

Information to Support Resource Consent Application

Please find below information to support a subdivision application for a subdivision of Sec 41 SO 13711.

BDC Assets Mapping

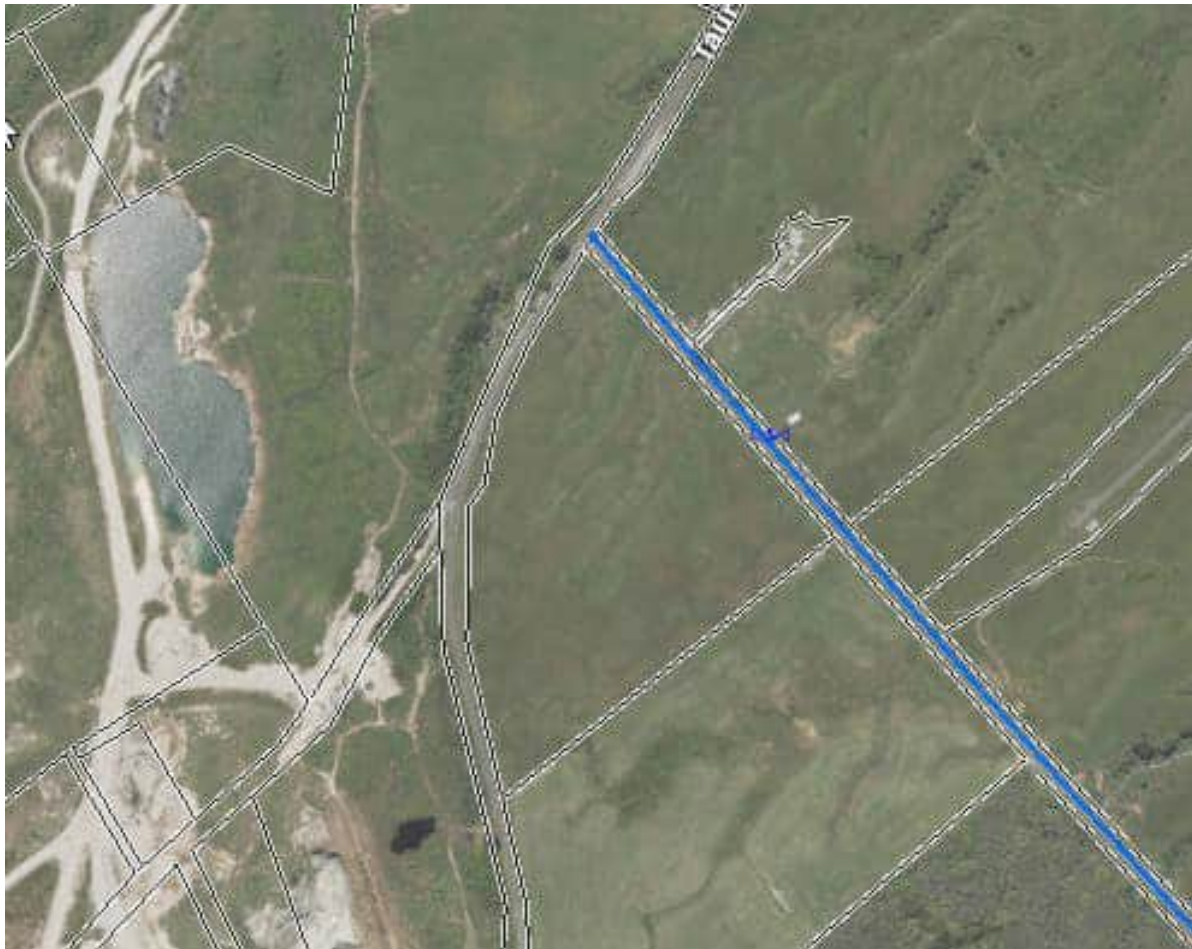


Figure 1. BDC Assets Map showing water along Wilsons Lead Road and no other services near the site, previous discussions with the BDC indicate that this water has insufficient pressure and is not suitable for potable water use or servicing the subdivision

TTPP Mapping

The mapping in the proposed Te Tai Poutini Plan does not identify any hazards, natural landscapes, cultural or historical sites. The site is identified as being within the Coastal Environment area, being approximately 1km from the coast at its nearest point. It is identified as being in the General Rural Planning Zone, but it is worth noting that the property is subject to a TTPP application for rezoning to Rural Residential.

