

Assessment of the Effects on the Environment (Revised)

Yedo Investments Limited

44 Gresham Street, Geraldine



perspective

PLANNING | DEVELOPMENT | ENVIRONMENT

perspective.net.nz

General Information

This is an assessment of effects on the environment prepared in relation to an application to Timaru District Council for subdivision and land use consent.

From

Yedo Investments Limited

Site location

44 Gresham Street, Geraldine

Address for Service

Perspective Consulting Ltd
77 Orbell Street
Timaru, 7940 perspective.net.nz
mark@perspective.net.nz

Quality Control

By	Perspective Consulting Ltd
Author	Mark Geddes, Director - Planner
Peer Review	Gemma Conlon, Director - Planner
Draft issued to client on	19 September 2025
Final issue date	23 September 2025
Contact	Mark Geddes
	mark@perspective.net.nz
	021 237 4038

Disclaimer

The information contained in this document prepared by Perspective Consulting Limited is for the use of the stated client only and for the purpose for which it has been prepared. No liability is accepted by Perspective Consulting Limited, any of its employees or sub-consultants with respect to its use by any other person.

All rights are reserved. Except where referenced fully and in conjunction with the stated purpose of this document, no section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Perspective Consulting Limited.

Table of Contents

1.0	Introduction.....	7
3.0	Description of the Proposal.....	9
4.0	Resource Consent Requirements	17
5.0	Statutory Considerations.....	20
6.0	Assessment of Effects on the Environment.....	21
7.0	Assessment of Statutory Planning Documents.....	32
8.0	Section 106 RMA	48
9.0	Part 2 RMA	49
10.0	Other Matters	50
11.0	Consultation	51
12.0	Notification Assessment.....	51
13.0	Conclusion.....	51
	Appendix 1 – Records of Title.....	53
	Appendix 2 – Subdivision Plan.....	54
	Appendix 3 – Landscape Plan.....	55
	Appendix 4 – Proposed Consent Conditions	56
	Appendix 5 – Transport Assessment	66
	Appendix 6 – Landscape and Visual Assessment.....	67
	Appendix 7 - Listed Land Use Register Report.....	68
	Appendix 8 – AECL Letter	69
	Appendix 9 - Development Capacity Assessment	70
	Appendix 10 – Engineering Servicing Memo.....	71
	Appendix 11 – Construction Management Plan.....	72

Appendix 12 – Stormwater Consent76

Appendix 13 – Initial Engineering Design77

1.0 Introduction

1.1 General

Yedo Investments Limited (**the applicant**) seeks resource consent to subdivide the site into 25 rural residential allotments. Land use consent is also sought to establish houses on 24 lots. The information provided in this document revises and replaces the information previously submitted under Council Ref. 101.2023.94.

1.2 Scope

This report provides an assessment of effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991 (**RMA**) in sufficient detail to satisfy the purpose for which it is required and includes such detail as corresponds to the scale and significance of the effects that the activity may have on the environment.

2.0 Description of the Site and Surrounding Environment

2.1 Site Description

The application site is located at 44 Gresham Street, Geraldine. It measures 21.77 ha and is comprised of two Records of Title legally described as:

- Lot 2 Deposited Plan 68947 held in Record of Title CB45A/603
- Lot 3 Deposited Plan 68947 held in Record of Title CB40B/148

Both Records of Title are attached as **Appendix 1**.

The site has an irregular shape and has an undulating topography with a depression running through its centre in an east-west direction. The site is currently used for livestock grazing and includes a house and various ancillary farm buildings. Vegetation at the site is predominantly pasture grass but also includes hedges and various other specimen trees.

The site has frontage onto Gresham Street and an unformed portion of Huffey Street. The existing driveway to the dwelling at 44 Gresham Street enters the site from the east, off the end of the two-way formed carriageway of Gresham Street.

The site is currently not serviced by reticulated services.



Figure 1 – The subject site is illustrated by a yellow line (Source: Canterbury Maps Viewer)

2.2 Surrounding Environment Description

The site adjoins a rural lifestyle property to the north, which is accessed from Huffey Street and is zoned Residential 5 (Future Residential Zone) by the Operative District Plan (ODP) and is proposed to be rezoned General Residential Zone by the Proposed District Plan (PDP). Further to the north are row of suburban house on Darby Street. A row of rural residential properties with frontage onto Downs Road also adjoins the site to the north.

To the west of the site exists two larger rural properties of 8 ha and 10 ha respectively. The land adjoining the site to the south is used as a golf course. To the east of the site there is a row of suburban residential zoned properties.

2.3 Consent History

Resource consent for a boundary adjustment was issued for the site under 101.2022.71 in January 2025. **Figure 2** below illustrates the approved boundary adjustment. Stormwater consent has been issued to discharge stormwater from the subdivision. That consent is attached as **Appendix 12**.

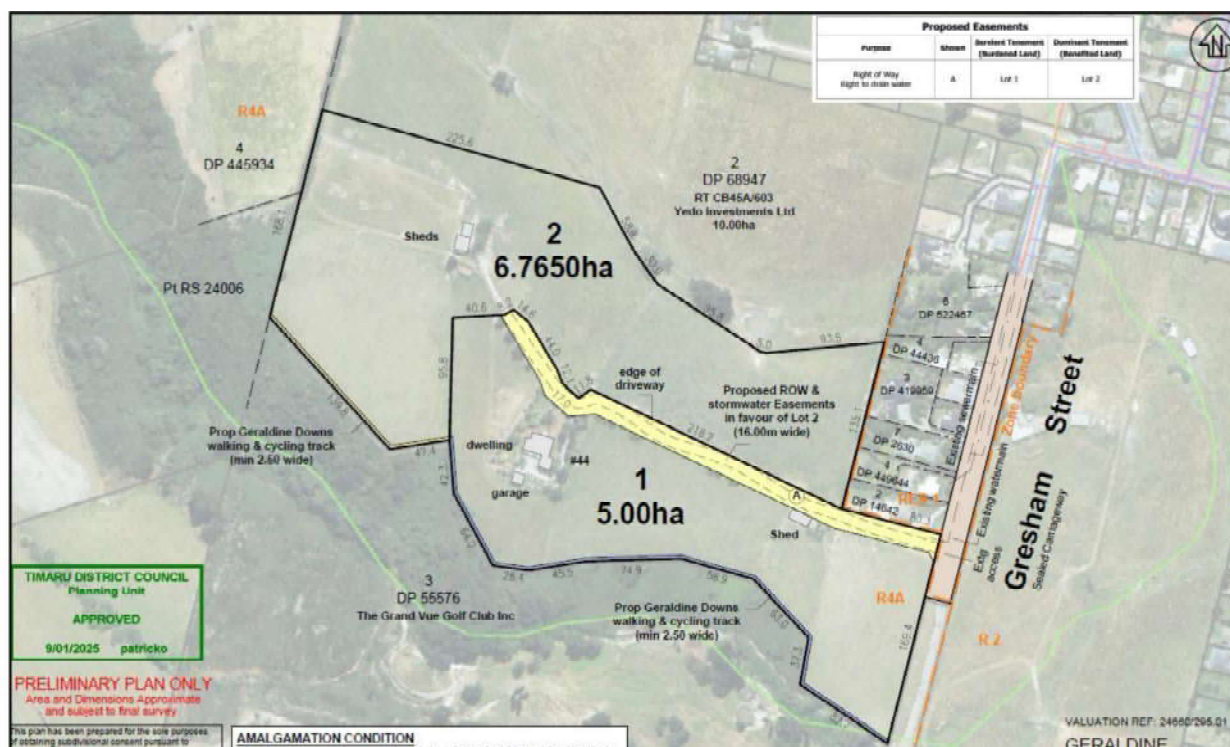


Figure 2 – The boundary adjustment issued consent under 101.2022.71

3.0 Description of the Proposal

3.1 Subdivision

Subdivision and land use consent are sought to create 25 rural residential lots, in two stages, with building platforms for each lot, except Lot 1, which contains an existing dwelling. The proposed allotments are set out in **Table 1** below, while the subdivision plan is provided in **Appendix 2** and illustrated in **Figure 3**.

