

Rārangi take o te Komiti Taiao
me ngā Whakawā Whanokē

Environment and Hearings Committee Agenda

Wednesday 13 November 2024, 4 pm
Council Chamber, Albion Street, Hāwera



Ngā Mema o te Komiti / Committee Members



Andy Beccard
Chairperson



Steffy Mackay
Deputy Chairperson



Leanne Horo
Councillor



Aaron Langton
Councillor



Diana Reid
Councillor



Robert Northcott
Deputy Mayor



Tane Houston
Iwi Representative

Apatono / Delegations

The primary role of the Environment and Hearings Committee is to oversee the Council's obligations under the Resource Management Act 1991. It also oversees a number of the Council's environment and regulatory activities. The committee comprises five Councillors.

The Committee is delegated the following decision making powers:

- To hear all resource consent applications with the power to make a final decision;
- To hear all Building Act dispensation applications with the power to make a final decision;
- To consider all matters of an environmental and regulatory nature relating to the Resource Management Act, Building Act, Health Act, Fencing of Swimming Pools Act, Dog Control Act and to make recommendations to the Council;
- To hear objections to all matters in accordance with the Dog Control Act 2006
- To receive reports on all matters approved under delegated authority by the Chairperson or Deputy Chairperson together with the Group Manager Environmental and those functions delegated to staff;
- Hear objections to menacing dog classifications and either uphold or rescind the classification (as per the Dog Control Act).
- To consider and make recommendations to the Council on environmental policy matters relating to the Resource Management Act and the District Plan;
- To hear all plan changes and make recommendations to the Council;
- Non-notified applications will be referred to the Environment and Hearings Committee for consideration in the following circumstances:
 - Where the Group Manager Environmental believes that there are potential community effects and/or policy implications in respect of the District Plan, and no other applications of this nature have been dealt with before by the Council to determine precedent;
 - Appeals relating to consent conditions approved under delegated authority; and
 - Applications for retrospective activities.

That aside, the Committee is only able to make recommendations to the full Council for it to consider and make a decision on.

Huinga Tāngata / Attendance Register

Date	26/04/23	15/05/23	07/06/23	19/07/23	25/10/23	08/11/23	22/11/23	13/03/24	24/04/24	05/06/24	28/08/24
Meeting	O	O	O	O	O	E	O	O	O	O	
Andy Beccard	√	√	√	√	√	√	√	√	√	√	A
Leanne Horo	√	A	√	√	√	√	√	A	√	A	√
Aarun Langton	√	√	√	√	A	√	√	√	A	A	√
Steffy Mackay	√	√	√	√	√	√	A	A	√	√	√
Robert Northcott	√	√	√	√	√	√	√	√	√	√	√
Diana Reid	√	√	A	√	√	√	√	√	√	√	√
Tane Houston - Iwi Representative	-	-	√	√	√	√	A	√	A	√	√

Key

- √ Attended
- AO Attended Online
- Was not required to attend
- A Apology
- Y Attended but didn't have to attend
- X Did not attend - no apology given

Types of Meetings

- O Ordinary Council Meeting
- E Extraordinary Council Meeting

He Karere Haumarū / Health and Safety Message

In the event of an emergency, please follow the instructions of Council staff.
If there is an earthquake – drop, cover and hold where possible. Please remain where you are until further instruction is given.

He Pānga Whakararu / Conflicts of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected member and any private or other external interest they might have.



Rārangi Agenda

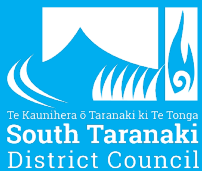
Environment and Hearings Committee

Wednesday 13 November 2024 at 4 pm

1. **Karakia**
2. **Matakore / Apologies**
3. **Tauākī Whakarika / Declarations of Interest**
4. **Whakatakoto Kaupapa Whānui, Whakaaturanga hoki / Open Forum and Presentations**
5. **Pūrongo / Report**
 - 5.1 [Subdivision Application RML24053](#)..... Page 9
6. **Pūrongo-Whakamārama / Information Report**
 - 6.1 [Environmental Services Activity Report](#)..... Page 53
7. **Karakia**

Next Meeting Date: Wednesday 5 February 2025 – TSB Hub

Elected Members' Deadline: Wednesday 22 January 2025



Karakia

1. Karakia

Ruruku Timata – Opening Prayer

(Kia ururu mai ā-hauora,
ā-haukaha, ā-hau māia)

Ki runga

Ki raro

Ki roto

Ki waho

Rire rire hau

Paimārire

*(Fill me with vitality)
strength and bravery)*

Above

Below

Inwards

Outwards

The winds blow & bind us

Peace be with us.



Matakore Apologies

2. Matakore / Apologies

Leave of Absence: *The Board may grant a member leave of absence following an application from that member. Leave of absences will be held in the Public Excluded section of the meeting.*



Ngā Whakaputanga

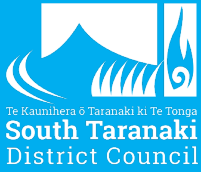
Declarations of Interest

3. Tauākī Whakarika / Declarations of Interest

Notification from elected members of:

- a) Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and
- b) Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968.

Declarations of Interest: Notification from elected members of: Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

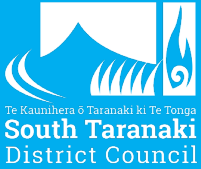


Whakatakoto Kaupapa Whānui, Whakaaturanga hoki Open Forum and Presentations

4

4. Whakatakoto Kaupapa Whānui Whakaaturanga hoki / Open Forum and Presentations

The Council has set aside time for members of the public to speak in the public forum at the commencement of each Council, Committee and Community Board meeting (up to 10 minutes per person/organisation) when these meetings are open to the public. Permission of the Mayor or Chairperson is required for any person wishing to speak at the public forum.



Pūrongo Report

5

To	Environment and Hearings Committee
From	Kaimahere Whakawhiti Whakaaro / Consultant Planner, Adam Bridgeman
Date	13 November 2024
Subject	Land Use Application RML24053

(This report shall not be construed as policy until adopted by full Council)

Application

Consent No.:	RML24053
Applicant:	Dan Fromings
Location:	483 Ōhangai Road, Hāwera
Proposal:	Retrospective resource consent for a second dwelling

Site Details

Legal Description:	Lot 1 DP 412617
Current Use:	Lifestyle
Previous Consents:	RM040036 - Relocated Dwelling RMS080082 – 2 Lot Rural Subdivision RML090082 – New Garage RML21009 – Deemed Permitted New Pole Shed
South Taranaki District Plan (2015):	Rural Zone Rural Map 13
Surrounding Land Use:	Residential/ Lifestyle/ Agricultural

Assessment

Activity Status:	Restricted Discretionary Activity – Rule 3.1.3(a)
Notification:	Non-notified
RMA1991:	s104, 104C, 108
• NPS:	NPS-Highly Productive Land
• NES	-

Whakarāpopoto Kāhui Kahika / Executive Summary

1. Dan Fromings (the applicant) has applied for retrospective resource consent for a second dwelling at the rurally zoned site, 483 Ōhangai Road, Hāwera. The proposal requires restricted discretionary activity resource consent for infringement of the permitted number of dwellings (performance standard 3.2.1(a), one dwelling per 20 ha), and infringement of the front and side yard setback (performance standard 3.2.2(a), 10 metre boundary setback for a dwelling). The second dwelling is a 30m² transportable home, located to the southwestern corner of the site, infringing the western side yard setback, with a 5 metre setback proposed. The dwelling is also located within 6 metres of the minimum road boundary setback.

2. The application is being presented to the Environment and Hearing Committee as the development is a retrospective resource consent, whereby the Committee has not provided delegated authority to the Council’s Planning team to decide on a retrospective resource consent.
3. Overall, I consider that the proposal will have acceptable effects on adjoining properties and the wider environment and that servicing can be managed appropriately on site. It is recommended that the application be approved.

Taunakitanga / Recommendation(s)

THAT the Environment and Hearings Committee;

- a) Approves the resource consent for an additional dwelling at 483 Ōhangai Road, Hāwera (Lot 1 DP 412617), pursuant to Sections 104 and 104C of the Resource Management Act.
- b) Notes that if the resource consent RML24053 be granted, the conditions contained in [Appendix 1](#) should be considered.

Kupu Whakamārama / Background

Description of the Proposal

4. Dan Fromings (the applicant) has applied for retrospective resource consent for a second dwelling at the rurally zoned site, 483 Ōhangai Road, Hāwera.
5. The second dwelling is a 30m² transportable home, located to the southwestern corner of the site, infringing the western side yard setback, with a 5 metre setback proposed. The dwelling is also located within 6 metres of the minimum road boundary setback.



Figure 1: Design (Source: Application)



Figure 2: Dwelling from the road zone (Source: Application)



5 METERS TO PADDOCK BOUNDARY | 12 METERS TO ROAD EDGE.
6 METERS TO ROADSIDE HOODGE | 3 METERS TO SUMP
1 METER TO WATER TANK

Figure 3: Site Layout

Evaluation

Status of the application

6. Pursuant to Rule 3.1.3(a) of the South Taranaki District Plan, restricted discretionary activity resource consent is required for infringement of the permitted number of dwellings (performance standard 3.2.1(a), one dwelling per 20ha), and infringement of the front and side yard setback (performance standard 3.2.2(a), 10 metre boundary setback for a dwelling).
7. The proposed activity meets all other performance standards.