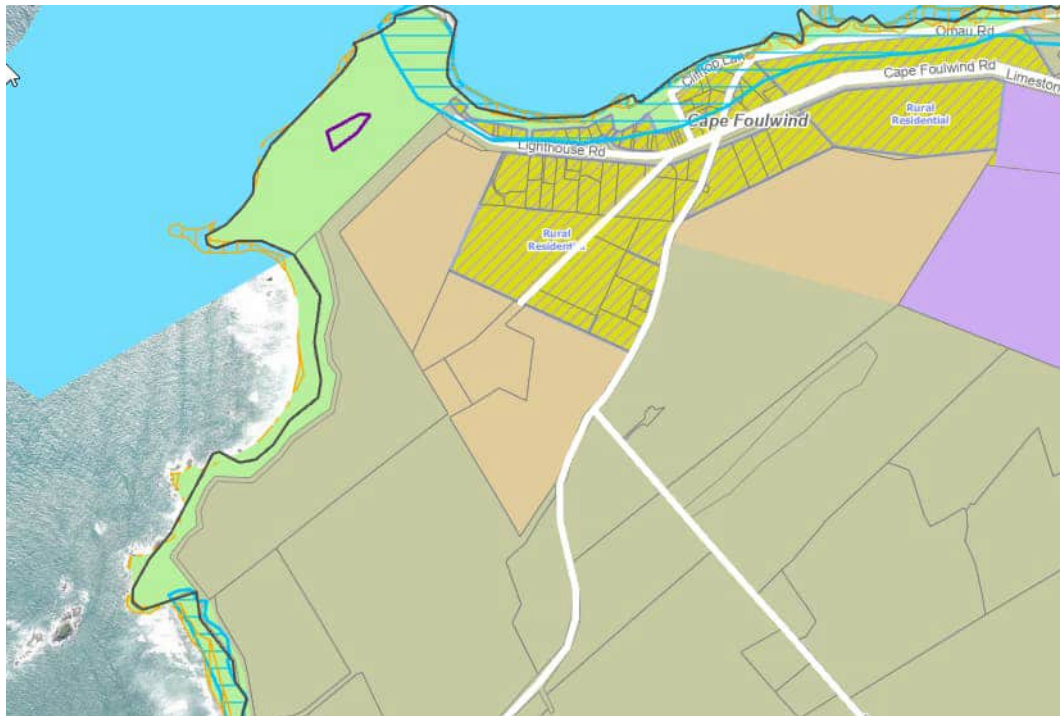


Figure 2. TTPP Hazards map showing no hazards identified and the site being in the General Rural Zone



Figure 3. TTPP Natural Environmental Values Map, showing the site within the coastal environment

Telecommunications

Due to the Chorus fibre network not being available in the area without a significant upgrade the applicants don't intend on putting terrestrial connections on site. See below for cellular coverage and satellite availability in the area.