Building platforms have been identified for each new lot (except Lot 1) to mitigate potential landscape effects and to provide certainty for future purchasers in respect of where their dwelling may be constructed, and where dwellings may be constructed on adjoining sites within this subdivision. The building platforms have been identified on the landscape plan attached as **Appendix 3**.

Stage	Lot Number	Lot Area (m ²)	Use
1	1	43,083	Existing house
	2	7,420	Rural residential lot
	3	5,448	
	4	5,192	
	5	5,013	
2	6	5,775	
	7	5,773	
	8	5,780	
	9	6,480	
	10	6,847	
	11	10,394	
	12	6,984	
	13	5,013	
	14	5,014	
	15	6,153	
	16	6,326	
	17	6,203	
	18	6,021	
	19	7,382	
1	20	5,784	
	21	5,758	
	22	5,822	
	23	6,179	
	24	6,107	
	25	5,552	
	100	8,474	Road to vest to TDC
2	101	9,026	Road to vest to TDC
2	Lot 200	7,000	Stormwater reserve to vest to TDC

Table 1 – The area and use of each of the proposed lots

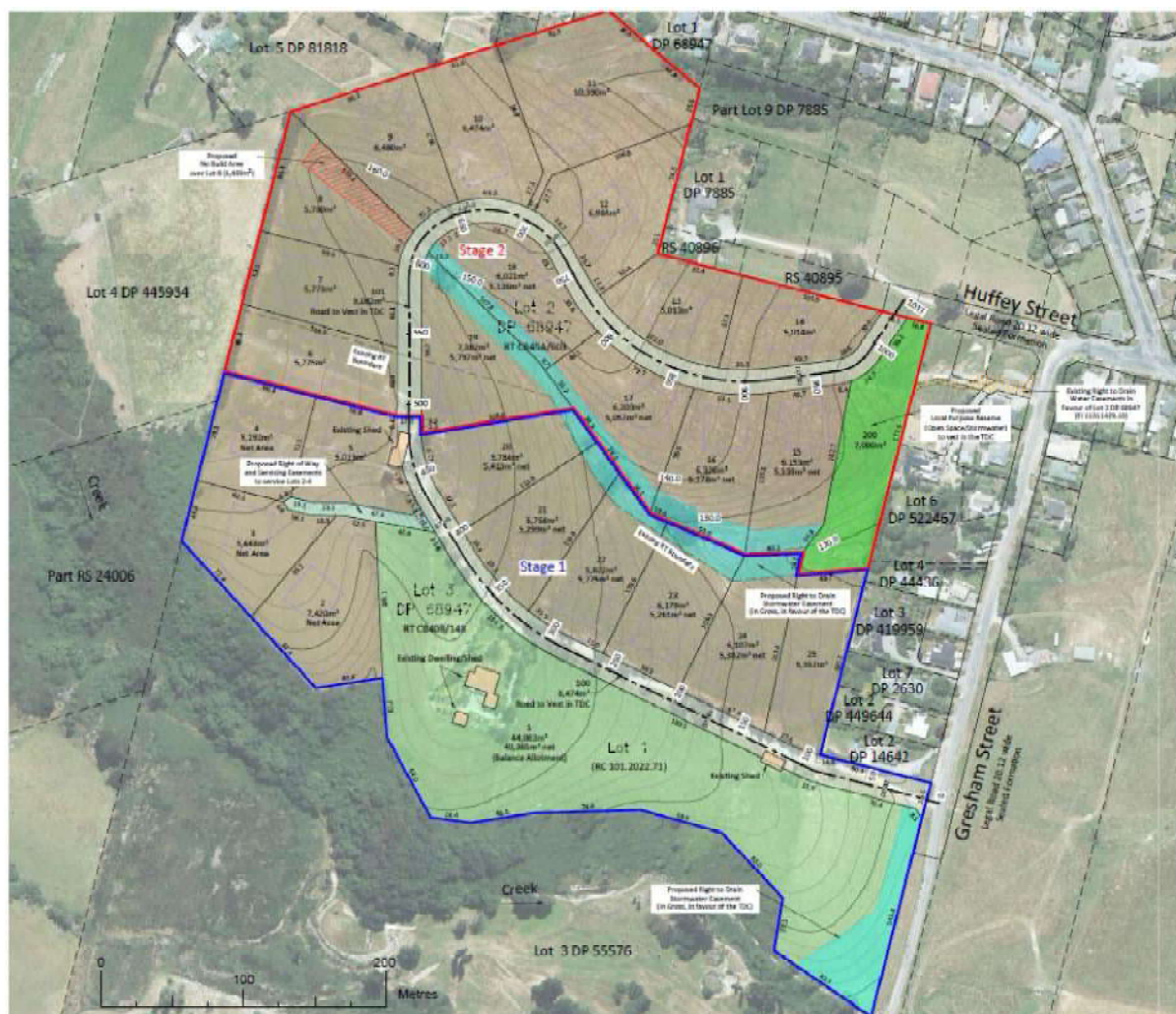


Figure 3 – Proposed subdivision layout. Source Davis Ogilvie

3.2 Easements

Any required easements will be identified on the survey plan for approval by the territorial authority. An easement will be provided in favour of Timaru District Council over the central gully which is part of the proposed stormwater system and the proposed stormwater pond on Lot 1.

3.3 Infrastructure

Initial engineering designs are provided as **Appendix 13**. It should be noted that final engineering designs will be provided as part of the engineering approval.

3.3.1 Access

Legal and physical access will be provided to each lot from the proposed new road. The new road (Illustrated in **Figure 4**) will extend from a new intersection with Huffey Street in a C-shape meeting

up with a new junction with Gresham Street. A 1.8m footpath is proposed on one side of the road. A revised Integrated Transport Assessment Report for the subdivision is attached as **Appendix 5**.

3.3.2 Water Supply

There are four options to service the subdivision with a water supply, being:

- 1 Extend the existing watermain from Darby Street utilising the booster pump in Hewlings Street, which would require an easement over a property on Darby Street.
- 2 Provide a pump station at Huffey Street, which is not Council's preferred option.
- 3 Install a pressure valve at Huffey Street, which would require modelling.
- 4 Restricted supply with onsite tanks for firefighting.

Without first securing an easement over a property on Darby Street, or conducting modelling, the applicant cannot confirm at this stage the water servicing arrangements. Accordingly, if consent is granted, the applicant requests that the conditions of consent allow either option, with the final option approved by Council approval through engineering approval stage.

3.3.3 Wastewater

Wastewater from the development is proposed to be serviced via a combination of low pressure and gravity wastewater systems, discharging into the existing Council wastewater reticulation network in Huffey Street and/or Gresham Street. The majority of the proposed wastewater network will be a gravity sewer running down each end of the proposed road connecting to the existing sewer main in Gresham Street and Huffey Street. The wastewater system will be designed in accordance with the Timaru District Council Infrastructure Design Guidelines and NZS 4404. The design will be submitted to Council at engineering approval stage, in consultation with Timaru District Council.

3.3.4 Stormwater

Stormwater consent has been issued for the disposal of stormwater from the subdivision by Environment Canterbury under reference CRC260266. The stormwater system proposed includes the following:

- on-site attenuation systems to attenuate stormwater from each proposed lot

- road sumps, swales and pipes to treat and convey stormwater
- a centrally located natural gully to treat and convey stormwater
- two ponds to treat and attenuate stormwater
- pipes that will discharge stormwater to Geraldine Downs Creek via two discharge points being:
 - That part of Geraldine Down Creek located on the golf course land that adjoins the site to the south
 - The gully that runs into 18 Gresham Street, which eventually leads to Geraldine Downs Creek on the opposite side of Gresham Street.