Written Approvals

8. Written approvals have been received from 481 Ōhangai Road, Hāwera (western neighbour) and 484 Ōhangai Road, Hāwera (adjacent neighbour).
9. Following discussion around the dwelling siting in relation to onsite services, the dwelling is proposed to be located closer to the shared boundary with 481 Ōhangai Road, Hāwera. This written approval was re-signed by the affected neighbour at 481 Ōhangai Road, Hāwera. It was considered unnecessary for the adjacent neighbour at 484 Ōhangai Road, Hāwera to re-sign given the dwelling was not proposed to move closer to the road boundary.

Notification

10. Sections 95 to 95E of the Resource Management Act 1991 (RMA or “the Act”) are used to determine the notification pathway of a resource consent application. Sections 95A and 95B outline the steps for determining public notification and limited notification respectively. Public notification of this application would not be precluded in this instance; however, public notification is not recommended for this consent (see [Appendix 1](#)).
11. The next notification pathway is limited notification. This application would not be precluded from limited notification. The Council does not consider there to be any affected persons as per section 95E of the Act. It is recommended that the application proceed without limited notification (see [Appendix 1](#)).

Statutory Requirements

12. Sections 104 and 104C of the Resource Management Act 1991 (RMA or “the Act”) collectively outline the process for determining a resource consent application for a Restricted Discretionary Activity.
13. Section 104 states that the consent authority must, subject to Part 2, have regard to:
 - a) *any actual and potential effects on the environment of allowing the activity; and*
 - b) *(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*
 - c) *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*
 - d) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
14. Section 104C specifies that the authority may grant or refuse the application, but in considering the application and, if it grants the application, in imposing conditions, must only consider those matters over which:
- a) a discretion is restricted in national environmental standards or other regulations:
 - b) it has restricted the exercise of its discretion in its plan or proposed plan.

Assessment

15. In relation to the activity, the following matters have been restricted by Rule 3.1.3(a) being:

Matters to which the Council restricts its discretion:

- i. *Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.*

Second Dwelling Effects

16. The second dwelling is a small transportable home, proposed to be used for secondary residence for overflow from the main dwelling. The site is some 6,800m². I am of the opinion that the size of the dwelling and location behind hedging will mitigate any adverse effects from the second dwelling. Those neighbours affected by the proposal have provided written approval and the effects on 481 and 484 Ōhangai Road, Hāwera can be discounted. A condition of consent is recommended to ensure the hedging is maintained to ensure the bulk and dominance effects are mitigated on Ōhangai Road, Hāwera.
17. Vehicle access is proposed to be maintained from the existing vehicle crossing, managing any effects on increased traffic. A condition of consent is recommended to ensure pedestrian access is available from the carparks within the subject site to the proposed dwelling and that no vehicle parking is permitted within the road zone. These conditions will mitigate traffic effects on the Ōhangai Road, Hāwera zone.
18. Following discussion with the Development Engineer and the Council's Building team, the proposed dwelling siting was recommended to be located 1 metre from the adjacent water tank and 3 metres from the septic tank as required by NZS4404 (Taranaki Local Amendments). The applicant proposed to amend the design to facilitate this. An advice note is recommended advising that an updated septic wastewater design and stormwater discharge design is required to be submitted with the application for the building certificate of acceptance.

Yard Setback Effects

19. The dwelling does not meet the side yard and front yard performance standards. The adjoining neighbour to the west, and adjacent neighbour across Ōhangai Road, Hāwera have

provided written approval. Notwithstanding this, the existing hedging also mitigates views from Ōhangai Road, Hāwera. A condition of consent is recommended, requiring the hedging to remain as existing to a minimum height of 1.8 metres along the road frontage of Ōhangai Road, Hāwera. Any effects of the yard setback infringements are considered acceptable.

Section 104 RMA1991 Matters

20. Part 2 of the RMA1991 sets out the purpose and principles of the Act, the matters of national importance, and other matters to which all persons exercising functions and powers under the Act must have regard or take into account. In assessing this application, section 5 (the purpose of the Act) and sections 7(b), (c), and (f) (efficient use and development, amenity values, quality of the environment) have been specifically considered. The application is considered consistent with Part 2 matters.
21. The application is not inconsistent with any National Policy Statements (NPS), Environmental Standards or other regulations. There are no anticipated effects on freshwater above those which already exist (NPS Freshwater Management). The application is not changing to a use whereby the NES Assessing and Managing Contaminants in Soil to Protect Human Health 2011 would be relevant. Likewise, the effects of the consent do not arise to any development of the land that would create unacceptable discharges into the environment, above those which exist already (NES Freshwater 2020 and Sources of Drinking Water 2007).
22. The application is not inconsistent with the NPS Highly Productive Land (NPS HPL). The site is LUC Class 1, however, given the size constraints of the site and location of the dwelling in an area unlikely to be used for production, the application is exempt under Section 3.10 of the NPS HPL.
23. District Plans are required to give effect to Regional Policy Statements and not be inconsistent with Regional Plans. None of the Regional Plans for Taranaki are considered to be of specific relevance to the proposed activity given the proposal will create no further effects on land or water above those which exist on site already.

South Taranaki District Council District Plan

24. The objectives and policies recognise that the Rural Zone is a productive agricultural environment with diverse land uses and associated residences. The objectives and policies aim to reduce adverse environmental effects to protect the privacy and needs of rural dwellings and mitigate the effects of incompatible land uses. Although an additional dwelling is generally not anticipated, the effects can be managed through appropriate screening and where written approval has been gained. overall, I am of the opinion the application is consistent with the STDP Objectives and Policies. Those objectives and policies assessed are listed below:

Rural Zone

- Objectives 2.1.3, 2.1.4
- Policies 2.1.5, 2.1.7, 2.1.8, 2.1.9, 2.1.13, 2.1.14, 2.1.19, 2.1.20

Whakakapia / Conclusion

25. Dan Fromings has applied for retrospective resource consent for a second dwelling at the rurally zoned site, 483 Ōhangai Road, Hāwera.
26. The development has been assessed as a restricted discretionary activity under Rule 3.1.3(a) of the District Plan. The effects of the development are considered acceptable as assessed against the relevant effects, and the objectives and policies of the DP.
27. Section 104C of the RMA states that the Council may grant or refuse the resource consent application for a restricted discretionary activity. It is therefore recommended that the application be approved subject to conditions (as restricted by the DP).



Adam Bridgeman

**Kaimahere Whakawhiti Whakaaro /
Consultant Planner**



[Seen by]

Liam Dagg

**Kaiarataki Ratonga Taiao /
Group Manager Environmental Services**

[Appendix 1: Recommended Conditions of Consent](#)

[Appendix 2: Notification Assessment](#)

[Appendix 3: Application](#)

Appendix 1: Recommended Conditions of Consent

Subject to the following conditions:

1. That the activity is undertaken in general accordance with the application received by the South Taranaki District Council on 4 September 2024.
2. That hedging along the Ōhangai Road frontage of the property, from the western point of the property at the road frontage, to the west of the vehicle crossing (as practical), shall be retained and/or maintained accordingly, to a 1.8 metre minimum height and as existing when this application was approved.
3. That pedestrian access is maintained between the area used for vehicle parking within 483 Ōhangai Road and the dwelling authorised by this consent.
4. That no vehicle parking is permitted within the Ōhangai Road Zone.

Review Condition

5. That in accordance with Section 128(1) of the Resource Management Act 1991, the South Taranaki District Council may review, amend, delete or add to the conditions of this consent by giving notice to the consent holder of such a review in 2025, 2026 and every five years thereafter, for the purpose of:
 - a) To review the effectiveness of the conditions of this resource consent in avoiding, remedying or mitigating any adverse effects on the environment that may arise from the exercise of this resource consent, and:
 - b) To address any adverse effects on the environment which have arisen as a result of the exercise of this resource consent that were not anticipated at the time of commencement of this resource consent, including addressing any issues arising out of complaints.

Advice Notes:

1. *Under s357 of the Resource Management Act 1991, you have a right of objection to the Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision. The objection should describe the reason for the objection and what would satisfy the objection.*
2. *In accordance with the Council's Schedule of Fees and Charges, if not accompanying this decision, an invoice will be sent at a later date. All costs associated with the conditions of this consent shall be met by the consent holder.*
3. *An updated septic wastewater design and stormwater discharge design is required to be submitted with the application for the building certificate of acceptance.*

Appendix 2: Notification Assessment

Public Notification

Section 95A specifies the steps that a consent authority must follow to determine whether to publicly notify an application for resource consent:

Step 1: mandatory public notification in certain circumstances

3(a)	Has the applicant requested public notification?	No
3(b)	Is public notification required under section 95C (<i>public notification of consent application after request for further information or report</i>)?	No
3(c)	Is the application made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

Assessment: None of the above criteria apply; therefore, we proceed to step 2.