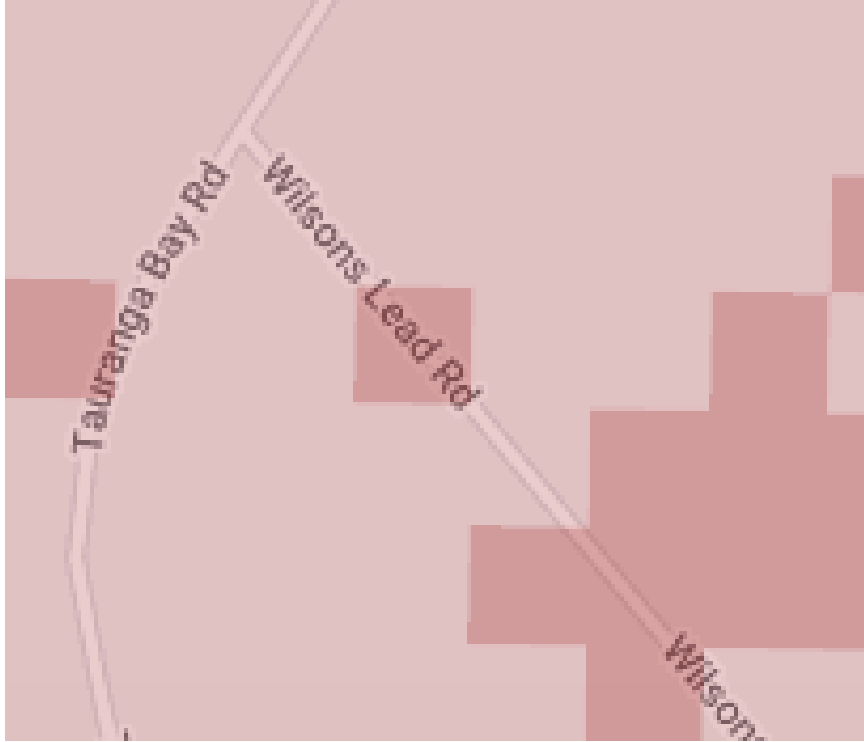


Figure 4. One NZ coverage on site, showing service available across the site

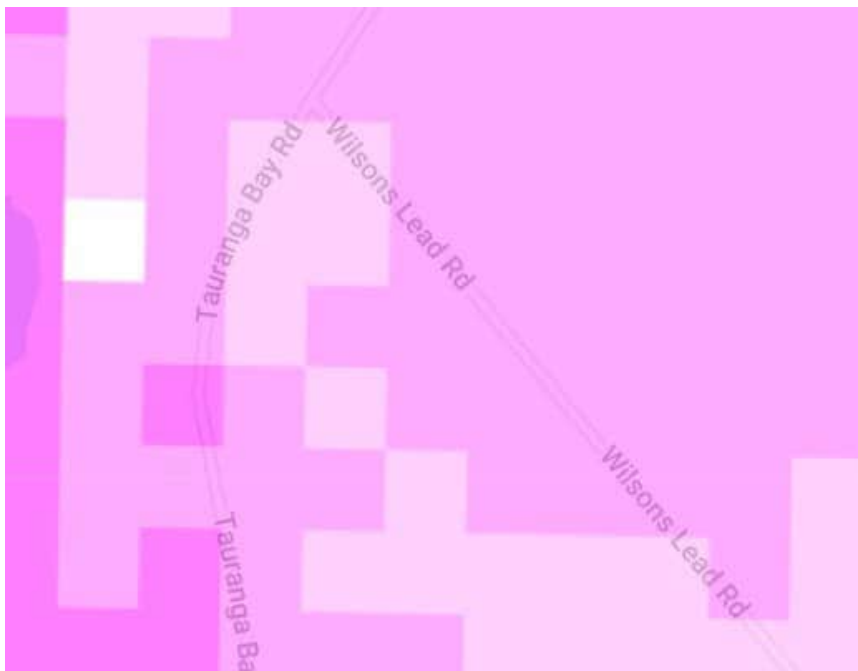


Figure 5. Spark coverage, showing service across the site

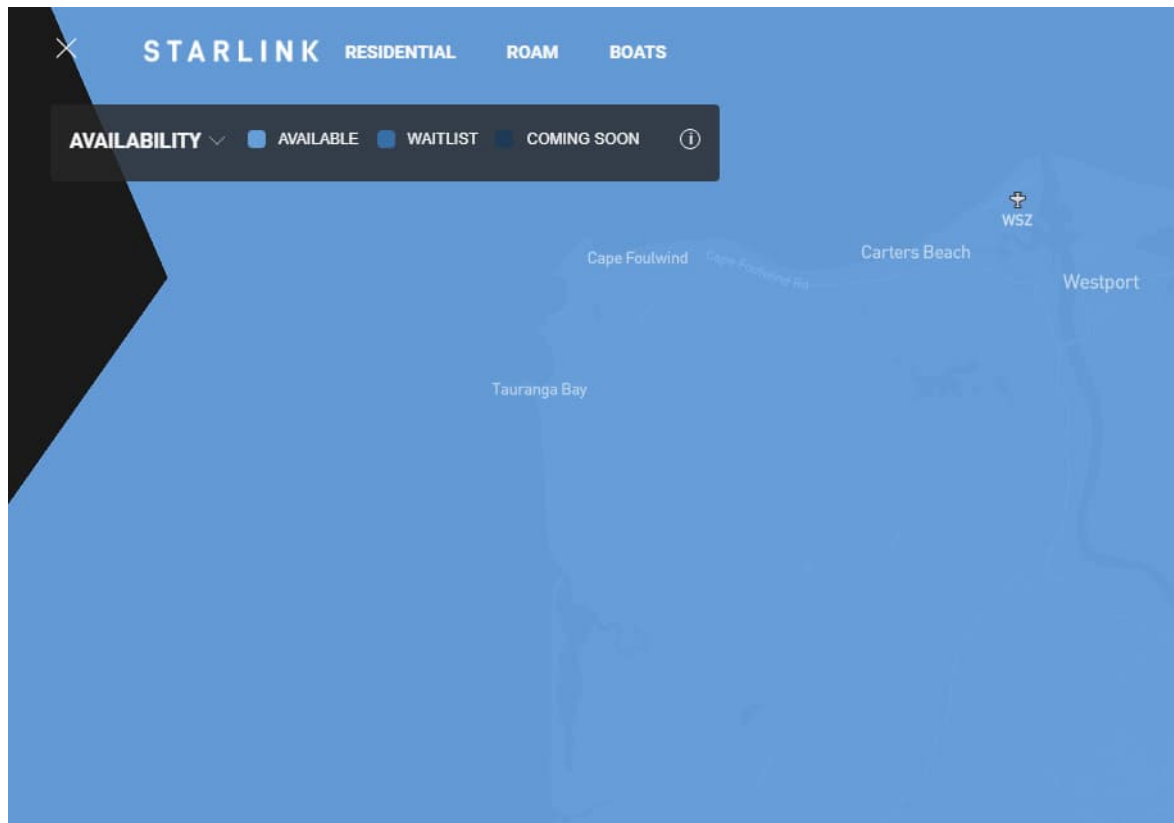


Figure 6. Starlink Mapping, showing satellite service is available at the site

Assessment Against the Objectives and Policies of the Proposed TPP Subdivision Objectives

SUB - O1

Subdivision achieves patterns of land development that are compatible with the purpose, character and qualities of each zone.

-The proposed subdivision will result in twenty one additional rural residential type allotments, it is proposed that all allotments have areas of more than 4000m². Although this doesn't align with the General Rural Zone mapped at present, it is consistent with the planning application put in by the clients as a TPP submission, which aligns with other submissions in the area.

SUB - O2

Subdivision occurs in locations and at a rate that:

Is supported by the capacity of existing infrastructure networks, or provides for infrastructure facilities and networks that are sufficient to accommodate growth and development that meets the standards required by the Council and the Plan;

Facilitates the operation of critical infrastructure;

Enables access and connectivity;

Provide for the health, wellbeing and safety of the West Coast/Te Tai o Poutini community;
Provides for growth and expansion of West Coast/Te Tai o Poutini settlements and businesses; and
Avoids significant natural hazards and are built to be resilient to natural hazards.