The proposed stormwater system is illustrated in **Figure 4**.

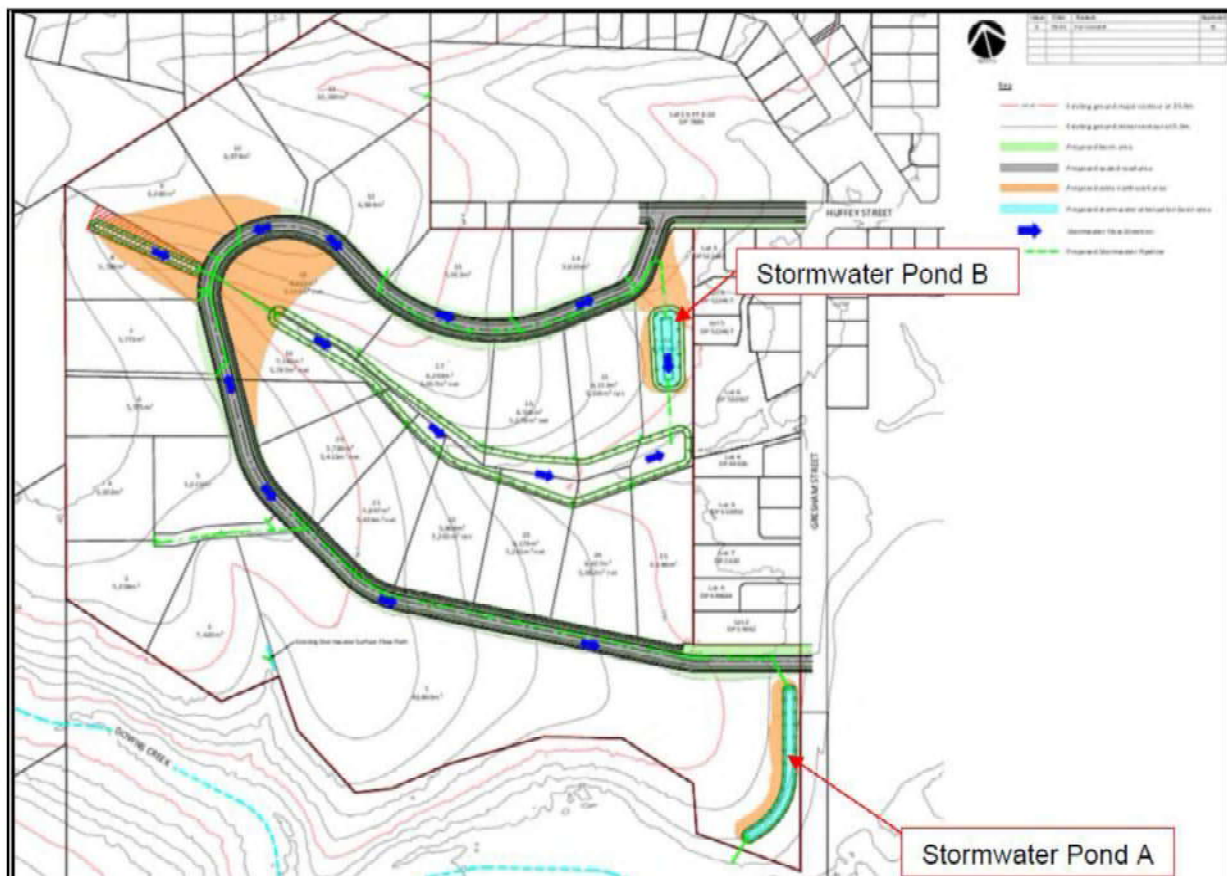


Figure 4 - The proposed stormwater system with the discharge points indicated by a red X.

3.4 Land Use

Land use consent is being sought for the erection of a household unit on each of the respective allotments (except Lot 1). Although each future landowner will erect their own dwelling, a standardised set of design and landscaping controls will be applied in conjunction with the identification of a building platform on each lot.

3.4.1 Design Controls

A comprehensive list of design controls has been formulated for the purpose of creating a unique environment in this area of the Geraldine Downs and ensuring the landscape is protected and enhanced as a result of this proposal. These controls include a suite of building and landscape design matters to ensure an integrated landscape outcome. The design controls are listed in the proposed conditions in **Appendix 4** and propose in summary that:

- a) All buildings to be contained within building platforms.
- b) A statement from the designer of any buildings on the site must be submitted to TDC for acceptance documenting how the relevant design guidelines of the ODP have guided the design of any buildings on the site.
- c) A maximum building height of 6m.
- d) A maximum roof pitch of 35 degrees.
- e) Natural building roofs or roofs with a light reflectance value (LRV) of between 10 and 15%.
- f) The exterior cladding of buildings must be timber (naturally weathered, stained or painted) and/or locally sourced stone, painted steel sheeting, plain concrete block or painted plaster.
- g) All exterior cladding of buildings must be grey, blue or brown in colour with a Light Reflectivity Value of no greater than 40%. Window and door joinery shall be the same or darker colour as wall and roof colours to avoid contrast.
- h) Accessory buildings shall be similar in style and materials to the main building.
- i) Exterior lighting to comply with the ODP.
- j) Timber post and wire/steel mesh or netting for lot boundaries with similar controls for curtilage fencing.
- k) Control on lot entrance features.

- l) Maximum bund height of 1m and shaped with gentle curves.

3.4.2 Building Platforms

While the ODP does not require the identification of building platforms, it is proposed to identify building platforms for each lot (except Lot 1) to ensure the most suitable building location is chosen to minimise visual amenity effects on the surrounding environment and to provide future landowners with certainty of their building location relative to neighbouring dwellings. It is proposed to clear the sites and re-shape the land to establish the platforms. Underground infrastructure will be installed to the boundary of each lot.

3.4.3 Earthworks

Earthworks will be required for the:

- formation of the road between Huffey Street and Gresham Street
- deposition of fill near the top of the catchment to ensure the road has a suitable gradient
- the creation of building platforms within the lots
- the installation of infrastructure services associated with the subdivision
- the creation of the stormwater ponds
- reshaping of parts of the central gully to ensure it is suitable for stormwater conveyance

It is estimated that the area of roading earthworks is 3.6-4 ha and the approximate volume cut is 21,000m³ to 25,000m³ based on the current road layout and profile.

3.4.4 Landscaping

A landscape plan has been prepared for the site and is attached as **Appendix 3**. It proposes:

- grass berms in the road reserve
- low planting either side of vehicle crossings in the road reserve with post and rail fences either side of the driveway
- taller street planting along the frontage of each lot
- planting and signage at both entrances to the subdivision
- planting around the stormwater reserve boundary, with planting of the eastern boundary to be subject to consultation with neighbours
- privacy planting on bunds on each lot to screen views into each dwelling
- planting along the northern boundary to be in consultation with neighbours
- 'immediate plantings' on the northern side of the Lots 8-14 and Lot 18 to ensure this planting is well grown before the houses are established on these lots

- minimum tree planting requirements per lot, being -
 - a minimum of 4 trees capable of attaining a minimum height of 8m at maturity
 - these trees shall be planted no closer than 10m apart
 - at least 2 of the 4 required trees shall be planted in the 6m road setback.

