with the subdivision and subsequent development of land.*
- (4) To ensure land development and servicing is undertaken to Council's standards.*

- (5) *To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone in which they are located.*
- (6) *Avoid adverse effects on water quality, including groundwater, from the development of subdivided land.*

Policies

- (1) *Control the subdivision of all land.*
- (2) *Avoid the adverse effects of subdivision on the functioning of existing services, infrastructure and roading.*
- (3) *Require the works associated with subdivision to be carried out in conformity with Council's standards.*
- (5) *Avoid any off-site effects of development of subdivided land.*
- (9) *Require land development to be undertaken in compliance with the Gore District Council Subdivision and Land Development Bylaw 2011.*
- (10) *Have regard to the potential for the land subject to any subdivision consent, and other land in the locality to be further subdivided in the future.*
- (13) *Have regard to the potential impacts arising from the subdivision and future use of land on water quality, including groundwater.*

The proposed subdivision is consistent with the objectives and policies in Chapter 8. The size and layout of the allotments are practical and appropriate for the Residential A zone. Proposed Lot 1 can accommodate a future residential activity. Overall, it is considered that the subdivision is appropriate and will not lead to adverse effects on the amenity and character of the surrounding area. All proposed lots can also be serviced appropriately and provided with suitable access.

Overall, the proposal is considered consistent with the objectives and policies of the District Plan.

Proposed District Plan

The Proposed District Plan was notified for public submissions on 31 August 2023. The submission period closed on 26 October 2023. As the rules that have immediate legal effect are not relevant to this proposal, it is unnecessary to apply any weighting to the Proposed District Plan at present time.

7. SECTION 106 REQUIREMENT FOR SUBDIVISION

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In this case, there is sufficient provision for a physical and legal access to both of the proposed lots under the application. Proposed Lot 1 will have a new vehicle crossing and driveway formed to Swan Street in accordance with the standards as outlined in the Gore District Council Subdivision and Land Development Bylaw. Proposed Lot 2 will be served by the existing vehicle crossing onto Swan Street.

The subject site is not located in an inundation area, and the proposed subdivision of the land is therefore unlikely to accelerate material damage from natural hazards onsite or off.

Overall, the proposal is considered suitable under Section 106 of the RMA.

8. PART 2 OF THE RMA

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

Section 5 - Purpose

The proposed subdivision takes into account Section 5 of the RMA, as the proposed lots will ensure the natural and physical resources of the land is protected for future generations. As has been assessed above, the adverse effects of the proposal can be avoided or mitigated.

Section 6 - Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor an area of significant indigenous vegetation. It is considered the land use is appropriate within this landscape.

Section 7 - Other matters

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

Section 8 - Treaty of Waitangi

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

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

9. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **granted** to subdivide 7 Swan Street, Gore into two residential allotments, subject to the following conditions imposed pursuant to Section 220 of the RMA:

Consent Conditions

General

1. The subdivision must be undertaken generally in accordance with the application made to the Council on 26 September 2023 and the further information responses received on 13 and 25 October 2023 and 01 and 06 November 2023 and the following plan:
 - 'Lots 1 & 2 Being Subdivision of Lot 10 DP 1584', project # 23043, Plan # 01, Rev 3, prepared by Southern Horizons, dated 01.11.2023.

This plan is attached as Appendix A.

Survey

2. Should the Land Transfer Survey identify changes to the location, dimensions or areas of the existing Land Parcel (Lot 10 DP 1584), the consent holder shall prove that the areas of Lots 1 and 2 and the new common boundary comply with the Operative Gore District Plan provisions at the date of this decision. Any unavoidable breaches caused shall be subject to an additional Land use consent process.

Removal of Buildings

3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall remove the two existing sheds from the site.

Easements

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

Access

5. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the Chief Executive of the Gore District Council, complete the following:
 - a. The new vehicle crossing for Lot 1 shall be constructed in the location as shown on the plan in Appendix A, and in accordance with Diagram R03 contained in the Gore District Council Subdivision and Land Development Bylaw 2019. The vehicle crossing shall be constructed of reinforced concrete driveway from the back of the footpath to the front property boundary.
 - b. The new driveway for Lot 1 shall be constructed with either concrete or asphalt.
 - c. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out in relation to this consent.

Services

7. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall, to the satisfaction of the Chief Executive of the Gore District Council complete the following, in accordance with the details provided in the resource consent application and the standards contained in the Gore District Council Subdivision and Land Development Bylaw 2019:
 - a. The provision of a water supply to the property boundary of Lot 1. The connection requires an Acuflo CM2000 manifold installed in a blue box outside of the boundary for servicing.

- b. Install a new wastewater lateral as shown on drawing 23030-01-R2 (Appendix 1) to the existing main on Swan Street. A cleaning eye must be installed approximately 300mm outside the property boundary with a red lid for servicing – this will need to be a cast iron lid if it is in a trafficable area.
- c. Install a new stormwater lateral and two sumps connecting into the wastewater lateral outside the new vehicle crossing as shown on drawing 23030-01-R2 (Appendix 1). A cleaning eye must be installed approximately 300mm outside the property boundary with a green lid for servicing – this will need to be a cast iron lid if it is in a trafficable area.
- d. Provide all quality assurance and as-built information required for the development in accordance with the Gore District Council’s Subdivision, Land Use and Development Bylaw 2019.
- e. All services shall be located within the boundaries of Lots 1 and 2.

Advice Notes

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

Note: The document is available on Council’s website via the following link: Subdivision and Land Development Bylaw 2019.pdf ([goredc.govt.nz](https://www.goredc.govt.nz))

Refer to the following link for details of the process to be followed for installing new connections to the Council’s 3 Waters networks - <https://www.goredc.govt.nz/services/3-waters/service-connections>

2. All 3 Waters Infrastructure to be vested into Council ownership will need to be completed by one of the Council’s approved 3 Waters Contractors – refer to the following link for further details regarding this - <https://www.goredc.govt.nz/services/3-waters/approved-contractors>
3. Any work carried out on the legal roadway requires the prior approval of the Council and the consent holder must consult with the Council’s Roading Department to ensure the appropriate processes are being followed and the work is being carried out to the correct standard. The work itself must be undertaken by a Council approved contractor.
4. The Gore District Plan and Gore District Council Subdivision and Development Bylaw 2019 sets out standards and requirements which are required to be met in any subdivision or constructing of buildings.
5. Should the Land Transfer Survey result in a significant variation to the approved areas and boundaries of Lots 1 and 2, a separate subdivision application may be required.

Administrative Matters

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

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Penny Weng
Consultant Planner

Decision made by



Werner Murray
Delegate

Appendix A: Approved Plan

APPENDIX A – APPROVED PLAN