Step 2: if not required by step 1, public notification precluded in certain circumstances

Where the application meets either of the criteria below, proceed to step 4 (step 3 does not apply).

5(a)	Is the application for a resource consent for 1 or more activities, each activity subject to a rule or national environmental standard that precludes public notification?	No
5(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities: (i) a controlled activity? (ii) [repealed] (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity? (iv) [repealed]	No No

The application must be notified to each affected person under subsection (2) and to each affected person identified under subsection (3).

Assessment: None of the above criteria apply; therefore, we proceed to step 3.

Step 3: if not precluded by step 2, public notification required in certain circumstances

Where the application meets either of the criteria below, the application must be publicly notified.

8(a)	Is the application for a resource consent for 1 or more activities, any of which is subject to a rule or national environmental standard that requires public notification?	No
8(b)	Will the activity have or be likely to have adverse effects on the environment that are more than minor (<i>as assessed in accordance with section 95D</i>)?	No

Assessment: None of the above criteria apply.

Step 4: public notification in special circumstances

9(a)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?	No
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If the answer is no, the application is not to be publicly notified. Determination must then be made as to whether limited notification of the application under section 95B should be given.

Assessment: It has been determined that special circumstances do not exist in regard to this application.

Therefore, the application is not to be publicly notified.

Limited Notification

Section 95B specifies the steps that a consent authority must follow to determine whether to give limited notification of an application for resource consent:

Step 1: certain affected groups and affected persons must be notified

2(a)	Are there any affected customary rights groups?	No
2(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
3(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 ; and	No
(b)	Is the person to whom the statutory acknowledgement made an affected person under section 95E ?	No

Assessment: None of the above criteria apply; we proceed to step 2.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

Where the application meets either of the criteria below, proceed to step 4 (step 3 does not apply).

6(a)	Is the application for a resource consent for 1 or more activities, each activity subject to a rule or national environmental standard that precludes limited notification?	No
6(b)	Is the application for a resource consent for either or both of the following, but no other, activities: (i) a controlled activity that requires consent under a district plan (other than a subdivision of land)?	No
	(ii) a prescribed activity (see section 360H(1)(a)(i))?	No

Assessment: none of the above criteria apply; therefore, we proceed to step 3.

Step 3: if not precluded by step 2, certain other affected persons must be notified

Where it is determined, in accordance with section 95E, that the following are affected persons, each such affected person must be notified of the application.

7(a)	In the case of a boundary activity, the owner of an allotment with an infringed boundary.	n/a
7(b)	<i>repealed</i>	
8	In the case of any other activity, an affected person in accordance with section 95E:	No

Section 95E(1) specifies that, for the purposes of giving limited notification of an application for resource consent, a person is an affected person if the consent authority decides that the adverse effects on the person are minor or more than minor (but not less than minor), unless:

- that person has given and not withdrawn approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons or
- the consent authority considers it unreasonable in the circumstances for the applicant to seek the persons written approval.

In assessing an activities adverse effects on a person, the consent authority:

- may disregard an adverse effect if a rule or national environmental standard permits an activity with that effect and
- must disregard an adverse effect if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion (controlled and restricted discretionary activities) and
- must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

Assessment:

Given the proposal is likely to have adverse effects on the amenity of the area that are less than minor on any neighbouring properties, the application shall not be notified to any party.

No other neighbouring properties or persons are considered affected by the application and therefore the application does not require notification under step 3.

Step 4: further notification in special circumstances

10(a)	Do special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being an affected person)?	No
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Where the answer is yes, those persons must be notified. Where the answer is no, do not notify anyone else.

Assessment: It has been determined that special circumstances do not exist in regard to this application.

Accordingly, the application does not require limited notification.

Appendix 3: Application



South Taranaki District Council,
Private Bag 902,
Hāwera 4640
0800 111 323
contact@stdc.govt.nz

Apply for a resource consent

Reference RC240906667 Submitted 03 Sep 2024 08:04

Introduction

Use this form to apply for a resource consent under [Section 88](#) and [Schedule 4](#) of the Resource Management Act 1991.

Information required

Information required to complete this application includes:

- Description of activity and Assessment of Environmental Effects (AEE).
- Site plans and drawings.
- Record of title, less than 3 months old.
- Signed affected party approval forms and plans, if required.
- Any other documentation relevant to your proposal.

Note that other information may be requested once your application has been checked by our team.

Privacy

The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. Any member of the public may, under the Local Government Official Information and Meetings Act 1987, request access to information held by the Council. The Privacy Act 2020 applies to the Council and under that Act, you have the right to see and correct personal information that the Council holds about you.

Fees

A fixed fee is set for certain activities, while other fees are charged on a time basis for processing and inspection purposes. Please consult [Council's fee schedule](#) before submitting your application.

Declaration

By continuing with this application you certify that: Yes

- The information you provide is true and correct to the best of your knowledge.
- You undertake to pay all costs related to this application.

If address is not found, please enter it manually

Property Address: 483 Ohangai Road, RD 12, Hawera 4672
What is your role in this application? Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation Laura Buttimore Planning
First name Laura
Last name Buttimore
Phone number [REDACTED]
Email address [REDACTED]

Note that the applicant will also receive a copy of all correspondence.

Postal address: [REDACTED]

Confirm that you have approval to act on behalf of the applicant Yes

The applicant is the person(s) or organisation making the application.

Applicant details

Is this applicant an individual or an organisation? Individual
First name Dan
Last name Fromings
Phone number [REDACTED]
Email address [REDACTED]
Postal address: [REDACTED]

Invoicing

Who should the invoice be sent to for payment? Applicant

Activity or works proposed

Application type Land use consent

Short description of your proposal

Retrospective consent for second dwelling on site at 483 Ohangai Road.

Provide a detailed description in the Assessment of Environmental Effects (AEE) or other document.

Assessment of Environmental Effects (AEE)

Refer to the [guidelines for Assessment of Environmental Effects](#).

Assessment of Environmental Effects document

FINAL AEE for 483 Ohangai Rd Fromings tiny home.pdf (727 kb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- The matters set out in [Schedule 4 of the Resource Management Act 1991](#).
- Any relevant objectives, policies, or rules in a document.
- Any relevant requirements, conditions, or permissions in any rules in a document.
- Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).

Assessment of the activity

Appendix 2 - plans 10.4m-Deluxe-One-Bedroom Floor plan.pdf (684 kb)

Assessment of the activity

Appendix 3 - Neighbour Written Approval.pdf (4 mb)

Other activities

Describe any other activities that are part of the proposal to which the application relates

Other applications

Are you required to apply for any other resource consents for this project?

No

Have you applied for a building consent for this project?

No

Pre-application information

Have you discussed this proposal with Council staff prior to this application?

Yes, an informal discussion

Name(s) of Council staff involved (if known)

Sarah Capper-Liddle

Date of discussion (if known)

22/05/2024

Site visit requirements

Who is the site contact?

Applicant

Is there a locked gate or security system restricting

No

access by Council staff?

Is there a dog on the property? Yes

Please provide details of any entry restrictions or hazards that Council staff should be aware of

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- If an affected party does not give approval to your proposal this may impact on the way that the application is processed.
- Council's duty planner can provide you with advice on which parties may be affected by your proposal.

[Download an affected party approval template form.](#)

Do you need affected party approval?

Yes

Signed approval forms

Appendix 3 - Neighbour Written Approval.pdf (4 mb)

Signed plans

Appendix 3 - Neighbour Written Approval.pdf (4 mb)

Plans

If you have any supplementary plans you think may be useful to include (not already included in the AEE), such as

- Site plan and drawings.
- Floor plans and elevations for any proposed buildings.
- Subdivision plan.
- Scheme plan.

If you don't have any extra documentation simply click on Submit.

Plans

Appendix 2 - plans 10.4m-Deluxe-One-Bedroom Floor plan.pdf (684 kb)

Record of title

A record of title (less than 3 months old) is required for all applications. All consent notices, survey plans and encumbrances must be included. Where relevant a sale and purchase agreement or lease agreement can support the record of title.

If a suitable record of title is not supplied, Council will obtain a copy from Land Information New Zealand (LINZ) – the cost will be added to the cost of processing your application.

Record of title

Technical Reports

Other information such as expert landscape, traffic or geo-technical reports may be required for some proposals.

Expert reports

Other documentation

Provide any other relevant documentation.