-The proposal will result in sites that are connected to the power reticulation in the area. It is proposed that all sites be connected via the existing power line along Wilsons Lead Road. Due to advancement in telecommunications infrastructure and the cost to reticulate the sites, it is intended that no connection be put in place as the intention is to utilise both cellular and satellite technologies.

-The future development of the site will not only provide for additional rate take but additional property where there is at present a shortage of similar sites in the Buller District and will have an economic benefit during the construction phase of the new sites.

-Mitigation measures in relation to natural hazards have been detailed in the Sec 106 Report included with this application.

Rural Zones Objectives

RURZ - O1

To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting a productive rural working environment.

-The site does not have highly productive land as the property is underlain by iron pan which limits soil productivity. The size and location of proposed allotments will ensure a rural residential feel is maintained.

RURZ - O2

To provide for low-density rural lifestyle living on the outskirts of settlements where this will support settlement viability and not lead to conflicts with productive rural land use or rural character.

-The subdivision will result in low density housing. The site is near Westport (Westport is located 12km by road to the east) and approximately 1km from the Cape Foulwind township where sites with areas ranging from 1000m² to 6000m² are situated. The site is in the area where submissions have been undertaken during the TPP notification process for Rural Residential Zoning. The location of the site is well placed to provide lifestyle opportunities for people looking to work in Westport, in local industry and looking to enjoy the recreational activities that Cape Foulwind, Tauranga bay and wider district provide.

RURZ - O3

To maintain and enhance the distinctive rural character and amenity of West Coast/Te Tai o Poutini settlements while :

Allowing settlements to grow and adapt as economic activity changes;

Providing for commercial and industrial land uses in larger settlements where these landuses provide for local community and rural services.

-The proposed subdivision is consistent with this objective providing rural residential type allotments near where new industrial development is taking place, (mineral sand mining) whilst still being close enough to existing townships to support these areas.

Rural Zones Policies

Rural Amenity and Character

RURZ - P1

Enable a variety of activities to occur within RURZ - Rural Zones while maintaining rural amenity and character. Outside of settlements, activities should:

For buildings and structures have a bulk and location that is characteristic of rural environments;

Maintain privacy and rural outlook for residential buildings;

Be compatible with existing development and the surrounding area;

Have appropriate setbacks from the road and significant natural and cultural features;

Minimise adverse visual effects if sited on prominent ridges or immediately adjacent to public roads; and

Have awareness of cultural landscapes and avoid activities being located on the ridgelines and peaks of ancestral mountains.

-It is expected that any future residential development of the proposed Lots will ensure that all boundary setbacks are met as part of the building consent process.

There is no prominent ridges or ridgelines and peaks of ancestral mountains located on the site.

Although located in an area which is primarily rural, the site is approximately 1km from the Cape Foulwind Township which has allotments of a similar size and nature, mitigation measures are proposed to reduce the effect of the rural residential nature of the site on neighbouring and surrounding areas, including a bund along the south eastern boundary of the site to be planted in native shrubs, also see the landscape assessment completed as part of the TTPP submission.

Regarding the Rules of the TTPP with immediate effect:

Historic Heritage: The rules are not relevant to this application.

Sites and Areas of Significance to Maori: The site is not located in an area identified as being of significance to Maori.

Ecosystems and Indigenous Biodiversity: No indigenous vegetation clearance is proposed as part of this subdivision. There is no significant areas of native vegetation on site.

Natural Character and the Margins of Waterbodies: There are no water bodies located . There is expected to be a minor effect on the natural character of the site, eg dwellings on site, where at present there is just rough paddocks and gorse.

Activities on the Surface of Water: It is not expected that boating or structures on the surface of the water will result from this application.

Coastal Environment

Objectives:

-Due to the nature of the site (located several hundred metres from the coast and bare grazing land) the Coastal Environment Objectives CE 02 and CE 03 do not appear relevant to this proposal.