In addition to the landscape plan, a consent notice is proposed for Lots 2-25 requiring, prior to erection of a residential building on the site, a detailed landscape plan is prepared for the site by a full Member of the New Zealand Institute of Landscape Architects and is submitted for certification to the consent authority that:

- a. The landscape plan generally accords with the Landscape Concept Master Plan approved under resource consent #####.
- b. A minimum of 4 trees must be established on each allotment that are capable of attaining a minimum height of 8 metres at maturity and are planted no closer than 10 metres apart. At least 2 of the 4 required trees shall be planted in the 6m road setback.
- c. Illustrates how the provisions of Part D1 1.11.4A 7.3 of the Timaru District Plan guided the landscape design.
- d. Illustrates how its planting will mitigate the visual adverse effect of built form when viewed from beyond the subdivision.
- e. The majority of the plant species have been selected from the Geraldine Downs Native Bush Areas Species List, provided in Appendix 2 of the Geraldine Downs Landscape Study OR the Indigenous Plants of Talbot Forest List outlined by the Department of Conservation and does not include Contorta/lodgepole pine (*Pinus contorta*); Scots Pine (*Pinus sylvestris*); Corsican pine (*Pinus nigra*); Radiata pine (*Pinus radiata*); Douglas fir (*Pseudotsuga mensiesii*); European larch (*Larix decidua*); Ash Sycamore; Rowan; Bay Laure.

The certified landscape plan must be implemented within the first planting season following completion of construction of the residential unit on the site. The plants must be irrigated and if any plants die, are diseased, or fail to thrive or are damaged, they must be replaced with the same or similar plant species within the following planting season.

Plant species proposed in the landscape plan are to be predominately from a list of those that originally occur in the Talbot Forest reserve.

A revised Landscape Visual Assessment has been completed by Glasson Huxable Landscape Architects and is attached in **Appendix 6**. This replaces the original landscape assessment.

3.5 Description of other activities

There are no other activities that are part of the proposal for which the application relates.

4.0 Resource Consent Requirements

Resource consent is sought for any consents required to authorise the activities described in the proposal section of this report, including any attached plans and reports, and whether the specific consent requirement have been identified below or not.

4.1 Operative Timaru District Plan (ODP)

Most of the site is located in the ODP's Rural 4A zone (Rural Lifestyle Sub-Zone). However, there is a small section of the site that is also located in the Rural 2 Zone as indicated in **Figure 5**.



Figure 5 – The zone of the site under the ODP. The site is indicated by a red outline. Source: ODP

Resource consent is required in respect of the following matters:

Land Use

- A **restricted discretionary** activity consent is required under Rule 1.11.4A 3.1 regarding a non-compliance with Performance Standard 1.11.4A 6.1 (a) that requires buildings to be setback 15m from a road boundary. Several of the proposed building platforms are located within this setback.
- A **discretionary** activity resource consent is required under Rule 1.11.4A 4.4, for household units that do not comply with minimum site area requirements under Performance Standard 6.10 (2) which requires a minimum site area of 10 ha for household units in the Rural Lifestyle Sub-Zone. Proposed Lots 2-25 will range from 5,013m² to 10,394m².
- A **discretionary** activity resource consent is required under Rule 1.11.2 3.11 that requires consent for any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone. Drainage works are listed as permitted activity under Rule 1.11.2 1.10. However, the earthworks in the central drainage channel do not comply with the 10m setbacks required from rivers under Performance Standard 5.12, nor does the stormwater discharge structure comply with the 20m setback required from rivers required under Performance Standard.

Subdivision

- A **discretionary** activity resource consent is required under Rule 6.3.15A(2) for non-compliance with:
 - Performance standard 6.3.15A(3)(i) that requires a minimum lot size of 10 ha. As stated above, the proposed lot sizes are below this size.
 - Performance standard 6.3.15A(3)(ii) that requires all subdivisions to vest land to Timaru District Council for the walkways and cycleways as indicated in Appendix 1 of the Rural 4A Zone. No land is proposed to be vested as the walk/cycleway is being provided on adjoining land.
- A **discretionary** activity resource consent is required under Rule 6.3.5(i), as the proposal does not comply with:
 - Performance Standard 6.3.11 (1) which requires all allotments created by subdivision in Rural Zones have a minimum legal road frontage of 8m or shall be provided with

- access by way of an 8m wide private access. This rule is breached for Lots 2, 3 and 4 as they have a shared access.
- Performance Standard 6.3.11 (2) which requires that where a corner allotment is included in any subdivision the corner shall be cut off to a distance, along the road frontages, of not less than 15m from the intersection and vested as road. This cannot be achieved at the new intersection with Gresham Street due to the location of the proposed road in relation to other properties not part of the subdivision.
 - Performance Standard 6.3.15A (3)(i) which requires a 10 ha minimum allotment size in the Rural Lifestyle Sub-Zone. As stated above, the proposed lots are smaller than this requirement.
- A **discretionary** activity resource consent is required under Rule 6.6.3 (3), as the proposed road does not comply with Table 6.6.2(5) which requires a local road servicing more than seven household units to have minimum width of 20m. The road will have a legal width of 20.0m for the first 100m from Gresham Street and 17.0m for the remaining length through the site.

Overall, the proposal requires a **discretionary** activity resource consent under the ODP.

4.2 Proposed Timaru District Plan (PDP)

The PDP was notified on 22 September 2022 before the application was originally lodged on 27 June 2023. Hearings have been held for the PDP but no decisions have been made at the time of writing. No rules that apply to the subdivision have immediate legal effect and therefore consent is not required under the PDP.

The site is located in the PDP's Rural Lifestyle Zone and is subject to the following overlays:

- Flood assessment area
- Light sensitive area
- Visual amenity landscape
- Esplanade provision
- Public access provision
- 10 ha specific control area
- Geraldine Downs walking and cycling tracks specific control area

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

The NESCS came into force on the 1 January 2012 and provides for the management of contaminants in soil to protect human health. The Canterbury Regional Council's Listed Land Use Register (LLUR) report is provided as **Appendix 7** does not identify any Hazardous Activities and Industries List (HAIL) on the site. Therefore, the NESCS is not triggered and does not apply in this instance.

5.0 Statutory Considerations

This section provides a summary of the relevant statutory considerations.

Resource consents are managed under the Resource Management Act 1991 (RMA).

Section 104B RMA provides that in relation to resource consent application for a discretionary activity, a consent authority, after considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and
- (b) if it grants the application, may impose conditions under section 108.

Section 104 RMA lists the following matters relevant to a consent authority's consideration of a resource consent application:

- part 2 RMA
- actual and potential adverse effects on the environment of allowing the activity
- positive effects on the environment to offset or compensate for any adverse effect
- any relevant provisions of a statutory planning document
- any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Caselaw has confirmed that the assessment of effects must involve a comparison of actual or potential effects of the activity against the environment as modified by legally established existing activities and permitted activities.

Sub-section 104(1)(a) RMA provides that a consent authority may disregard an adverse effect of the activity on the environment if a NES or plan permits an activity with that effect.

Section 106 RMA states that a consent authority may refuse to grant subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

- there is a significant risk from natural hazards; or
- sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

Sections 108, 108A and 220 specify requirements for conditions of land use and subdivision resource consents.

6.0 Assessment of Effects on the Environment

This section of the report provides an assessment of effects on the environment of allowing the activity. The assessment has been set out below to address the matters under Schedule 4 RMA so far as they are relevant to this consent.

6.1 Existing Environment

Section 104(1)(a) RMA requires the consent authority to have regard to any actual or potential effects on the 'environment' of allowing the activity. This is a mandatory consideration rather than a discretionary consideration. Caselaw has confirmed that this assessment must involve a comparison of the actual or potential effects of the activity against the 'environment' as modified by:

- the effects on the environment as it exists at the present time; and
- the future state of the environment as it may be modified by permitted activities; and
- the effects of the implementation of any resource consents.

In terms of existing adverse effects, effects associated with the agricultural use of the site are relevant. The site is used for agriculture, mainly for the grazing of sheep, cows and deer. Agriculture can produce seasonal dust, noise, smell and visual effects that can range from less than minor to significant. An example of the latter includes intensive winter grazing which is unsightly and smelly. Deer farming can also be noisy during the roar. These activities could occur beside the site's residential neighbours on Gresham Street as a permitted activity and would significantly affect their residential amenity. The potential adverse effects of the proposal must be compared against these existing adverse effects on the existing environment.