Other documentation

Dan and Susan Fromings

**Resource Consent Application for a retrospective consent for a tiny home dwelling at
483 Ohangai Road, Hāwera**

Report Prepared by:

Laura Buttimore, Principal Planner

Report Approved for Release by:

Dan Fromings, Landowner

Date of Issue: 3 September 2024

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 9
OF THE RESOURCE MANAGEMENT ACT 1991**

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To: South Taranaki District Council

1. **D and S Fromings** apply for land use consent as described below.
2. **A description of the activity to which the application relates is:**
To construct a second habitable dwelling at 483 Ohangai Road, Hāwera (being the subject site'). The proposal is fully described in the "Assessment of Effects" contained within section 7.1 below.
3. **The applicant and property details are as follows:**

Owner:	D and S Fromings
Address:	483 Ohangai Road, Hāwera
Legal Description:	Lot 1 DP 412617
Site Area:	6817m ²
District Plan Zone:	Rural Zone
District Plan Overlays:	N/A
Roading Hierarchy:	Ohangai Road: Local
4. **The location of the proposed activity is as follows:**
The extent of the subject site is shown within Figure 1 of the report and the Site Plan, contained within the Application Plan set attached as **Appendix Two**.
5. **No other resource consents are necessary for the proposed development.**
6. **In accordance with the Fourth Schedule of the Resource Management Act 1991, please find attached 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.**
7. **The lodgement fee should be invoiced directly to the applicant at the below address for billing.**

Laura Buttimore
Principal Planner
Laura Buttimore Planning

Address for Service:

Address for Monitoring and Billing:

<p>D and S Fromings [REDACTED] [REDACTED]</p> <p>New Plymouth</p> <p>Phone: 027 4601136 Email: laura@lbplanning.co.nz</p>	<p>D and S Fromings [REDACTED]</p> <p>Phone: [REDACTED] Email: [REDACTED]</p>
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**ANNEXURE: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT
 (CONTAINING THE FOLLOWING APPENDICES):**

Appendix One	Record of Title
Appendix Two	Plan set
Appendix Three	Written approvals

1.0 INTRODUCTION

This assessment is provided in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (“the RMA”). It supports an application for the construction of a second residential unit at 483 Ohangai Road.

Under the South Taranaki District Plan (DP) Resource Consent would be required as a **Restricted Discretionary activity**.

The following assessment concludes that, subject to conditions of consent, any adverse actual or potential environmental effects arising from the proposal would be less than minor. The proposal would not be contrary to the objectives, policies, and assessment criteria of the DP.

This report concludes that consent shall be **Granted on a Non-Notified basis**.

2.0 THE EXISTING SITE AND ENVIRONMENT

2.1 The Subject Site / Surrounding Environment

The subject site is a rectangular shaped rural lifestyle allotment that is 6817m² in located on the northern side of Ohangai Road.

The site is legally described as Lot 1 DP 412617. There are no interests noted on the title of relevance. Please refer to **Appendix One** for the Certificate of Title.

An existing residential dwelling is located in the centre of the site. An existing driveway provides vehicular access to the dwelling. A large shed and workshop is located near the southern road boundary with other ancillary sheds and garages located on the site.

The applicant and landowner runs Dan’s Tractor Repairs Ltd from these shed and he has an existing resource consent for these buildings see RML090082.

The site has a well-established hedge running along the road boundary as shown in Figure 2 and 3 below. Topographically, the site is relatively flat.

The surrounding environment is also zoned rural and exhibits rural-residential occupation and pastoral farming as per the rural zoning provisions. A wide variety of shed structures and farm implements are present in accordance with farming

activities undertaken in this location being the rural fringe of the township of Hawera.

The subject site and surrounding environment are identified in **Figure 1 - 3** below.



Figure 1: Aerial view of 483 Ohangai Road, Hawera (Source: Propertyguru).



Figure 2: View from the road in the south western corner of the site (Applicant photograph 29/08/24).



Figure 3: View from road boundary looking south east (Applicant photograph 29/08/24).

2.3 Soils Classification

The New Zealand Land Resource Inventory (NZLRI) records the site soils as Land Use Capability Class 1. The proposed activity is contained on land identified as highly productive land class.



Figure 4: Land Use Capability of the subject site (Source: Taranaki Regional Council GIS).

2.4 Zoning and Overlays

The subject site is zoned Rural Zone under the District Plan. There is no other notation or overlay impacting the subject site.

3.0 THE PROPOSAL

3.1 Residential Unit

The proposal seeks retrospective resource consent for the erection of a small 31m² residential unit in the south western corner of their site. The dwelling is 7m to the western side boundary and 6m to the road boundary.

The internal layout of the dwelling would comprise open plan lounge, kitchen and dining with one bedroom and one bathroom.

The site plan, floor plan and elevations are included for reference via **Figure 5** and **6** below.



Figure 5: Overall Site Plan (Source: landowner).

10.4 x 3m Deluxe One Bedroom with Kitchen & Ensuite

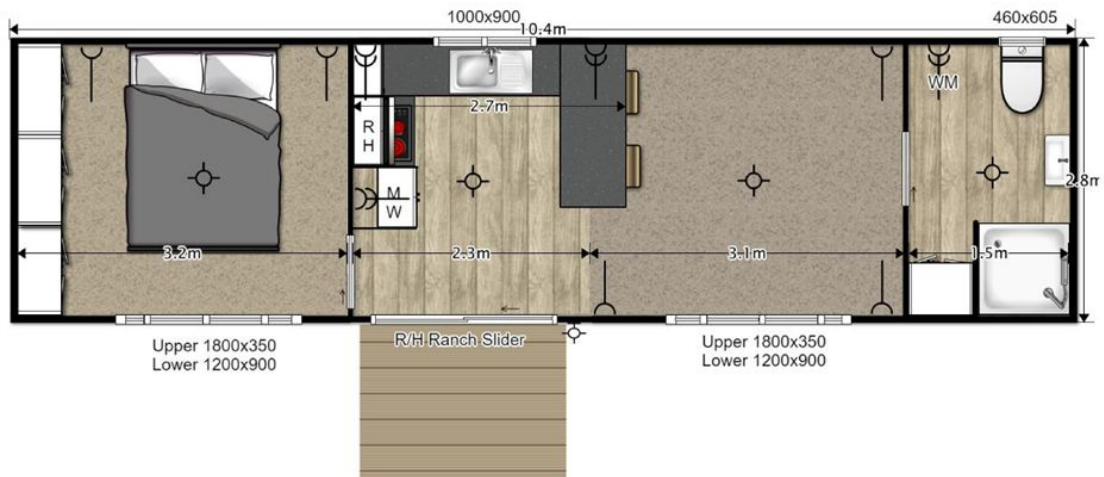


Figure 6: Floor Plan (Source: Applicant).

3.2 Access

The existing VAP servicing the site will be utilised and it is considered to form part of the lawful baseline and there would be no change to this existing on-site arrangement.

3.3 Servicing

The applicant has provided onsite wastewater and roof water collection with stormwater also being managed on site.

4.0 RESOURCE CONSENTS REQUIRED

4.1 Operative South Taranaki District Plan (2021)

The South Taranaki District Plan (DP) was made operative on 22 January 2021. The subject site is identified under the DP as being within the Rural Environment.

There are no overlays specific to the subject site which impact the development as proposed.

The proposal **requires** require consent under DP rules as outlined below:

Table 1: DP Standards

Rule	Rule Name	Activity Status	Comment
Rural Zone			
3.1.3	Restricted Discretionary Activities: Unless listed elsewhere in the District Plan, any permitted activity listed in Section 3.1.1 which does not meet one or more of the performance standards in Section 3.2	Restricted Discretionary	The activity cannot comply with the performance standards in relation to road boundary, side boundary and number of habitable buildings.
Performance Standards			
3.2.1	Number of dwelling units: one dwelling unit per site under 20ha	Does not comply	The consent is for a second dwelling on the site under 20ha.
3.2.2	Minimum Structure Setbacks – Road boundary: 10m (residential unit). Side boundary: 10m.	Does not comply	The dwelling would be setback 6m from the road boundary and 7m from the western side boundary.
3.2.3	Home occupations	N/A	The applicant has sought consent separately for their workshop and sheds.

4.2.1 Summary

As outlined in the assessment above, the application is a **Restricted Discretionary** under the DP, being the highest status indicated by the above rules and Council’s discretion is restricted to the matters set out below.

5.0 CONSULTATION

The applicant has obtained the written approval of the following properties:

Address	Registered Property Owner
Western boundary: 481 Ohangai Road, Hāwera	Paul and Clare Bishop
Southern road boundary: 484 Ohangai Road	Anthony Andreoli

Please refer to the written approval forms and signed plans attached at **Appendix Three**.

Consultation with remaining adjacent landowners has not been undertaken as the effects are considered less than minor. Please refer to Section 95B assessment for complete detail.

6.0 EFFECTS DISREGARDED

Section 95D(c) of the RMA requires that in the case of a Restricted Discretionary activity, Council must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts control. For reference, the matters of discretion are listed below:

3.1.3 Restricted Discretionary Activities

1. *Avoiding, remedying or mitigating of actual or potential effects deriving from non-compliance with the particular performance standard(s) that is not met, except where specifically identified in other rules below.*

7.0 SECTION 104 ASSESSMENT

7.1 Actual and Potential Effects on the Environment

Section 104(1) of the RMA sets out the matters which must be considered by a consent authority in considering applications for resource consent. It is considered that in this instance, regard shall be had to:

- *any actual and potential effects of allowing the activity (section 104(1)(a));*
- *any relevant objectives, policies, rules, or other provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a plan or proposed plan (section 104(1)(b)); and*
- *any other relevant matters reasonably necessary to determine the application (section 104(1)(c)).*

Should consent be granted, the Consent Authority may impose conditions under Section 108.

