

APPLICATION FOR RESOURCE CONSENT OR FAST TRACK RESOURCE CONSENT FORM 9: SECTION 88 RESOURCE MANAGEMENT ACT 1991

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RECEIVED
08/03/2022
CODC

CONTACT DETAILS OF APPLICATION

Full name(s) and contact details of owner/occupier/applicant: *(name will be issued on the decision)*

Wildon Dairy Ltd

C/- Compass Agribusiness Management PO Box 24 Arrowtown 9351

Postal Address

craig@omakaufarms.co.nz

Email

027 435 6678

Phone

Full name(s) and contact details for service of application *(if different from above)* e.g. Agent:

Landpro c/o Brodie Costello

13 Pinot Noir Drive, Cromwell

Postal Address

brodie@landpro.co.nz

Email

027 279 3499

Phone

DETAILS OF PROPERTY

Street address/rapid number of property to which this application relates:

Mawhinney Road, Omakau

Legal description of land:

Section 14 Block VI Lauder SD and Section 15 Block VI Lauder SD

DETAILS OF APPLICATION

Application Type(s) applying for: *(please tick one)*

- Land use consent
- Subdivision consent
- Change/Cancelation of consent or consent notice conditions
- Extension of lapse period of consent (time extension) s125
- Certificate of compliance
- Existing use certificate

Description of proposal:

- No additional resource consents are needed for the proposed activity.

Or

- The following additional resource consents are needed for the proposed activity. *(give details)*
They have / have not been applied for: *(please highlight)*

Under section 87AAC a controlled activity or deemed permitted boundary activity may be eligible for fast-track processing. Please select one:

I opt out / I do not opt out of the fast-track consent process.

PAYMENT DETAILS

I confirm amount and date paid:

Reference used (if applicable):

- Bank Transfer to 020916 0081744 00 (BNZ Alexandra Branch). Please reference: "RC APP" and the applicant's surname in the payment details eg, RC APP SMITH
- Manual payment (can only be made once application lodged and RC reference number issued)

APPLICATION CHECKLIST

The following is attached to this application:

(please tick boxes as appropriate)

- *Non-refundable application fee of the prescribed amount (an additional charge may also be payable where the initial application fee is inadequate to recover Council costs).
- Assessment of the Effects on the Environment (AEE).
- *Copy of current Certificate of Title.
- *A location plan.
- *A site plan which shows the location of any buildings, driveways, parking areas or other significant features in relation to site boundaries. (Please ensure the paper size is either A4 or A3.)
- A building plan including the floor plan of the proposed building and elevations (if appropriate). (Please ensure the paper size is either A4 or A3.)
- Photographs of the site and of any important features relative to the application.
- Any other information required by the District Plan or Act or regulations to be included.

**Items with a star are required for all consent applications.*

Full details relating to the contents of applications are contained in the checklists and guidance notes available on Councils website www.codc.govt.nz or from any Council office.

Note to applicant:

You may apply for two or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991 (if any).

I/We attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I/We attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under the Act.

(List all documents that you are attaching)

Subdivision consent requirements

As/if this is an application for a subdivision consent, I/We attach information that is sufficient to adequately define: *(delete if this is not an application for a subdivision consent)*

- (a) The position of all new boundaries; and
- (b) the areas of all new allotments; and *(delete if the subdivision involves a cross-lease. Company lease or unit plan)*
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
- (e) the locations and areas of land below mean high water springs of the sea, or of any part of the bed of a river or lake, to be vested in the Crown or local authority under section 237A of the Resource Management Act 1991; and
- (f) the locations and area of land to be set aside as new roads.

As this is an application for a resource consent for reclamation, I/We attach information to show the area proposed to be reclaimed, including its location, the position of all new boundaries, and the portion of that area (if any) to be set apart as an esplanade reserve or esplanade strip. *(delete if this is not an application for a resource consent for reclamation)*

Signature

(to be signed by applicant or person authorised to sign on behalf of applicant)

Date



LANDPRO

Make the most of your land

**Resource Consent
Application to Central Otago
District Council**

Prepared for Wildon Dairy Limited

Prepared For

Wildon Dairy Ltd

Prepared By

Landpro Ltd

13 Pinot Noir Drive

PO Box 302

Cromwell

Tel +64 3 445 9905

QUALITY INFORMATION

Reference: L:\21169 - Wildon Dairy Ltd - Potential Rural Subdivision Racecourse Road\Docs
Date: 8 March 2022
Prepared by: Brodie Costello
Reviewed by: Della Clark
Client Review: Craig Webster
Version Number: Final

Disclaimer:

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- *you may not reproduce any of it.*

We have done our best to ensure the information is fit for purpose at the date of preparation and meets the specific needs of our client. Sometimes things change or new information comes to light. This can affect our recommendations and findings.