CE 01 states "To preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment."

-The proposed activity will have positive economic and social effect, creating both work, rates take, properties for sale, and within proximity (10 min drive) from the Westport Township. No significant effect on natural character, landscapes and biodiversity are expected as these features are not present at the site.

Policies:

The policy that is relevant to the proposal is CE P5 which states "Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these:

- a) Are existing lawfully established structures; **NO**
- b) Are of a size, scale and nature that is appropriate to the area; or **YES**, the sites are typical of subdivisions undertaken in the Rural Environment Zone under the ODP. The 4000m², minimum site area is consistent with many other rural allotments in the Buller Region.
- c) Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; **YES**, The site is cleared of any significant vegetation and is in rough pasture.
- d) Have a functional or operational need to locate within the coastal environment. **YES**, the land is owned by the applicants and the proposed activity cannot be undertaken elsewhere.

Regarding the Rules of the TTPP with immediate effect:

Historic Heritage: The rules are not relevant to this application.

Sites and Areas of Significance to Maori: The site is not located in an area identified as being of significance to Maori.

Ecosystems and Indigenous Biodiversity: No vegetation clearance is proposed as part of this subdivision. The native vegetation located at the rear of proposed Lot 3 is intended to remain in its present state.

Natural Character and the Margins of Waterbodies: There are no waterbodies located . There is expected to be a minor effect on the natural character of the site, eg dwellings on site, where at present there is just paddocks.

Activities on the Surface of Water: It is not expected that boating or structures on the surface of the water will result from this application.

Assessment Against the New Zealand Coastal Policies Statement

Objective 1

To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land.

-The proposal is not located in an area of the coastal environment where eco-systems, dunes and intertidal zones exist.

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values.

-There is no significant natural character, features or landscapes located on or near the site, this objective is not relevant to the proposal.

Objective 3

To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment.

-No area of special value has been identified at the site, the site is located approximately 1.7km east of areas identified in the TPPP as significant to Maori, see image below. This objective is not relevant to the proposal.

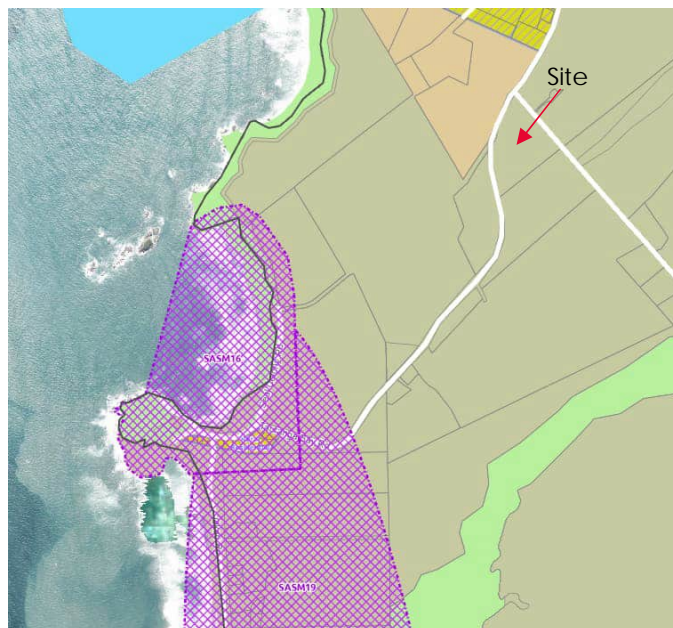


Figure 7. TPPP Cultural values map overlay

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment.

-The site does not have a public open space and is not used for recreational activities. It is not expected that the proposed subdivision will negatively impact the recreational and public use of

areas such as Tauranga Bay and the Cape Foulwind seal Colony. This objective is not relevant to the proposal.

Objective 5

To ensure that coastal hazard risks taking account of climate change, are managed.