The assessment of the actual and potential effects is set out below in section 7.1. An assessment of relevant Objectives, Policies and Assessment criteria follows in section 7.2 and 7.3.

7.1.1 Effects on rural character and amenity

Residential Unit

The location of the second dwelling is considered logical. The positioning was formerly a small, grassed area between the two large rural sheds and was not a useable space. The location enables the rear of the site to be retained for rural lifestyle purposes.

On approach to the site from the west the small dwelling is dark recessive colours and sits in front of the larger adjacent shed. The hedging along the road frontage and adjacent sites road frontage provides some visual buffering.

Furthermore, I note the scale of the dwelling as appropriate, and small scale to reduce any visual adverse effects from adjacent land uses. The dark reflective colour enables the dwelling to more sympathetically sit within the rural environment

The proposed dwelling will be used independently to the existing dwelling and used as an overflow for guests and or future visitors. The dwelling is small in scale and not likely to be used as a primary dwelling but rather an additional space for guests and visitors in the future.

Finally, I consider the proposed dwelling would remain an appropriate feature in the context of rural character and amenity, despite not being for production orientated or working environment usage. The resultant building size and scale is small in scale and located in a position on the site that it does not impact the rural activities or the existing home occupation on site.

As above, the application will utilise the existing vehicle access point and internal driveway thus negating the need for ‘new’ access infrastructure required to serve the development.

Overall, given the reasons discussed above, the proposed dwelling is considered appropriate in terms of its design, siting and external appearance. The proposal will not adversely detract from the established rural character and amenity of this location.

Road Boundary Setback

The dwelling is located 6m from the southern road boundary where standard rural zone anticipates a setback of 10m. It is noted the applicant has obtained the written approval of those properties located immediately adjacent (west and south) at 481 and 484 Ohangai Road respectively.

The dwelling is mitigated by the presence and location of a large implement shed that is within the same proximity to the road boundary as the dwelling. This alignment with the existing shed mitigates the presence of the dwelling. The scale of the proposed dwelling compared to the large sheds also reduces its scale and appearance from the road.

Further, the road boundary hedge planting softens and screens the dwelling from the road. The dwelling is only a small tiny home with only a 3m width frontage to the road, this further reduces the boundary setback.

Overall, the individual site characteristics as explained above, the observance of complementary patterns of development for a reduced road boundary setback, are considered adequate in retaining rural open space, vegetated elements and mitigating the reduced road boundary setback proposed. The built form will remain congruous to the built form anticipated in the rural environment.

Side yard boundary Setback

The dwelling is within 7m of the western side yard boundary. This side yard boundary setback adjoins a working farm unit and the adjacent landowner has provided their approval and therefore any potential effects on this property can be discounted.

Summary

It is considered that the effects of the dwelling on the spaciousness and low density nature of the surrounding rural environment will be no more than minor.

7.1.2 Overall Conclusion of Effects

On the basis of the above assessment, any adverse effects of the proposal on the wider environment are considered to be no more than minor and acceptable.

7.2 Policy Assessment

In the following section the proposal is assessed in relation to the relevant policy framework of the District Plan.

7.2.1 District Plan Objective and Policies

Objectives

The relevant objectives are outlined below for reference:

- **Objective 2.1.3** “to ensure subdivision, land use and development in the rural environment is of a nature, scale, intensity and location that maintains and enhances rural character and amenity values.
- **Objective 2.1.4** “to enable the efficient and effective functioning of farming and rural based activities, and ensure that activities are not inhibited by adverse effects of new incompatible land uses”.

The relevant policies are outlined below for reference:

- **Policy 2.1.7 Rural Amenity and Character** “manage the adverse effects of noise, vibration, odour, dust, traffic, glare and other nuisances from land use activities through relevant performance standards and appropriate spatial buffers and setback requirements for specific activities.

- **Policy 2.1.8 Rural Amenity and Character** “ensure that new land use activities are of a nature, scale, intensity and location consistent with maintaining the character and amenity of the rural environment, and avoids or mitigates potential reverse sensitivity effects”.

Comment:

The residential activity would not generate a high vehicle turn-over or any undue noise, vibration, odour, dust traffic and glare effects. The land use activity is not considered an over-intensification of the application site and would be in scale and visually congruous with existing development forms thus maintaining the character and amenity of the rural zone.

The close proximity of the building to the adjacent road and side boundaries would not adversely impact on the functioning of these sites, and adjacent landowners have provided their approval.

The proposed tiny home is small in scale and will not detract from the existing character and amenity experienced in the immediate environment.

- **Policy 2.1.10 Land Use Activities** “provide for the establishment and operation of new non-farming activities and the ongoing operation of existing lawfully established activities which are compatible and/or associated with farming activities in the rural environment, provided they meet minimum environmental standards to avoid, remedy and mitigate adverse effects”.
- **Policy 2.1.12 Buildings (Location, Design and Setbacks)** “reduce obtrusive built elements in the rural environment by integrating building location and design with the surrounding landform and landscape qualities, while recognising that the location of farm buildings and some industry-type buildings location is influenced by their function”.
- **Policy 2.1.13 Buildings (Location, Design and Setbacks)** “avoid, remedy or mitigate adverse effects on rural privacy and rural character in the Rural Zone by maintaining road and site boundary setbacks for all buildings, while recognising that the degree of privacy and rural spaciousness is different in areas comprising existing smaller rural-residential lots”
- **Policy 2.1.14 Buildings (Location, Design and Setbacks)** “manage potential reverse sensitivity conflict between farming, other rural activities and sensitive activities through appropriate separation distances or other measures, while giving priority to existing lawfully established activities”.

Comment:

The dwelling is visually compatible with existing environment and its small scale is mitigated by the adjacent large scale sheds. The built structure of the dwelling is small scale and is not considered obtrusive or physically dominant.

The establishment of the building closer to the side and road boundaries is considered minor in scale and won't be noticed beyond the boundary of the site and those adjacent landowners whom approval has been sought. As previously discussed, no reverse sensitivity effects are envisaged as a result of this proposal. Existing residential activity and farming activity currently co-exist in this location without conflict.

For the reasons discussed above, given the small scale nature of the dwelling and its location between large scale sheds, I consider that rural character and amenity values, despite the additional intensification, are protected in this instance.

Overall, I do not consider the proposal is contrary to the applicable DP objectives and policies.

7.2.2 Overall conclusion

Based on the above assessment of actual or potential effects, it is considered the proposal will be consistent with the policy framework of the District Plan.

7.2.3 National Policy Statement – Highly Productive Land

As identified via **Figure 4** above, the proposed activity will take place on land classified under The National Policy Statement -Highly Productive Land (NPS-HPL) as LUC 1. Notwithstanding, I believe that STDC do not have discretion to assess the NPS-HPL under this application. Therefore, the NPS-HPL is not a relevant to the consideration of this proposal.

7.2.4 Taranaki Regional Policy Statement

The proposal is consistent with the relevant provisions of the Operative Taranaki Regional Policy Statement (2010).

7.2.5 Overall conclusion

Based on the above assessment of actual or potential effects and the assessment provided above, it is considered the proposal will be consistent with the policy framework of the District Plan and the other high order documents identified above.

7.3 Any Other Matters

Section 104(1)(c) requires Council to have regard to any other matter that it considers relevant and reasonably necessary to determine an application.

There are no other matters considered relevant to the proposal.

8.0 PART 2 MATTERS

Having regard to the above assessment it is concluded that the proposal is consistent with the Part 2 of the Resource Management Act 1991 as the proposal achieves the purpose of the RMA being sustainable management of natural and physical resources.

9.0 SECTION 95A ASSESSMENT

The Council will need to determine the basis on which the application will be processed. The options available are public notification, limited notification, or non-notification. Sections 95A and 95B of the RMA give rise to three pivotal questions in this regard, which are addressed below.

The Resource Legislation Amendment Act (2017) has introduced a number of changes to the question of notification. More specifically, Section's 95A and 95B have been amended to introduce a new 'step by step' process that Council must follow when determining whether to publicly or limited notify an application. These are steps are addressed below.

On the basis of the following assessment, it is considered that the application should be processed on a non-notified basis. It is considered that any actual or potential adverse effects that will arise from this proposal will be less than minor.

9.1 Public notification (s95a)

Section 95A sets out a number of steps that must be followed to determine whether an application should be publicly notified.

Step 1 – Sets out requirements for mandatory public notification.

None of these apply to the proposal.

Step 2 – Sets out situations where public notification is precluded (if not required under step 1):

- Section 95A(5)(a) precludes public notification if all activities comprised within the application are subject to a rule or national environmental standard that precludes public notification;
- Section 95A(5)(b)(i) precludes public notification if the activity is a controlled activity; and
- Section 95A(5)(b)(iii) precludes public notification if the activity is a restricted discretionary, discretionary, or non-complying activity but only if the activity is a boundary activity.

The application is not subject to a rule or environmental standard that precludes public notification, nor is it for a controlled activity or a boundary activity. As a consequence, public notification is not precluded and consideration is required.

Step 3 - Outlines situations where affected persons must be notified if such notification is not precluded under step 2.