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Overview of Proposal	1
1.2	The Applicant	1
1.3	Purpose of Documentation	1
2.	DETAILS OF PROPOSAL	2
2.1	Location	2
2.2	Proposed subdivision	3
2.2.1	<i>Services</i>	4
3.	ACTIVITY CLASSIFICATION	7
3.1	Central Otago District Plan	7
3.1.1	<i>Natural Hazards</i>	7
3.2	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS).....	8
3.3	Summary	8
4.	NON-NOTIFICATION & CONSULTATION.....	8
5.	ASSESSMENT OF ENVIRONMENTAL EFFECTS	9
5.1	Subdivision.....	9
5.2	Summary of Effects	13
6.	STATUTORY CONSIDERATIONS	13
6.1	Part 2 of the RMA	13
6.2	Section 104(1)(b) of the RMA.....	14
6.2.1	<i>District Plan</i>	14
7.	CONSENT DURATION, REVIEW AND LAPSE.....	16
8.	CONCLUSION.....	16

LIST OF APPENDICES

APPENDIX A – Record of Title

APPENDIX B – Scheme Plan

1. INTRODUCTION

1.1 Overview of Proposal

The applicant, Wildon Dairy Ltd, wish to undertake a nine (9) lot subdivision on their property at Racecourse Road, Omakau.

The Central Otago District Council (CODC) has statutory jurisdiction for the effects of certain activities within the area covered by this application. These effects are managed through the Central Otago District Plan (CODP) which sets out rules for managing the effects of subdivision.

As part of this report an Assessment of Environmental Effects (AEE) of the proposal has been undertaken in accordance with Section 88 and the Fourth Schedule of the Resource Management Act 1991. This AEE provides further information to support the resource consent application.

The assessment prepared in this report concludes that the actual or potential adverse effects of the proposal on the environment will be less than minor and no persons are considered adversely affected in a minor, or more than minor, manner.

1.2 The Applicant

Applicant Address: Wildon Dairy Ltd
C/- Compass Agribusiness Management
PO Box 24
Arrowtown 9351

Address for Service: C/- Landpro Limited
PO Box 302
Cromwell 9342

1.3 Purpose of Documentation

Under Section 88 of the Resource Management Act 1991 (the RMA), this report provides an assessment of the activities effects on the environment as required by Schedule 4 of the RMA.

2. DETAILS OF PROPOSAL

2.1 Location

The subject site is legally described as Section 14 Block VI Lauder SD on Record of Title (RT) OT14B/1114, and Section 15 Block VI Lauder SD on RT OT14B/1106. The properties have respective approximate areas of 40.5 hectares (ha) and 41.4 ha. The subject site is located on Racecourse Road, Omakau. Huddleston Road runs along the eastern boundary of the properties, while Mawhinney Road is located to the south.

The site is generally flat, containing farmland, an irrigation race controlled by Omakau Area Irrigation Company Limited, and Thomsons Creek and other unnamed waterbodies. The site can generally be described as being used for low intensity grazing. The surrounding area is typically used for agricultural purposes. The property is located within the Rural Resource Area, as identified on CODP Map 53.