However, perhaps the most significant part of the site's existing environment is its location contiguous to the urban boundary of Geraldine. The implications of this will be discussed further in the landscape section. The upshot is that the site's location contiguous to the urban boundary of Geraldine means that it will not be out of character with the existing environment.

In terms of the permitted activities, there are no permitted subdivision activities, nor are houses permitted in the Rural 4A zone. Although, part of the site is zoned Rural 2, which permits accommodation for a dependent relative, this is not particularly pertinent to the consideration of the application.

6.2 Landscape and Visual Amenity

The site is located in a visual amenity landscape as identified in the Geraldine Downs Landscape study and the PDP. That landscape classification informed the design of the subdivision from the outset, which has been designed to mitigate actual and potential landscape and visual amenity effects by:

- ensuring lot sizes are large enough to retain rural character and enable ample planting
- designing the road so that it follows the natural contours of the site to reduce the height of cut and fill batters
- designing earthworks to merge into the landform
- locating buildings platforms to:
 - complement the topography
 - utilising landforms as backdrops to help merge buildings with the landform
 - ensuring buildings are not located close to other houses.

A suite of consent notice conditions attached as **Appendix 4** have been proposed in tandem with the landscape plan attached as **Appendix 3** to avoid and mitigate any actual and potential landscape effects of the development. The conditions of consent regarding building design and landscaping are an important part of the suite of mitigation measures. They will ensure that the landscape and visual effects of new buildings will be appropriately mitigated. The intended outcome is an area of rural residential character with landscaping that will visually enhance the area and enhance biodiversity values.

A Landscape and Visual Assessment Report for the proposed development has been prepared by a qualified and experienced landscape architect and is attached as **Appendix 6**. That report finds that the proposal:

- accords with the ODP's landscape objectives and policies
- provides an appropriate transition between the rural residential subzone and the residential zone
- can maintain the existing landscape values
- will not change the prominent rural character of the wider Downs area
- is not out of context with the neighbouring properties, despite the density
- can support rural-residential character design

- will have positive effects in terms of the amenity gained from landscaping and biodiversity
- can achieve a subdivision with a suitable form and scale and an appropriate level of openness.

The landscape report concludes that the proposal will have an overall low (less than minor) adverse effect on landscape values and visual effects on viewers from within the wider Geraldine area. However, it also concludes that there will be some minor effects during construction and until landscaping grows on some neighbouring properties. The properties likely to experience minor adverse effects are illustrated in **Figure 9**.

I agree with the landscape report that the site provides a suitable transition area between an existing zoned residential and rural residential area, being the:

- houses on the western side of Gresham Street located in the Residential 1 Zone¹
- land on the northern side of Huffey Street located in the PDP's General Residential Zone²
- Rural Residential Subzone of the ODP that exists on the site's north-western boundary³
- Sport and Active Recreation Zone adjoining the site to the south.

The site's context in relation to these two areas is illustrated in **Figure 6**.

There are 17 properties along the western side of Gresham Street that have lot sizes ranging from 700m² to 0.55 ha with an average lot size of 1,370m². The General Residential Zone of the PDP will allow these properties to be subdivided further to 450m² minimum lot sizes. It will also allow the land to the north of Huffey Street to be subdivided down to 450m². The Rural Residential Subzone enables subdivision generally down to 2 ha but also goes down to 5,000m² along Davies Street and Tripp Street.

The proposed development will have an average lot size of 6,192m² or 7,700m² depending on whether Lot 1 is included in this calculation or not. If approved, the development will provide an appropriate transition of lot size from the 2 ha minimum lot size in the adjoining Rural Residential Subzone to the lower density lots in the Residential 1 zone along Gresham Street and the General Residential Zone on Huffey Street. Visually, this will likely be interpreted as a transition from suburban to rural residential.

The rationale for the lower minimum lot sizes (5,000m²) along Davies Street and Tripp Street is relevant. That area was considered appropriate for higher densities due to the area's proximity to

¹ Proposed to be zoned General Residential Zone in the PDP

² Currently zoned Residential 5 under the ODP

³ Also located in the 2 ha specific control area in the PDP

the Geraldine town centre, the sequential nature of the zoning regime (from higher to lower density with distance) and the area's ability to integrate with infrastructure. The same rational could also be applied to this site. The site is located approximately the same distance from the town centre as the land on Davies Street; would still provide for a sequential zoning regime (from higher to lower density) in the broader Geraldine Downs area and can integrate with infrastructure.

As discussed later, it was acknowledged in the Geraldine Downs Landscape Study that the slopes behind the Geraldine township could potentially accommodate further development. It was also noted by the Commissioner who heard Plan Change 17⁴ that there were other sites that could accommodate greater densities.

Conditions are offered to ensure the boundary plantings and 'immediate plantings' on the northern side of the building platforms on Lots 9-14 and Lot 18 are established within the first planting season following the decision of this consent to ensure that screening is given the longest time to grow before new development occurs. These conditions are important to ensure that any adverse visual and landscape effects resulting from the construction of the subdivision and the erection of residential units and buildings are minimised prior to being established. As Lots 9-14 and Lot 18 are in Stage 2, realistically the plantings will likely have several years to grow before development is established on these lots, thereby providing screening from the outset.

⁴ The plan change that insert the Rural 4A zone into the ODP

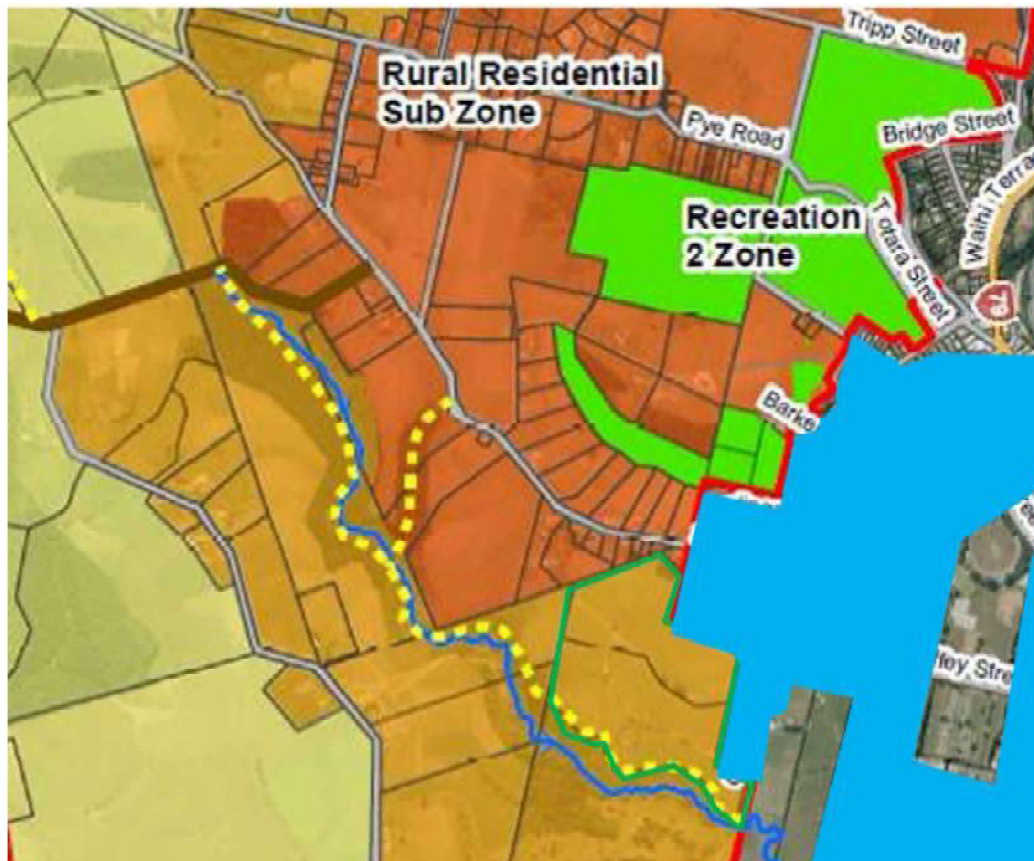


Figure 6 - The site's location between the rural residential subzone and the houses along Gresham Street. The site is outlined by a green line. The Residential 1 zone of the ODP has been highlighted by a blue overlay.