In this instance, public notification is not considered necessary as the proposal will not have effects upon the receiving environment considered more than minor as discussed within Section 7.0 above.

Step 4 - Is the last step and relates to the consideration of special circumstances and whether these would warrant notification to persons not already determined to be eligible for limited notification.

It is not considered that there are any special circumstances that would warrant this.

Overall, the proposal will not adversely from rural character and amenity values of this area.

9.2 Limited Notification (S95B)

As with the amendments to Section 95A, Section 95B also entails a number of steps that must be followed to determine whether an application should be subject to limited notification.

Step 1 - Relates to the consideration of certain affected groups and affected persons' customary rights, marine title and statutory acknowledgment.

There is no statutory acknowledgement requirement for the subject site.

Step 2 - Details situations where limited notification is precluded (if not required under step 1).

The application is not a controlled or prescribed activity and there is not rule or environmental standard that precludes limited notification.

Step 3 - Outlines situations where affected persons must be notified if such notification is not precluded under step 2.

There are no persons adjacent the subject site that would be affected to a minor, or more than minor extent as a result of this development, as outlined via the assessment below with the exception of those adjacent landowners who provided their approval.

All effects to properties who have provided their written approval to this application, being 481 and 484 Ohangai Road have been discounted.

Assessment

All other adjacent landowners (with the exception of those who have provided their written approval, are well separated from the dwelling location and will have no visual outlook or connection to the new dwellings location. The location of the built form on site including large sheds, the existing dwelling and established landscaping on site screens any other views across the site to the location of this second dwelling.

Overall, I consider the proposal would result in less than minor rural character, amenity, outlook, and privacy effects to all other adjacent landowners.

Step 4 - Is the last step and relates to the consideration of special circumstances and whether these would warrant notification to persons not already determined to be eligible for limited notification.

It is not considered that there are any special circumstances that would warrant this.

Overall, and as a result of the above, limited notification of the proposal is not considered appropriate in accordance with section 95B of the RMA.

9.2.1 Summary

Limited notification of the proposal is not considered appropriate in accordance with section 95B of the RMA (as amended).

It is considered that the proposed development will result in less than minor effects upon those remaining properties (and those who have not supplied written approval). There are special circumstances that would warrant notification. It is therefore considered there is no basis to serve any person with

notice of this application under section 95B and the application can proceed on non-notified basis.

10.0 CONCLUSION

This resource consent application by D and S Fromings relates to a proposal for the retrospective consent for a second residential unit at 483 Ohangai Road, Hāwera.

Overall, the dwelling is considered visually appropriate for the site and within the rural context. The proposal is considered consistent with the relevant objectives and policies of the District Plan, particularly as they relate to rural character, and amenity.

Any wider environmental effects are, subject to conditions, considered to be less than minor. Overall, it is considered that granting consent to the proposed works on a non-notified basis is appropriate, subject to conditions.

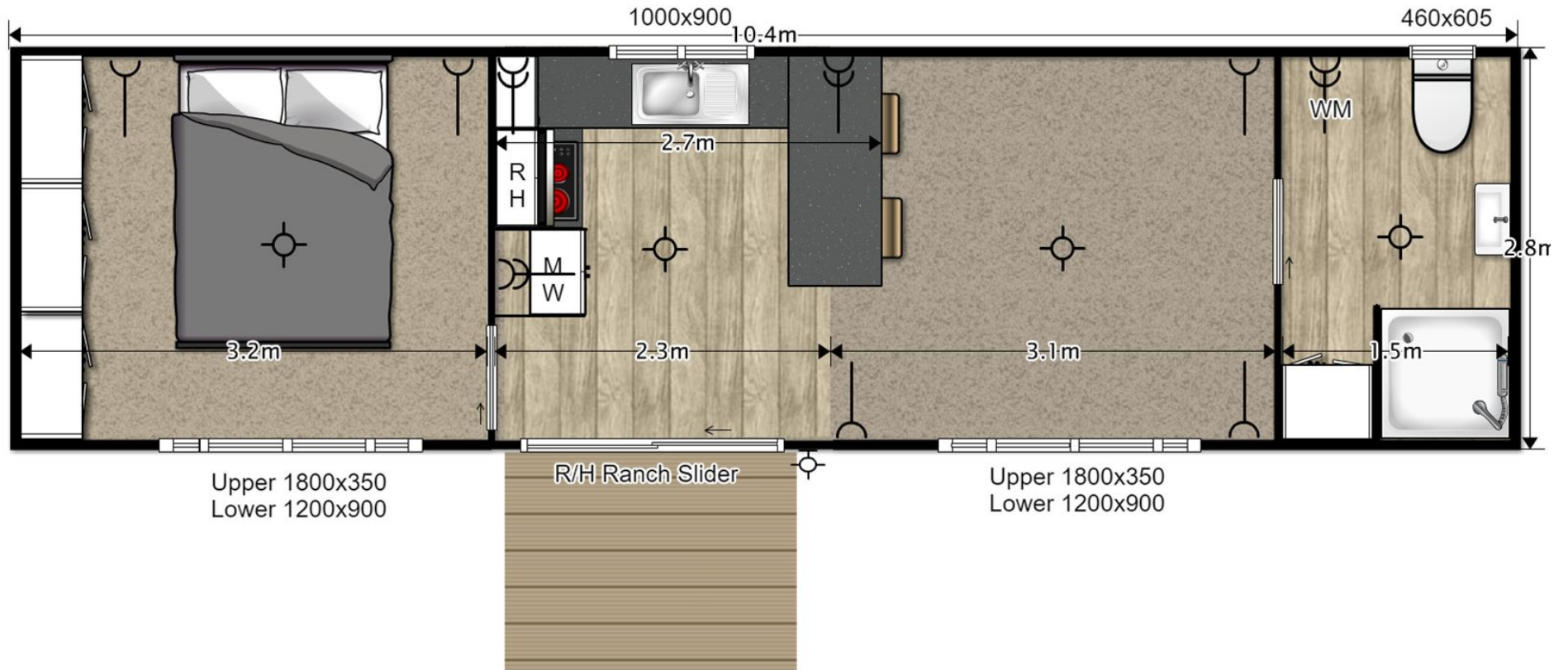
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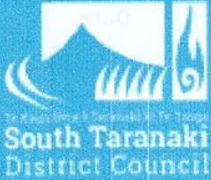


Laura Buttimore
Principal Planner BREP (Hons) / MNZPI
3 September 2024

(For and on behalf of Dan and Susan Fromings).

10.4 x 3m Deluxe One Bedroom with Kitchen & Ensuite





Tono mo te Whakaaetanga ā-Tuhi

Application for Written Approval

Form 8A of the Resource Management Act 1991

5

Taipitopito Details

The Council requires approval of all legal owners and all occupiers of the property.

I/We Paul & Claire Bishop

being the owner(s) and occupier(s) being the owners being the occupier(s) have authority to sign on behalf of all the other owners/occupiers

of the property at [REDACTED]

Give my approval for the application at 483 Ohangai Road, RD 12, Hawera 4672

The Proposal is to Add a second dwelling - House Me 10.4 x 3m deluxe one bedroom with kitchen and ensuite.

and does not meet the following District Plan requirements Requires resource consent due to being 2nd dwelling on a two acre property. In rural zone only one dwelling is permitted on sites under 20ha.

Mōhiohio ĀpitiHanga Additional Information

The proposal has been explained to me and I understand its effect on me. (See reverse of form for a list of some possible effects)	<input checked="" type="checkbox"/>
I have signed a copy of the site plan and any other relevant documents.	<input checked="" type="checkbox"/>
I have signed a copy of the photos (where the application is to relocate a building).	<input checked="" type="checkbox"/>
I also understand that if I give my approval, the application may be processed without notification and the Council cannot take into account any effects that the proposal may have on me, when it considers the application.	<input checked="" type="checkbox"/>

Signature(s) of person giving written approval (or person authorised to sign on behalf of person giving written approval)	Date
P. Bishop	23/08/24

**If you do not fully understand the proposal or do not agree with the proposal do not sign this form.
 You may withdraw your written approval at any time prior to the Council making a decision on the application.
 If you have any questions contact a Planner at the South Taranaki District Council.**

The following is a list of effects you may wish to consider when deciding whether or not this application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.
2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
 - a. Traffic generation
 - b. Noise
 - c. Odour
 - d. Vibration
 - e. Air pollution
 - f. Shading, loss of daylight and sunlight
 - g. Loss of privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood



Tono mo te Whakaaetanga ā-Tuhi

Application for Written Approval

Form 8A of the Resource Management Act 1991

5

Taipitopito Details

The Council requires approval of all legal owners and all occupiers of the property.

I/We Anthony Andreoli

- being the owner(s) and occupier(s)
 being the owners
 being the occupier(s)
 have authority to sign on behalf of all the other owners/occupiers

of the property at



Give my approval for the application at 483 Ohangai Road, RD 12, Hawera 4672

The Proposal is to Add a second dwelling - House Me 10.4 x 3m deluxe one bedroom with kitchen and ensuite.

and does not meet the following District Plan requirements Requires resource consent due to being 2nd dwelling on a two acre property. In rural zone only one dwelling is permitted on sites under 20ha.