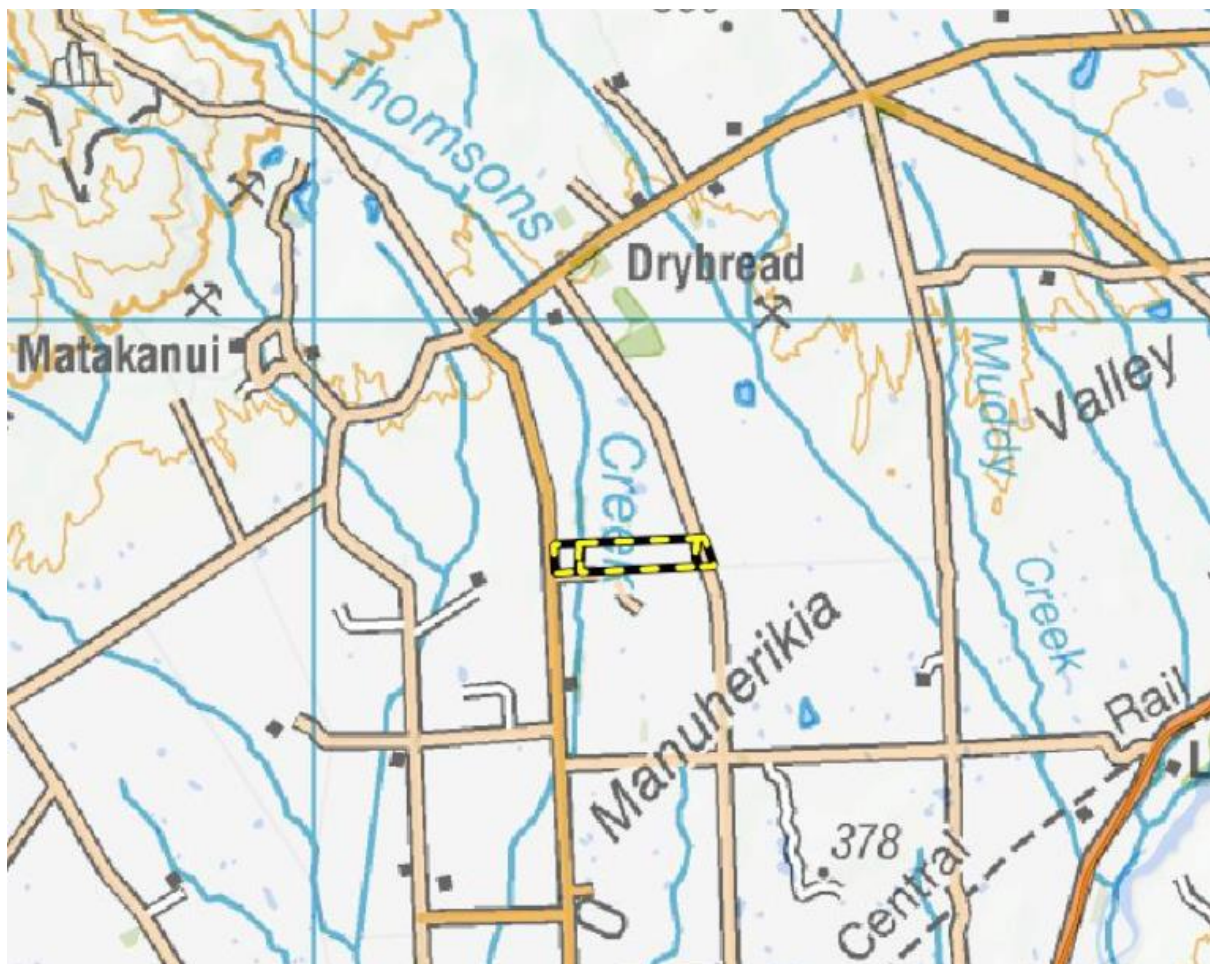


Figure 1: General site location (Source: CODC GIS, 2021).

The proposal has an average area of 8.039 ha (limiting property areas to 16 ha for averaging purposes as per Rule 4.7.4(iii)(b)).

The applicant wishes to sell these two smaller properties (being Lots 1/2 and Lots 3/4) to fund new irrigation infrastructure on land owned by the applicant, including the construction of a large dam. New irrigation infrastructure is required to support productive rural activities in the area, in response to regulatory changes to water permits from the Otago Regional Council. The sale of these two smaller lots will allow for the applicant to improve their water security and be able to supply their property with irrigation water during dry periods. The vast majority of land subject to this application will remain as farmland.



Figure 3: Area of Lots 1 and 3, taken near Thomsons Creek (photo taken looking west-northwest)

The Record of Title for the properties are attached as Appendix A and a scheme plan is attached as Appendix B.

2.2.1 Services

Lots 1/2 and Lots 3/4 will have new services installed and/or constructed as described below. Lots 5 – 9 are proposed to remain as unserviced bare farm parcels. Where relevant, information on services to Lot 5 - 9 is provided below.

Access

Lot 1 and Lot 2 have existing accesses to Racecourse Road. These will be upgraded (if required), to be at least 6m wide legally and 4m wide formed, with a crossfall of at least 6%, as per Rule 16.7.5 of the CODP. Lot 1 may potentially have an alternative access onto the Mawhinney Road. Lots 5-9 have existing accesses on Racecourse Road and Huddleston Road. Lots 2 and 4 will have a rural access onto Mawhinney Road.



Figure 4: Existing entrance for Lot 1 on the corner of Racecourse Road and Mawhinney Road (photo taken looking northeast).



Figure 5: Existing entrance for Lot 3 on Racecourse Road (photo taken looking southeast).