Figure 7 - Zoning of the site under the PDP. The site is outlined by a red line

Increased traffic will result from the development on Gresham and Huffey Streets. While this will be visible to residents that live along these streets, the landscape assessment states that these adverse effects will be low (less than minor).

Approximately half the lots contravene the ODP 15m road side setback. However, they are all setback over 6.5m from the road boundary which is consistent with the Rural Residential Subzone of the ODP. The lots that do contravene the setback requirement are somewhat balanced by the several lots that exceed the setback requirements. Given the extensive landscape controls required, we are not concerned with any potential effects related to that non-compliance.

With the above matters in mind, I agree with the findings of the landscape assessment and subsequently agree that the eventual landscape and visual effects will be less than minor, with some minor adverse effects during construction and until the landscaping grows and some positive effects thereafter.

6.3 Biodiversity

While there are no sensitive habitats on the site, the applicant proposes to increase the quantum of native plantings in the area to support the wider biodiversity values of the Geraldine Downs. This proposal aligns with the ODP that encourages the planting of indigenous vegetation. It is considered that this planting will have more than minor positive biodiversity effect in terms of increasing the amount of indigenous vegetation in the area.

6.4 Light

The property is identified as being within a light sensitive area under the PDP. Although this chapter of the PDP is not operative, the applicant acknowledges the aspirations of Council to protect the nighttime environment of this area. As such, it is anticipated that any artificial outdoor lighting within each lot will be designed and located to minimise its adverse effects on the night sky and also designed to comply with the operative District Plan rules at the time of building consent. Accordingly, it is considered that any actual or potential adverse effects on the night sky will be less than minor.

6.5 Traffic and vehicle access

The proposal will include a new legal road running through the development. This road will link Gresham Street with the currently unformed section of Huffey Street and will serve as access to the new sites. The main aspects of the new road are as follows:

- a width of 17 m with a 20m wide section for the first 100m from Gresham Street

- a 1.8m wide footpath is proposed on one side of the road
- upgrading Huffy Street west of Gresham Street
- indicative vehicle crossing locations are shown on the plan, but subject to change once the individual property purchasers have decided how access should be orientated to suit their individual site design.

An Integrated Transport Assessment report has been prepared by Abley Consultants to address the actual and potential transportation effects of the proposed development and is attached as

Appendix 5. The key findings of that report are summarised as follows:

- the traffic generation is in the order of one vehicle per three minutes and can be safely and efficiently accommodated
- a construction traffic management plan is recommended
- the non-compliance with the ODP's minimum legal road frontage and corner splay requirements, are acceptable
- subject to detailed design, any transportation effects are appropriately mitigated
- the subdivision can be fully supported from a traffic and transportation perspective.

The application originally proposed to connect with the walk/cycle track shown in Appendix 1 of the Rural 4A Zone chapter of the ODP. However, Bike Geraldine are currently part way through constructing this walk/cycleway through the golf club land to the south. Accordingly, there is no longer a need for that to go through the site. In any case, the newer PDP maps show the route being within the property to the south, as indicated in **Figure 8** below.

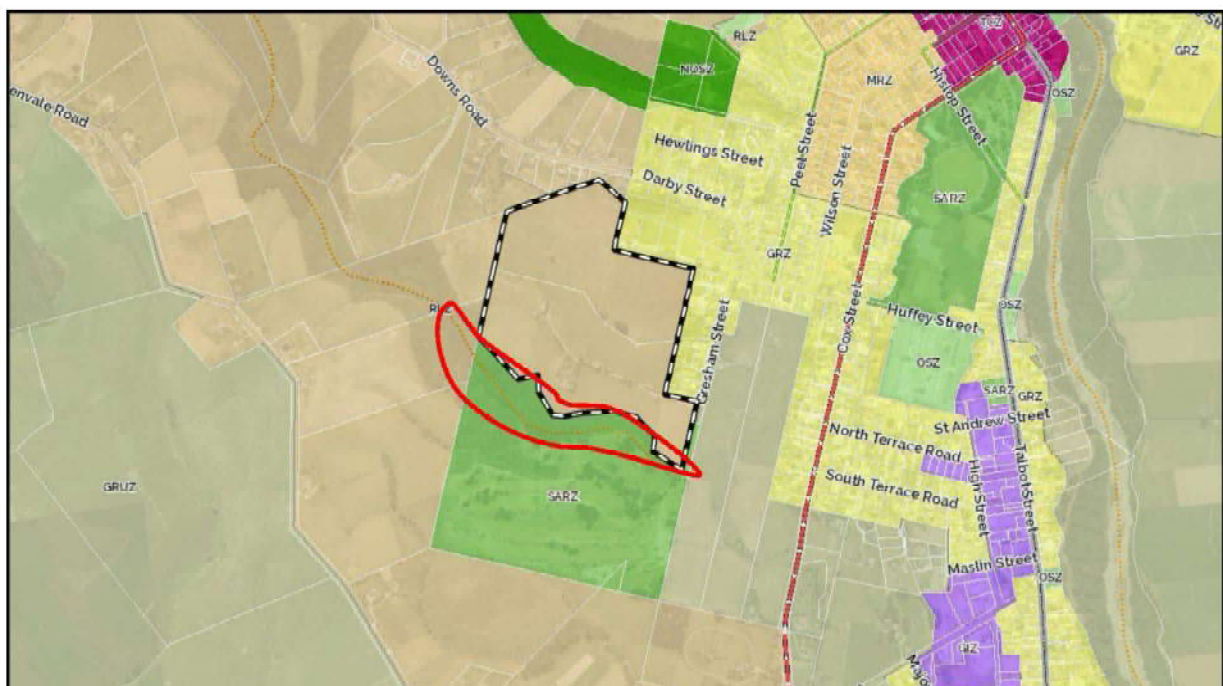


Figure 8: The subject property is outlined with a black and white dashed line. The location of the proposed walkway/cycleway is shown as an orange dotted line and is within the area outlined red

Accordingly, it is considered that traffic and access adverse effects of the proposal will be less than minor.

6.6 Financial contributions

Part D6.5, Rule 6.5.2.2 (5) (b) of the ODP provides rules for open space and recreation financial contributions in the Rural 4A Zone (Geraldine Downs). There are 24 new allotments proposed, with a \$5,000 contribution required for each new lot, equating to \$120,000. It is proposed that a consent notice condition requires this contribution to be paid at the time of building consent for the new house. This will mitigate the large capital cost of the proposed subdivision on the applicant.

It is considered that the payment of this financial contribution will have a more than minor positive benefit in terms of habitat enhancement and through the provision of additional walk and cycle tracks in the Geraldine Downs area.

6.7 Tangata Whenua

The site is not identified as being a site and area of significance to Māori. Notwithstanding, the applicant approached Te Rūnanga o Arowhenua (Arowhenua) through Aoraki Environmental Consultancy Limited (AEC) for comment prior to the application being lodged. AEC's comments are attached as **Appendix 8**.

AEC raised some concerns with stormwater from the residential dwellings and hardstand areas discharging into the gully. AEC also raised concerns with future landowners having to obtain individual wastewater discharge consents given the site is located within a red nutrient allocation zone under the Canterbury Land and Water Regional Plan.

In response to their concerns, the applicant proposes that all wastewater will be disposed to a reticulated network. As such, individual wastewater discharge consents will not be required and AEC's concern is addressed. The stormwater consent has been granted and is well within Regional Plan standards.