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I also understand that if I give my approval, the application may be processed without notification and the Council cannot take into account any effects that the proposal may have on me, when it considers the application.	<input checked="" type="checkbox"/>

Signature(s) of person giving written approval (or person authorised to sign on behalf of person giving written approval)	Date
A P Andreoli	27/8/24

**If you do not fully understand the proposal or do not agree with the proposal do not sign this form.
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 If you have any questions contact a Planner at the South Taranaki District Council.**

The following is a list of effects you may wish to consider when deciding whether or not this application will affect you and the use of your land.

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2. The likelihood of the proposal generating effects on your land and the use of that land in terms of the following:
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 - c. Odour
 - d. Vibration
 - e. Air pollution
 - f. Shading, loss of daylight and sunlight
 - g. Loss of privacy
3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 Google 10 m

7 meters to Paddock boundary
 6 meters to roadside hedge
 12 meters to road edge

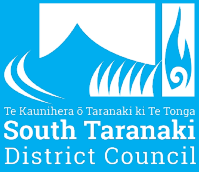
A P Andrews
 MB&B

10.4 x 3m Deluxe One Bedroom with Kitchen & Ensuite



AS Amherst

PC Bank



Pūrongo-Whakamārama Information Report

6

To	Environment and Hearings Committee
From	Tuarua Kaiarataki Taiao / Group Manager Environmental Services, Liam Dagg
Date	13 November 2024
Subject	Environmental Services Activity Report

(This report shall not be construed as policy until adopted by full Council)

Whakarāpopoto Kāhui Kahika / Executive Summary

1. This report updates the Environment and Hearings Committee on activities relating to the Environmental Services Group (the Group) for the month of September 2024.
2. The Group is comprised of four business units:
 - a) Planning and Development
 - b) Quality Assurance
 - c) Regulatory Services, and
 - d) Environment and Sustainability
3. The first part of the report goes through the operational activities for each of the business units. The second part of the report provides an update on key projects and programmes.
4. Key points to note for the month of September:
 - a) Resource consents and building consents are on a downward trend, and statutory compliance for timeframes is high.
 - b) The Natural Environment Fund received five applications and was over-subscribed for the second year running.
 - c) September marks the last month of the contracted service for after-hours animal control. In-house service 24/7 commenced from 1 October 2024.

Taunakitanga / Recommendation

THAT the Environment and Hearings Committee receives the Environmental Services Activity Report.

Ratonga Hanga Whare / Building Control Services

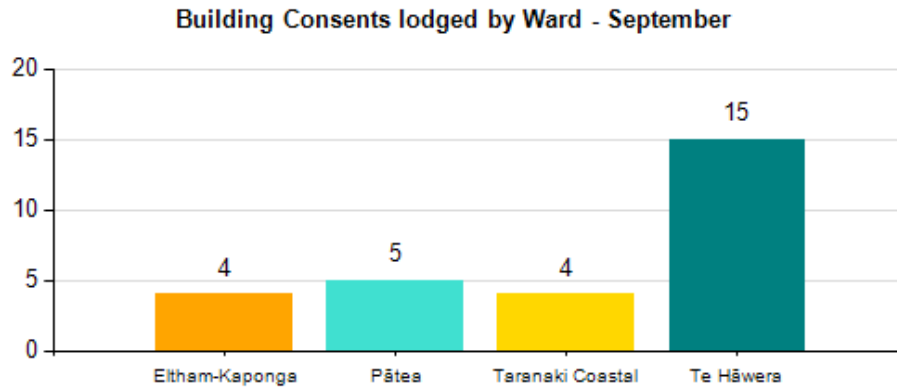
- Building consent activity continued the downward trend from its peak in July (Table 1). Building consent lodgements are also slightly lower when compared with the same time last year. Statutory compliance has improved slightly from August.

Table 1. Building Consents Statistics Summary

Application Activity Building Consents	September 2024	August 2024	July 2024	YTD From 1 July 2024	YTD From 1 July 2023	September 2023
Lodged	28	39	52	118	121	33
Issued	33	43	47	123	124	33
Issued within statutory timeframe	81.8%	79.1%	100.0%	87.8%	87.9%	90.9%
Inspections	142	207	250	599	726	210
Value	\$5,103,000	\$6,137,600	\$6,008,200	\$17,248,800	\$15,990,718	\$3,250,500

- Building activity was significantly higher in Te Hāwera ward across the month of September (Figure 1).

Figure 1 – Building Consents lodged by Ward – September



- Commercial activity is not high compared to residential work across September, much the same as it was for the previous month (Table 2). New dwellings and alterations in Te Hāwera still feature, despite the lower overall numbers.

Table 2. Building Consents lodged by Type September

Category	Activity	Eltham-Kaponga	Pātea	Taranaki Coastal	Te Hāwera	Total
Commercial	Additions/Alterations	1	1	0	4	6
	Amendment	1	0	1	0	2
	Sub Total	2	1	1	4	8
Residential	Additions/Alterations	1	1	2	3	7
	Amendment	1	1	0	0	2
	Fire	0	2	0	2	4
	New Dwelling	0	0	1	5	6
	Relocation	0	0	0	1	1
	Sub Total	2	4	3	11	20
Total		4	5	4	15	28

Ratonga Whakamahere Taiao / Planning Services

- 8. Resource consent lodgements have declined since last month, however, are still consistent with September last year. Statutory compliance remains high and steady (Table 3).

Table 3. Resource Consent Statistics for September 2024

Application Activity	September 2024	August 2024	July 2024	YTD From 1 July 2024	YTD From 1 July 2023	September 2023
Lodged	15	22	15	52	33	13
Granted	15	8	15	38	29	12
Issued within statutory timeframe	100%	100.0%	100.0%	97.4%	86.2%	91.7%

- 9. Almost half of the resource consents lodged were for land use activities which is higher than previous months. With low numbers, there is no clear pattern across the wards (Figure 2). It is evident from Figure 3 that Te Hāwera saw the highest level of subdivision activity, which also translated to a higher lot yield compared to the other wards.

Figure 2 – Land Use Resource Consents lodged - September

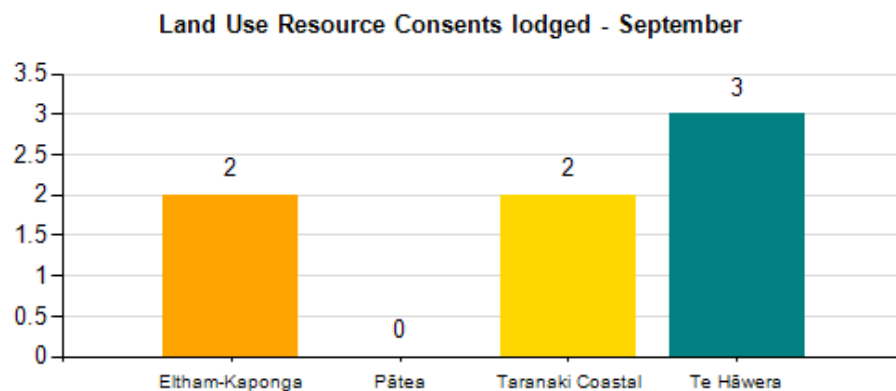
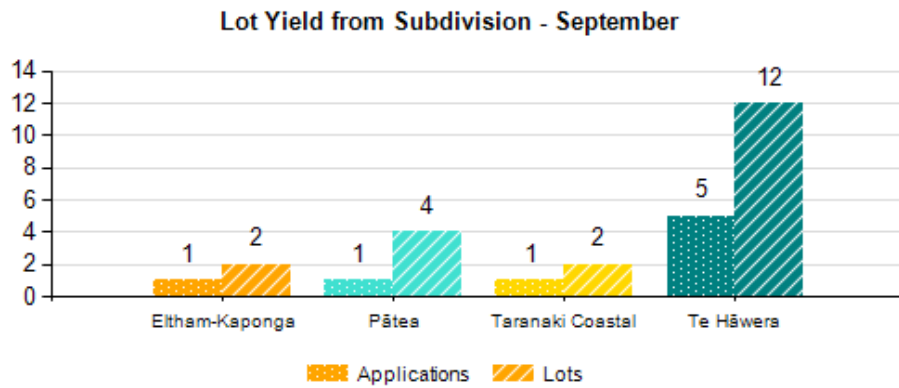


Figure 3 – Lot Yield from Subdivision - September



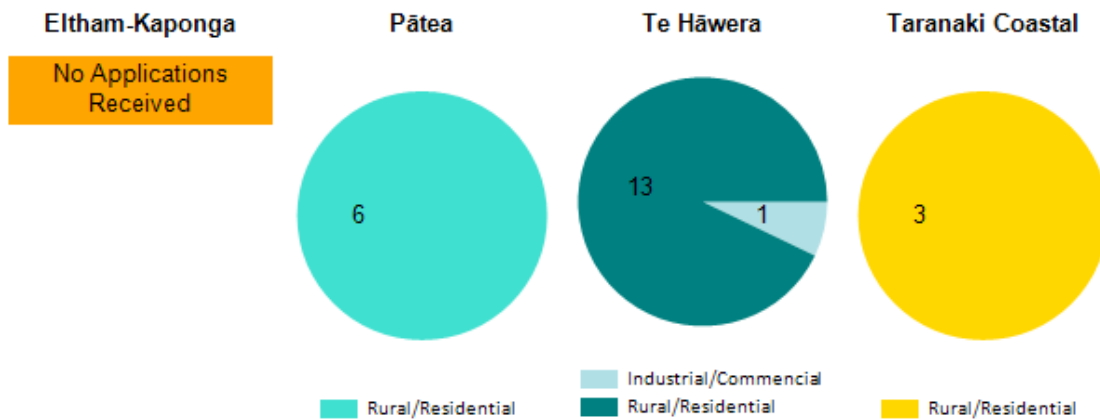
Land Information Memorandum (LIMS)

10. Applications for LIMs remain high (Table 4). Most LIM applications have been in Te Hāwera Ward, and commercial activity remains low compared to applications for residential or rural properties (Figure 4).