Figure 6: Existing entrance for Lots 2 and 4 on Mawhinney Road (photo taken looking north).

Water

The applicant is proposing a bore to supply potable water. The location of this bore is to be confirmed but will be within either Lot 1 or Lot 3, with an easement to provide supply to the lot without the bore.

Prior to habitation of any future dwelling on Lots 1 and 3, the Lot owners shall ensure that at least 20,000 L static fire-fighting reserve are provided. Domestic water tanks will be installed prior to occupation of any future dwelling. The coupling and hardstands will be constructed in accordance with the CODC Addendum to NZS4404: 2004.

Wastewater

Any new dwelling on Lot 1 and Lot 3 would require the installation of a wastewater system, likely a septic tank. Both Lots have sufficient area to contain a wastewater system, including a tank and disposal field sized to achieve full compliance with NZS1547:2012.

Stormwater

The lots are adequately sized to allow stormwater to be managed within each lot.

Electricity and telecommunications

Both lots would be able to access telecommunications via wireless technology.

3. ACTIVITY CLASSIFICATION

3.1 Central Otago District Plan

The proposal requires the following consents under the CODP:

Subdivision

- Rule 4.7.4(iii)(b) states that subdivision that creates allotments with an average area no less than 8 hectares and a minimum area of 2 hectares in the Rural Resource Area is a **discretionary activity**.

3.1.1 Natural Hazards

As per Rule 7.3.4(iii), any subdivision of land that is subject to or potentially subject to material damage by inundation from any source is a discretionary activity. The subject site is not a mapped hazard area on any District Plan Maps but is mapped by ORC as being subject to alluvial fans as per ORC's Natural Hazard Portal. From the Racecourse Road boundary through to approximately 200m to the east, the property is subject to an inactive alluvial fan. From approximately 40m on the true right bank of Thomsons Creek for a distance of

up to 9,900m, the property is subject to an active alluvial fan. The properties proposed to be sold are largely in the inactive alluvial fan area. To prevent any potential material damage to future developments on the property, the applicant is proposing a 50m building line restriction on Lots 1 and 3. As this proposed mitigation will avoid the potential risk of material damage, the proposal is not considered to trigger Rule 7.3.4(iii)(d).

3.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS) took effect on 1 January 2012. It creates a framework for assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities being subdivision, land-use change, soil disturbance, soil sampling and removing fuel storage systems. The NESCS only applies to land that is potentially or actually affected by contaminants because of historical and/or current use. No activities have or are taking place that could create a risk to human health, therefore the NESCS is not considered to be applicable.

3.3 Summary

Overall, this application is for a **discretionary activity**.

4. NON-NOTIFICATION & CONSULTATION

A consent authority has the discretion whether to publicly notify an application unless a rule or National Environmental Standard (NES) precludes public notification (in which case the consent authority must not publicly notify) or section 95A(2) applies.

The effects of the activities will be no more than minor, the applicants do not request public notification and there are no rules or NES' which require the public notification of the application. In addition, there are no special circumstances relating to the application. As such, notification of the application is not necessary.

Clause 6(1)(f) of Schedule 4 of the RMA requires the identification of, and any consultation undertaken with, persons affected by the activity. No persons are considered to be adversely affected by the proposal, as determined by the larger assessment of environmental effects (Section 5 below). However, Council must decide that a person is affected pursuant to Section 95E of the RMA.

Overall, it is considered that this application should be processed non-notified and without the need for written approvals.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In addition to the application being made in the prescribed forms and manner, Section 88 of the RMA also requires that every application for consent includes an assessment of the effects of the activity on the environment as set out in Schedule 4 of the RMA.

5.1 Subdivision

Noting resource consent is required for a discretionary activity, the below assessment of effects associated with the proposed subdivision in the Rural Resource Area has been guided by matters of discretion under restricted discretionary Rule 4.7.3, and where appropriate these matters have been expanded upon.