Accordingly, it is considered that any actual or potential adverse cultural effects will be less than minor.

6.8 Natural Hazards

The site is not identified as being subject to natural hazards under the ODP. However, parts of the site (mainly the central gully) are identified as being in a flood assessment area in the PDP. As the central gully is part of the stormwater conveyance network and as most building platforms are located clear of the flood hazard assessment area, the potential for the subdivision to be affected by natural hazards is very unlikely.

The only lot with a house close to the flood hazard assessment area is Lot 25. However, the flood depression is very shallow at this location and can easily be addressed during construction. A consent notice condition is proposed to ensure any potential impact on buildings on that site are mitigated and also to ensure that any potential displacement of water onto adjoining sites is avoided.

The proposed northern stormwater detention basin is also located in a flood hazard assessment area. As the construction of the basin will recontour this part of the site, it will have the effect of further reducing overland flows in this small catchment, which is considered a positive effect.

Overall, the proposal is unlikely to experience adverse effects from natural hazards.

6.9 Infrastructure Services

To establish the viability of connecting to Council reticulated three water infrastructure, the applicant has liaised with Council who engaged WSP to prepare a Development Capacity Assessment for the Gresham Street property. This report is attached as **Appendix 9**. While the report identified that water and wastewater could be provided to the property, there were several recommendations made to achieve this. As such, a subsequent Engineering Servicing Memorandum has been prepared by Davis Ogilvie to address the provision of services to support the subdivision, which is attached as **Appendix 10**. The key points and findings of that report have been summarised in the proposal section of this report. There are not expected to be any capacity issues with servicing the site with water and wastewater services. Conditions have been proposed to ensure both systems will be designed and constructed to comply with Council requirements and standards.

The proposed stormwater arrangements have been granted consent by Environment Canterbury. The consent is attached as **Appendix 12**.

With these matters in mind, we consider that the subdivision can be serviced with adequate three waters infrastructure in a way that acceptably avoids, remedies or mitigates adverse effects on Council's reticulated networks. Accordingly, it is considered that the actual and potential adverse effects of the proposal on infrastructure will be less than minor.

6.10 Esplanades

There is no requirement for esplanade strips as part of the subdivision, as no esplanade assessment areas are identified in the ODP. The PDP identifies an esplanade strip along the small section of the site's south-east corner. However, that appears to be an error as it does not follow the line of the stream. The PDP esplanade rules do not have immediate legal effect.

6.11 Earthworks

The proposal section of this report describes the earthworks proposed. Potential adverse effects associated with earthworks, included visual effects, dust, sedimentation and erosion. It is proposed to manage potential dust, sedimentation and erosion effects by way of the construction management plan, which is provided in **Appendix 11**.

6.11 Positive Effects

The proposal will result in the following more than minor positive effects:

- short term economic effects from the construction of the development
- long terms economic effects from the sale of the proposed allotments
- social and economic benefits arising from the provision of additional housing
- biodiversity benefits from the proposed indigenous planting
- visual amenity and landscape benefits from the proposed planting
- biodiversity benefits and walk/cycling track improvements from the payment of \$120,000 in financial contributions
- removal of agricultural activities that can adversely affect residential amenity.

6.12 Cumulative Effects

Given the assessment above concludes that all singular actual and potential adverse effects will be less than minor, it is considered that any singular adverse effect will not likely combine to give

rise to any cumulative adverse effects that will be more than minor.

6.13 Identification of potentially affected people

Considering the above assessment, adverse effects on neighbouring properties will generally be less than minor, with a temporary minor effect on some adjoining properties with houses that can currently see into the site. As stated in the landscape assessment, the temporary minor effect will only occur during construction and before landscape screening grows on the properties identified in **Figure 9** below.



Figure 9 – Potentially affected properties are identified by a yellow outline

The applicant intends to seek the written approvals from neighbours post lodgement of the application.

6.14 Monitoring

Clause 6(1)(g) Schedule 4 RMA indicates when monitoring will be required stating that:

“if the scale and significance of the activity’s effects are such that monitoring is required,

a description of how and by whom the effects will be monitored if the activity is approved”

The scale and significance of the activity’s effects are such that monitoring should be required by Council through the Section 224(c) RMA process. An assessment of compliance with the consent notices should also be undertaken at the time of building consent. Monitoring should also be required to ensure landscape plans have been implemented.

6.15 Conclusion

Taking into account the above assessment, it is considered that the once the construction is completed and the landscaping provides screening, any actual or potential adverse effects of the proposal on the environment will be less than minor.

7.0 Assessment of Statutory Planning Documents

The relevant statutory planning documents under section 104(1)(b) RMA are considered below. There are no other documents under section 104(1)(b) RMA that are considered pertinent to the consideration of this application.

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

The NESCS provides rules and standards in relation to activities involving contaminated land. The Canterbury Regional Council’s Listed Land Use Register (LLUR) report is provided as **Appendix 7** and identifies that they have no records of any activities listed in Hazardous Activities and Industries List (HAIL) occurring on the site. Accordingly, there is no evidence that the site is a piece of land described in the NESC and therefore the NESC does not apply in this instance.

7.2 National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

The NPS-HPL came into force on 17 October 2022 and seeks to protect the production potential of highly productive land which it defines as Land Use Classification (LUC) 1-3 land.

Despite a small section of the site being classified as LUC2 land (**Figure 10**), we note that TDC’s transitional highly productive land maps included as part of the PDP do not include the site. As such, we assume that Council will not apply the NPS-HPL. In any case, the largest part of the site classified as LUC2 (south-east corner) will remain in primary production. The stormwater

retention basins will also remain in primary production as they will need to be lightly grazed to keep the grass down. The remaining area of land classified as LUC2 within the site is very minimal and could not be put to any viable primary productive use. Accordingly, it is considered the proposal overall aligns with the intent of the NPS-HPL.



Figure – LUC2 land is identified as green overlay, while the site is identified as a red outline

7.3 Timaru District Plan (ODP)

The relevant objectives and policies of the ODP are set out in the following table. An assessment of the proposal's consistency with these objectives and policies is provided in the right-hand side of the table.

Operative District Plan		
Clause	Objective / Policy	Assessment
Part B2 – Natural Environment		
Issue 1: (4) Policy	<i>To protect as far as possible the full range of biological and physical diversity that is or was typical of, or unique to the Timaru District.</i>	The site does not contain any SNAs or biological or physical diversity of note. However, the landscape planting will likely support biological diversity and is therefore consistent with this policy.
Issue 3 Objective (7)	<i>To provide linkages between natural areas and open space and recreation areas where appropriate, and to maintain and enhance these areas.</i>	The site does not contain any important natural areas, open space or recreation areas.
Part B4 – Natural Hazards		
(2) Objective	<i>The mitigation of the effects of flooding in floodable areas other than the most hazard prone locations.</i>	The site is not located in a high hazard area. Potential surface flooding is mitigated by building platform locations away from flood prone areas. Lot 25 is subject to a specific condition requiring mitigation measures.
Part D1 – Rural Zones		
1.1.2 Objective	<i>Manage land in the District for the greatest benefit of present and future generations while safeguarding the life-supporting capacity of soil and ecosystems and avoiding, remedying or mitigating any adverse environmental effects.</i>	The subdivision will enable 24 new houses that will provide significant benefit to future generations. The large allotments will enable people to have vegetable gardens that will continue to utilise the life supporting capacity of the site's soils.