Table 4 – LIM Applications for September 2024

LIM Applications	September 2024	August 2024	July 2024	YTD From 1 July 2024	YTD From 1 July 2023	September 2023
Lodged	24	29	17	70	49	19

Figure 4 – LIM Applications by Ward September 2024



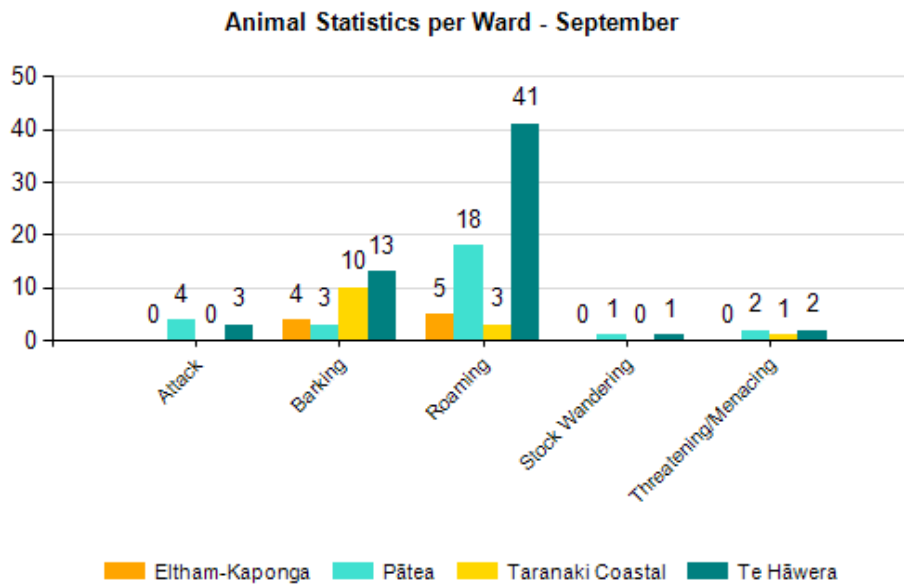
Ratonga Waeture / Regulatory Services

11. September is the last month of reporting on the animal control service as a combination of in-house for daytime hours and contracted service for after hours. All incident types are steady/little change from previous months (Table 5). Te Hāwera and Pātea wards are where most of the dog attacks and roaming dogs have been reported. Taranaki Coastal has seen an increase in barking incidents (Figure 5).

Table 5 – Customer Service Requests: Animal Control

Service Requests Animals	September 2024	August 2024	July 2024	YTD From 1 July 2024	YTD From 1 July 2023	September 2023
Attack	6	7	6	19	17	8
Barking	30	35	32	97	86	26
Roaming	63	61	52	176	148	43
Stock Wandering	2	4	5	11	32	9
Threatening/Menacing	5	3	3	11	11	4

Figure 5 – Animal Statistics per Ward - September

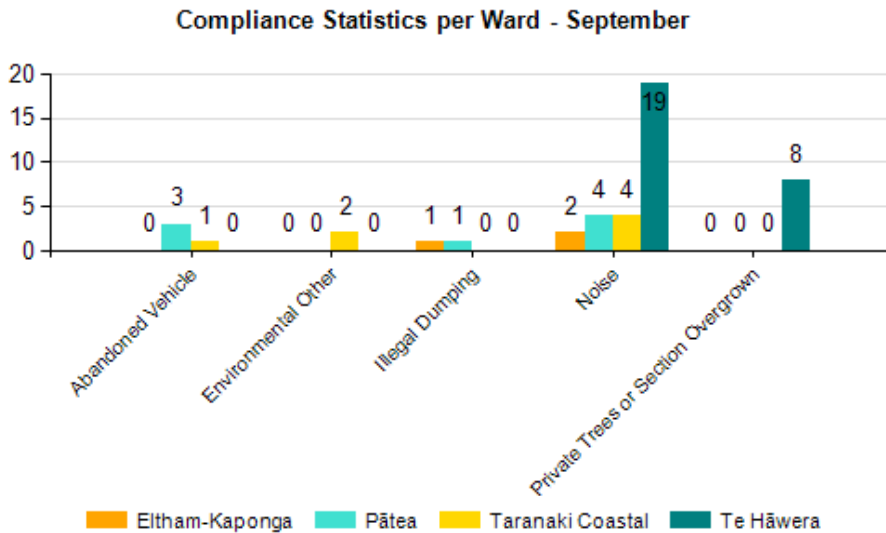


12. Other customer service requests (Table 6) have been received in similar frequencies to the previous month and the corresponding month from last year, with the exception of noise, which has seen a decrease. Most noise complaints were received from Te Hāwera Ward (Figure 6).

Table 6 - Customer Service Requests: Other Types

Service Requests Compliance	September 2024	August 2024	July 2024	YTD From 1 July 2023	YTD From 1 July 2024	September 2023
Abandoned Vehicle	4	6	5	24	15	9
Environmental Other	2	5	5	15	12	7
Illegal Dumping	2	3	3	13	8	6
Noise	29	27	34	138	90	43
Private Trees or Section Overgrown	8	1	1	6	10	3

Figure 6 – Compliance Statistics per Ward - September



6

13. Below are the details of current prosecutions:

Prosecution Type	Ward	Outcome
Dog Attack on Domestic Animal	Eltham-Kaponga	Ongoing. Owner was sentenced with a \$500 fine and destruction ordered for the dog. Owner filed appeal on 22 August. Court date held on 1 October 2024. Awaiting outcome.
Dog Attack on Domestic Animal	Eltham-Kaponga	Ongoing. Owner filed request for release of the dog while prosecution case was being prepared by Council. Request was declined. Objection hearing held on 23 September 2024, adjourned due to owner not turning up. New date set to hear attack case is March 2025.
Dog Attack on Domestic Animal	Pātea	Ongoing. First appearance held 4 October 2024. No appearance from offender. New trial date set for 29 October 2024.
Dog attack on Human	Ōpunakē	Ongoing – First appearance held 4 October 2024. No appearance from offender. New trial date set for 29 October 2024.

Rautaki Kaupapa me ngā Hōtaka / Strategic Projects and Programmes

Reforestation Project

14. The Council received five applications to the 2024 Natural Environment Fund, which was over-subscribed for the second year running. The total fund available was \$65,000 and the applications received totalled \$90,320. All five applicants received a contribution from the Council, and we are excited to see how the projects track.

Waste Minimisation

15. The Council is a sponsor of the House of Science, which offers subscribing schools access to lesson plans and resources around science, technology, engineering, art and math. The current sponsorship is for a resource to teach children about sustainable waste management.

Plan Change 2 – Todd Energy

16. We held a pre-hearing meeting with the submitter on 11 September 2024. Agreement has been reached between the parties on the outstanding matters. The last of the reports are being produced so we can move to the next phase of presenting back to the District Plan Committee in November.

Plan Change 3 – Papakainga

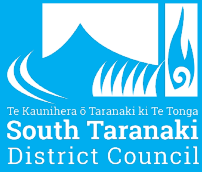
17. Following the submission period we are currently working on finalising the submissions summary and the officers planning recommendations report. These will be made available on the website and will be provided to the submitters once finalised. A hearing date is yet to be set for this plan change but we are looking at the first quarter of 2025.

Plan Change 4 and 5 – Urban Growth and Financial Contributions

18. The adoption report was presented to the District Plan Committee on 9 October 2024 for the Committee to consider the suite of notification documents that relate to Plan Change 4 and 5. The same documents and report will be presented to Council for endorsement on 30 October 2024.

Liam Dagg

**Tuarua Kaiarataki Taiao /
Group Manager Environmental Services**



Karakia

7. Karakia

Ruruku Whakakapi – Closing Prayer

Unuhia, unuhia

Unuhia ki te uru tapu nui

Kia wātea, kia māmā te ngākau, te
tinana, te wairua i te ara takatū

Kia wātea, ka wātea, āe rā, kua wātea

Rire rire hau pai marire!

Draw on, draw on,

Draw on the supreme sacredness

*To clear, to free the heart, the body and the
spirit of mankind*

To be clear, will be clear, yes is cleared.

Deeply in peace!