Council provides particular consideration to the following matters:

1. *The effects of subdivision and future development on:*
 - *Open space, landscape, natural character and amenity values,*
 - *Reserves, all public conservation land managed by the Department of Conservation and recreation facilities, including the provision and maintenance of such facilities,*
 - *Heritage sites, including archaeological sites and wahi tapu, and heritage landscapes.*
 - *Sites, lakes and rivers and their margins and other features of cultural value to Kai Tahu ki Otago,*
 - *Notable trees, and areas of significant indigenous vegetation and significant habitats of indigenous fauna, and,*
 - *The natural character of water bodies and their margins.*

The proposal will result in three Records of Title across multiple lots, with two to be used for rural residential purposes, and the remainder for the existing productive rural purposes. The proposed subdivision allows for the same separation and density of future built form as what is provided for in the District Plan. The design maintains large areas of open space, with suitable space to allow potential residential activities to be separated from rural activities, and Lots 1/2 and Lots 3/4 are of sufficient size to support rural activities in addition to the residential activities. The area is a highly modified rural landscape with limited natural character, and rural residential activities are not in conflict with the character of this area. Effects on amenity are anticipated to be low, given Racecourse Road is a rural local road with traffic primarily limited to supporting rural activities, there are no nearby dwellings (with the nearest being 0.7km to the west), and the activity on the vast majority of the property remaining unchanged.

Thomsons Creek runs through the property from north to south. The natural character of the creek and its margins are not anticipated to be adversely affected by the proposal. The applicant has proposed a 50m building line restriction from the creek, which will ensure that no structures are constructed in the adjacent area.

Otago Regional Council's Otago Ecosystems and Habitat Mapping does not identify any current marine or terrestrial habitat of note on the property. There is an unnamed tributary of Thomsons Creek that flows through the eastern half of the property, which is identified as a significant river for Roundhead galaxias. The proposed subdivision is not anticipated to have an effect on the river.

There are no reserves or public conservation land, heritage sites, notable trees, or named water bodies (other than Thomsons Creek) located within or adjacent to subject site.



Figure 7: Thomsons Creek viewed from Mawhinney Road (photo taken looking north).

2. *Potential for visual absorption of future built development with particular attention being given to those areas identified as outstanding natural landscapes and significant amenity landscapes on the planning maps.*

The existing landscape has capacity to absorb future built development on the properties. The density of the proposed subdivision is appropriate in the local context, with rural dwellings being not uncommon in this area, and at least five smaller rural residential dwellings on properties along Racecourse Road within 2km. Furthermore, when viewed from Racecourse Road, any development will have a backdrop of significant established willows along the margins of Thomsons Creek. Any future dwellings on the Lots will not stand out from the rural lifestyle and rural activities in the surrounding landscape.

The property is not identified as being located in an outstanding natural landscape or significant amenity

landscape.

3. *Capability for sustainable use of the productive land and soil resource.*

The areas contained within Lots 1 and 3 have been identified by the applicant as suitable for sale as it is one of the least productive areas of the property, with this area containing a poor-quality, stony, and thin soil layer. As per Landcare Research's S-map database, this area contains Patearoa soil, a stony, very shallow, poorly drained silty soil. These lots will be able to be used for low intensity productive activities, such as hobby horticulture or low-level stock grazing. The vast majority of the existing property will continue to be used for productive land and soil uses, most typically cropping and stock grazing.

As the sale of these lots will be used to finance large-scale irrigation infrastructure, the proposal will have an overall increase in productive capacity on the property overall.

4. *The potential for reverse sensitivity effects and methods to address such effects on existing rural production activities and on existing infrastructure, including the use of separation distances and yards.*

All future purchasers will be aware of the working rural environment they are purchasing into, with buyers actively seeking out this rural environment. It is considered that the proposal will not give rise to any notable reverse sensitivity effects, however a consent condition may be the best way to address any reverse sensitivity effects.

5. *The adequacy of the allotment in respect of its ability to safely dispose of effluent and stormwater on-site, without compromising health, and the quality of ground and surface water resources.*

The allotments are appropriately sized so that stormwater and wastewater disposal can be properly disposed of, as discussed above.

6. *The provision of an adequate water supply, given the intended use of the allotments, unless an allotment is incapable of being occupied by a dwelling.*

As discussed above, water for the lots can be provided via a groundwater take. Confirmation that this water is suitable for drinking will be provided prior to the issue of the new titles. The water will be treated if necessary.

Prior to habitation of any future dwelling on Lots 1 and 3, the Lot owner shall ensure that at least 20,000 L static fire-fighting reserve is provided. Domestic water tanks with fire-fighting reserve will be installed prior to occupation of any future dwelling. The coupling and hardstands will be constructed in accordance with the CODC Addendum to NZS4404: 2004.

7. *The location, design and construction of access, and its adequacy for the intended use of the allotments.*

As discussed above, all lots are proposed to access Racecourse from the existing accesses. Where required, these accesses will be upgraded to comply with Council's standards in terms of legal width and formed width.

8. *The provision of adequate utility services, (including roading), and in particular the location, design and construction of these services.*

All utilities will be provided as appropriate for their intended use and required by Council standards, as confirmed in the details provided above.