-The site is elevated significantly above the Tasman Sea and approximately 1km from the sea at its closest point, no coastal hazard is expected to affect the site.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.

-This objective is relevant to the proposed subdivision as it will create allotments that are outside of the Westport hazard area, yet close enough to Westport to allow for social, economic and cultural activities to be undertaken.

-No use of coastal, marine or physical resources is expected.

Objective 7

To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.

-This objective is not relevant to the proposal

Site Photographs



Figure 8. Low lying area in north of site to vest as reserve



Figure 9. Photo looking down Wilsons lead Road from the Tauranga Bay Road intersection



Figure 10. Photo looking across site from the southern corner



Figure 11. Photo looking across site from Tauranga Bay Road



Figure 12. Photo of existing farm track through site, which main access road will follow



Figure 13. Photo looking north along Wilsons Lead Road from main access point of site

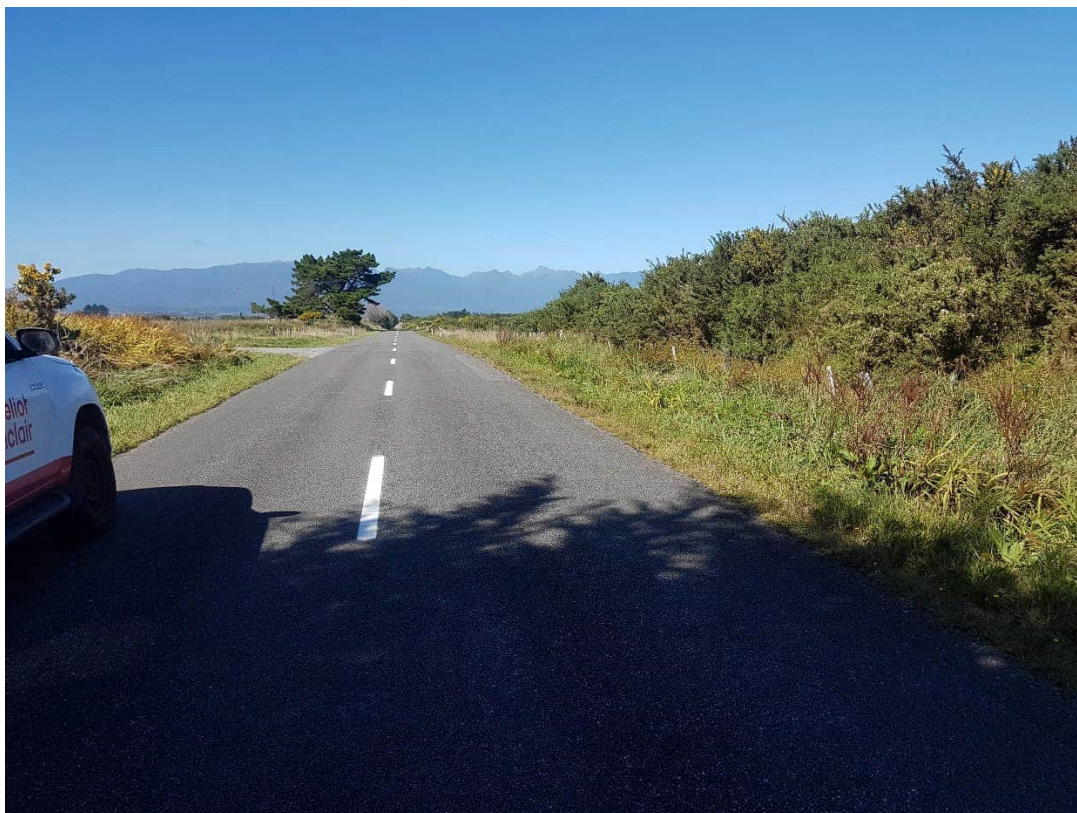


Figure 14. Photo looking south along Wilsons Lead Road from main access point to site



Figure 15. Photo of existing site access to be upgraded