9. *Earthworks necessary to prepare the site for occupation and/or use.*

Some earthworks may be required to improve access to the site from Racecourse Road. Overall, the effects of these minor earthworks are anticipated to be no more than minor.

10. *The provision of access to back land.*

All lots will have appropriate access.

11. *The provision of esplanade reserves and strips and access to them.*

Marginal strips either side of Thomsons Creek are proposed for conservation purposes.

12. *Any financial contributions necessary for the purposes set out in Section 15 of this Plan.*

It is anticipated that suitable financial contributions will be calculated based on the level of development proposed.

13. *Any amalgamations or easements that are appropriate.*

There are no proposed amalgamations. All appropriate easements will be provided for.

14. *The identification of potential building platforms that are encouraged in locations that will maintain the open natural character of hills and ranges, without compromising the landscape and amenity values of prominent hillsides and terraces.*

No building platforms are proposed. A building line restriction is proposed, which will limit the areas within the parcels that built developments can be located. The proposal is not considered to adversely affect hillsides and terraces, as the site is located on a flat parcel of land away from prominent landscape areas.

15. *Whether or not the clustering of lots would be beneficial in terms of avoiding or mitigating adverse environmental effects.*

The Lots are situated adjacent to each other and are of an appropriate size to ensure that values in this rural environment are provided for.

16. *Whether or not the applicant will commit or has committed to work or services as environmental compensation (such as the control of wilding pines) and if so committed, whether it is or will be:*

- *to remedy at least in part any adverse effects of onsite works; or*
- *on the site or within the same general area, landscape or environment as the proposed activity; and/or*
- *effective by way of conditions, bond or covenant; and/or*
- *the product of public consultation or participation.*

No compensatory works are proposed at this time.

17. The appropriate size of any allotment bearing in mind any of the above factors.

The proposed allotments are considered to be of an appropriate size and shape factor to provide for their intended purposes.

18. Any objectives and policies relevant to the above matters.

Relevant objectives and policies are addressed below.

19. Any other matters provided for in section 220 of the Act.

No other matters are considered relevant to this application.

5.2 Summary of Effects

The applicant proposes an appropriate subdivision design which ensures that they and the community can provide for the social and economic well-being whilst protecting and maintaining the wider local landscape and amenity values of the area.

6. STATUTORY CONSIDERATIONS

Schedule 4 of the RMA requires that an assessment of the activity against the matters set out in Part 2 and any relevant provisions of a document referred to in Section 104 of the RMA is provided when applying for a resource consent for any activity. These matters are assessed as follows.

6.1 Part 2 of the RMA

The proposal is consistent with the purpose and principles of the RMA, as outlined in Section 5. The proposal will have less than minor effect on the land's ability to meet the reasonably foreseeable needs of future generations, or on the life-supporting capacity of the land and any ecosystems associated with them. The proposal ensures that adverse effects on the environment are avoided or mitigated.

There are no matters of national importance under Section 6 of the RMA that will be affected by the proposal. The proposal is also consistent with the requirements of Section 7 of the RMA, with particular regard given to the efficient use and development of natural and physical resources. Regarding Section 8, the proposed activity is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the activity is considered to be consistent with Part 2 of the RMA, given the minor nature of the activities and the proposed mitigation.

6.2 Section 104(1)(b) of the RMA

In accordance with Schedule 4 of the RMA, an assessment of the activity against the relevant provisions of a document referred to in 104(1)(b) of the RMA must be included in an application for resource consent. Documentation in this section are noted as being:

- (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.

Under the RMA, regional plans need to give effect to NPSs, NESs and RPSs. For an application of this scale, an assessment of the application against the regional plans is often adequate as these plans ultimately give effect to the higher order statutory instruments.

6.2.1 District Plan

The following policies, which give effect to the plan's objectives, are relevant to this application for resource consent.

Policies

4.4.2 Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,
- b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,
- c. The ability to adequately dispose of effluent on site,
- d. Controlling the generation of noise in back country areas,
- e. The location of tree planting, particularly in respect of landscape values, natural features and ecological values,
- f. Controlling the spread of wilding trees.
- g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

4.4.3 Policy 4.4.3 – Sustainable Management of Infrastructure

To ensure that the development of infrastructure in the rural environment promotes sustainable management by:

- a. Requiring developers to contribute a fair and reasonable proportion of the costs involved, and
- b. Maintaining and enhancing the safe and efficient operation of the infrastructure network (including roading), while avoiding, remedying or mitigating adverse effects.

4.4.9 Policy – Effects of Rural Activities

To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.

4.4.10 Policy – Rural Subdivision and Development

To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

- a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,
- b. The natural character and values of the District's wetlands, lakes, rivers and their margins,
- c. The production and amenity values of neighbouring properties,
- d. The safety and efficiency of the roading network,
- e. The loss of soils with special qualities,
- f. The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,
- g. The heritage and cultural values of the District,
- h. The water quality of the District's surface and groundwater resources, and
- i. Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.

In terms of Policy 4.4.2, it is considered that the effects of the subdivision can be managed to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment can be avoided or mitigated. The property is remotely located, the lots are located on a flat area of the property away from hills and ranges and has a backdrop of existing vegetation when viewed from the nearest public road.

In terms of Policy 4.4.3, the proposal will also result in a small increase of traffic on Racecourse Road and Mawhinney Road. These roads generally experience fairly low to moderate traffic volumes and both have sufficient capacity for the potential additional vehicle movements associated with this subdivision.

Policy 4.4.9 addresses reverse sensitivity. A consent condition may be the best way to address any reverse sensitivity effects, to ensure that this proposal is consistent with Policy 4.4.9.

The above discussions also address Policy 4.4.10. The proposal is consistent with Policy 4.4.10.

It is considered that the proposed subdivision with its mitigating measures is not contrary to the relevant objectives and policies of the Operative District Plan.

7. Consent Duration, Review and Lapse

A term for a subdivision consent is unlimited. However, a 5 year lapse period is consistent with Section 125 of the RMA.

The applicant intends to begin subdividing the site as soon as the necessary authorisations have been secured (subject to granting). However, it is not uncommon for projects of this nature to experience some level of delay outside of a consent holders' control. As such, a 5-year lapse period would be appropriate with regards to any resulting subdivision consent. This is a standard lapse period as outlined in Section 125(1)(a) of the RMA.

Council may review any consent in accordance with Sections 128 and 129 of the RMA.

8. CONCLUSION

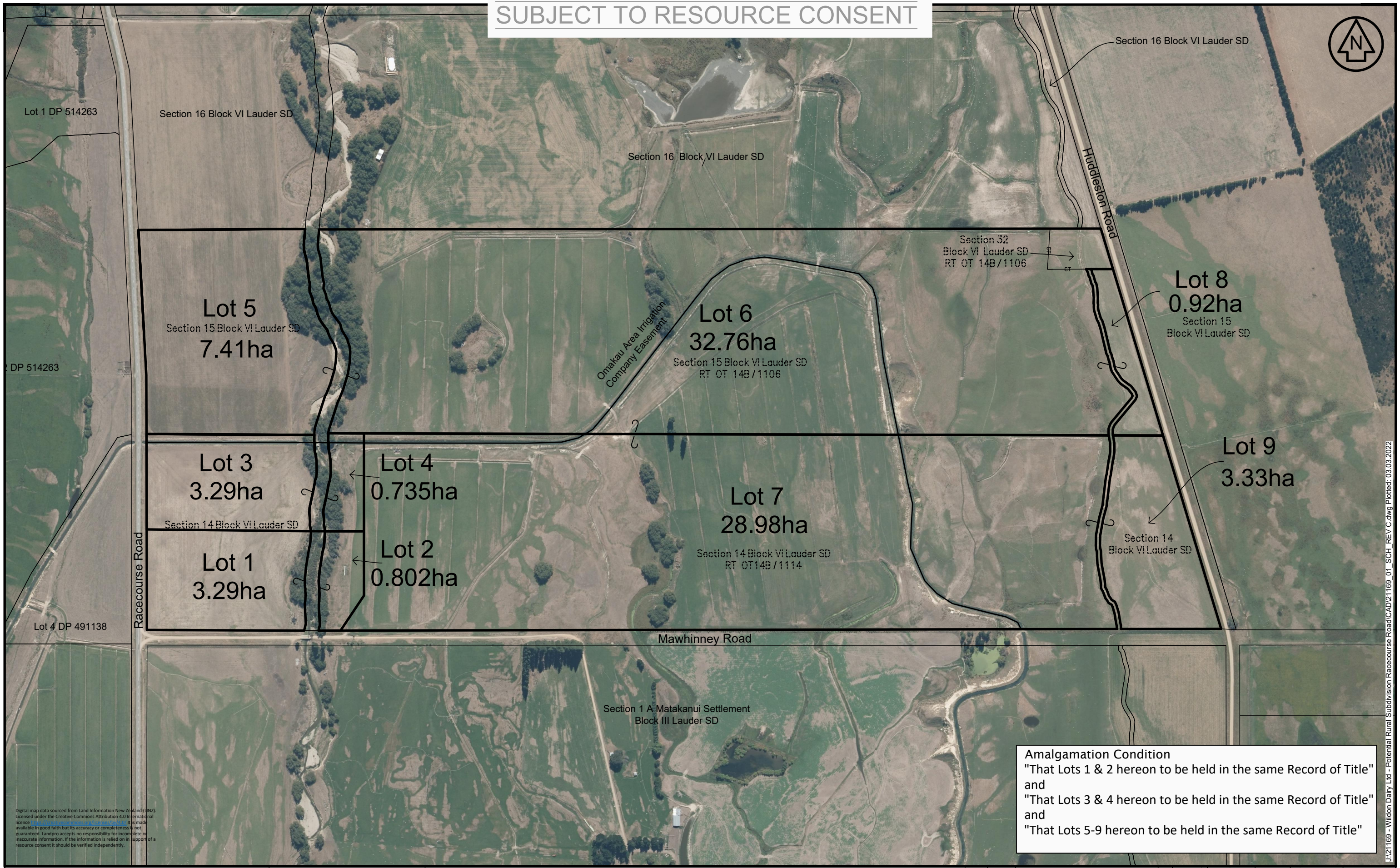
A decision to grant the resource consent application(s) under Section 104B is recommended on the basis that:

- a) the adverse effects on the environment are likely to have a very low effect;
- b) The proposal is consistent with the requirements of the RMA, relevant district plan objectives and policies and other relevant matters.

Granting the resource consent application(s) will be consistent with the purpose of the RMA for the reasons explained within this report. The proposed activities are highly unlikely to result in adverse effects and any potential adverse effects will be avoided or mitigated as far as practicable.

Appendix A: Record of Title

SUBJECT TO RESOURCE CONSENT



Amalgamation Condition
 "That Lots 1 & 2 hereon to be held in the same Record of Title"
 and
 "That Lots 3 & 4 hereon to be held in the same Record of Title"
 and
 "That Lots 5-9 hereon to be held in the same Record of Title"

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L:\21169 - Wildon Dairy Ltd - Potential Rural Subdivision Racecourse Road\CAD\21169_01_SCH_REV_C.dwg Plotted: 03.03.2022

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Client: **WILDON DAIRY LTD**

NOTES
 - All dimensions shown are in metres unless otherwise shown
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**PROPOSED SUBDIVISION OF SECTIONS 14,15 AND 32
 BLOCK VI LAUDER SD**

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	7.10.21	lots rearranged, amalgamation condition chngd	SLB				21169	01 (2)
B	28.10.21	Section 16 lots removed from the subdivision	SLB	Drawn	Signed	Date	Scale	
C	17.2.22	2 small lots added	SLB			10.9.21	1:2500.000 @ A1 0.200000 @ A3	
				Designed	Signed	Date	Datum & Level	Rev.
							LP2000	C

Appendix B: Scheme Plan

GRIP TITLE INFORMATION PREVIEW

Freehold

Identifier OT14B/1106
Land Registration District Otago
Date Issued 16 April 1992

Prior References

[OT6B/988](#)

Estate Fee Simple
Area: 41.0276 hectares more or less
Legal Description Section 15 and Section 32 Block VI Lauder
Survey District

Registered Owners

Wildon Dairy Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

885727 Transfer creating the following easements in gross - 30.6.1995 at 12:17 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Irrigation Works	Section 15 and Section 32 Block VI Lauder Survey District - herein	Black line Transfer 885727	The Omakau Area Irrigation Company Limited	

9825541.3 Mortgage to ASB Bank Limited - 1.9.2014 at 4:16 pm

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GRIP TITLE INFORMATION PREVIEW

Freehold



Identifier OT14B/1114
Land Registration District Otago
Date Issued 16 April 1992

Prior References

[OT6B/962](#)

Estate Fee Simple
Area: 40.4332 hectares more or less
Legal Description Section 14 Block VI Lauder Survey District

Registered Owners

Wildon Dairy Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

885727 Transfer creating the following easements in gross - 30.6.1995 at 12.17 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Irrigation works	Section 14 Block VI Lauder Survey District - herein	Black line Transfer 885727	Omakau Area Irrigation Company Limited	

9825541.3 Mortgage to ASB Bank Limited - 1.9.2014 at 4:16 pm

11444824.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Central Otago District Council - 21.5.2019 at 12:22 pm

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