1.1.3 Policy	<i>To provide for a range of land use activities in rural areas while avoiding or mitigating the adverse environmental effects of these activities by way of the following zones:</i> <i>Rural 4A - This zone recognises the high natural and amenity values of the Geraldine Downs and also the values and aspirations of the people that live in and use the area. The zone seeks to not only retain, but also to enhance the area's landscape character, amenity values, natural habitats and walking/cycling facilities.</i>	The suite of conditions and landscaping will ensure that the landscape character and amenity values of the area are retained and enhanced while also ensuring that the quantum of natural habitat is increased.
1.2.2 Objective	Avoid, remedy or mitigate the adverse effects of intensive development in rural areas.	A range of site sizes is proposed. Any adverse effects including cumulative effects will be managed, as evidenced by the above assessment.
1.2.3 Policy	To provide for a range of sites and uses, as long as the environmental effects including cumulative effects of development meet performance standards for the zone.	
Part B8 Rooding		
Objective 1	<i>A safe and efficient rooding network which recognises and provides for different users.</i>	The traffic assessment report from Abley concludes that the proposal is acceptable. The proposed road will provide a safe and efficient extension to the existing road network and will cater for pedestrians and cyclists via the new shared path.
Objective 3	<i>Minimise conflicts between land use and the rooding network, while still providing for mobility, and safe and efficient ingress and egress to roads.</i>	
Policy 1	<i>To encourage the efficient use of the existing road infrastructure.</i>	
Policy 9	<i>To provide new roads or other facilities where these are considered essential.</i>	
Rural 4A Zone		

Obj (1)	<i>New residential development in the Geraldine Downs is only provided for in appropriate areas and at appropriate densities.</i>	
Policy (1.1)	<p>Residential development in the Geraldine Downs will avoid, remedy or mitigate adverse effects on:</p> <ul style="list-style-type: none"> • the landscape and amenity values of the area; • significant natural areas; • roading and other essential infrastructure; • the operation of existing activities; • walking and cycling tracks. 	<p>The proposal avoids, remedies or mitigates adverse effects on the matters addressed in this policy.</p>
Policy (1.2)	<p>The quantum and density of new residential development is to be limited in order to control uncoordinated urban sprawl throughout the Geraldine Downs.</p>	<p>The stated reasons for this policy make it clear that its intent is to control the adverse effects of development and to ensure development is located appropriately. The assessment in this report establishes that both these matters are met. Given the site's location contiguous to the urban area and its ability to connect with infrastructure, it does not constitute uncoordinated urban sprawl but appropriately integrated development that aligns overall with the sequential zoning regime provided by the ODP.</p>
Policy (1.3)	<p>A range of residential densities will be provided for in appropriate locations in</p>	<p>The proposal aligns with the intent of this policy by providing a range of residential densities that will provide the property market with choice.</p>

	the Geraldine Downs.	
Obj. 2	The landscape character and amenity values of the Geraldine Downs are retained and, where appropriate, enhanced.	The design of the subdivision and the conditions and landscaping ensure that it aligns with these provisions.
Policy (2.1)	All new development is required to be designed so that it avoids or minimises adverse effects on landscape and amenity values and is integrated with the surrounding landscape.	
Policy (2.2)	All new development will be required to provide landscaping that: <ul style="list-style-type: none"> • will maintain and/or enhance the unique landscape and visual amenity values of the surrounding area; • will assist in screening and softening the visual effects of the built form 	
Policy (2.4)	where this is considered necessary. Exterior lighting will be managed so that it does not have a significant adverse effect on the landscape character and amenity values.	
Obj. 4	The natural habitats of the Geraldine Downs are retained and where appropriate enhanced, particularly Talbot Forest.	The proposed planting aligns with these provisions. The financial contribution also will help achieve the objective.
Policy (4.3)	Timaru District Council will actively promote the planting of indigenous eco-sourced vegetation.	
Obj. 5	An improved network of off-road walking facilities is provided in the Geraldine Downs, along with a new network of off-road cycling facilities,	The proposed financial contribution for walking and cycling aligns with these provisions.

Policy (5.2)	particularly mountain bike tracks.	
Policy (5.4)	<p>All new development will be required to pay a financial contribution that will help pay for the development and maintenance of a network of off-road walking and cycling tracks on the Geraldine Downs.</p> <p>Require new developments to avoid land identified as part of the proposed walking and cycle network and that new subdivision provides for the legal rights to develop and maintain the network.</p>	
Obj. 6	Existing productive activities on the Geraldine Downs will continue and develop without constraints from new residential development	The site is well removed from any significant exiting productive activities.

Overall, it is considered that the proposal has strong alignment with the ODP.

7.4 Proposed District Plan (PDP)

The relevant objectives and policies of the PDP are set out in the following table. An assessment of the proposal's consistency with these objectives policies is provided in the right-hand column of the table.

SUB-01 General subdivision design	Comment
<p>New subdivisions will:</p> <ol style="list-style-type: none"> 1. accord with the purpose, character and qualities of the zone; and 2. respond positively to the physical characteristics of the site and its context; and 3. maintain and enhances amenity values and the quality of the environment; 4. be accessible, connected and integrated with surrounding neighbourhoods; and 5. protect significant natural and cultural values; and 6. respond appropriately to hazards, risks and site constraints; and 7. have infrastructure and facilities appropriate for the intended use; and 8. have minimal adverse effects on regional significant infrastructure or intensive primary production; and 9. provide for the health, wellbeing and safety of people; 10. not intentionally prevent, hinder or limit the development of adjoining or adjacent land. 	<p>The proposal:</p> <ol style="list-style-type: none"> 1. Aligns with the zone's expected character and amenity values 2. Has specifically been designed to respond positively to the physical characteristics of the site and its context 3. Includes planting and design controls that will maintain and enhance amenity values 4. Integrates with the surrounding neighbourhoods 5. Will not adversely affect significant natural and cultural values 6. Responds appropriately to natural hazards 7. Proposes appropriate three water infrastructure 8. Does not adversely affect regionally significant infrastructure or intensive primary production 9. Provides for the health, wellbeing and safety of people 10. Will not hinder or limit the development of adjoining or adjacent land.
SUB-02 Infrastructure	
<p>Infrastructure required to serve subdivision is provided in an integrated, efficient and co-ordinated manner.</p>	<p>The proposal has appropriate three water infrastructure.</p>
SUB-03 Rural subdivision	
<p>Subdivision in the rural zones will:</p>	<p>The proposal will maintain a contrast between the Rural Lifestyle zone and the</p>

<ol style="list-style-type: none"> maintain a contrast between the rural environment and adjoining urban, Rural Lifestyle and Settlement zones; and minimise reverse sensitivity effects on intensive primary production. 	<p>nearby urban land and is not located adjacent to intensive agriculture.</p>
SUB-O5 Public access and esplanade reserves and Esplanade strips	
<p>Public access and esplanade reserves and strips created through subdivision will:</p> <ol style="list-style-type: none"> contribute to the protection of conservation values; and provide for public access to and along identified rivers and the sea; and provide public recreational uses along the waterways and coast where the use is compatible with conservation values. 	<p>Public vehicle and pedestrian access is provided for through the subdivision. There is no requirement for esplanade strips as part of this subdivision.</p>
SUB-P1 Subdivision	
<p>Require subdivision design to accord with the purpose, character and qualities of the applicable zone.</p>	<p>The proposal accords with the purpose of the zone by being for a rural lifestyle activity.</p> <p>It accords with the character and qualities of the Rural Lifestyle Zone by:</p> <ul style="list-style-type: none"> Having large lot sizes to retain open space and requiring planting to retain natural character Requiring buildings to meet a suite of design controls and landscaping that will help integrate buildings with the natural and rural character of the area and achieve a high level

	<p>of amenity.</p> <ul style="list-style-type: none"> Leaving a large lot that will partly retain a pastoral landscape and the presence of compatible primary production.
SUB-P2 Subdivision of land within sensitive environments	
<p>Only allow subdivision containing identified sensitive environments that will:</p> <ol style="list-style-type: none"> not compromise the identified natural and cultural values; and protect people and property from the identified hazards and risks; and achieve objectives and policies of the relevant chapter(s) in Part 2 - District Wide Matters. 	<p>Aside from a flood assessment area, the site does not include a sensitive environment.</p>
SUB-P3 Disruptive Subdivision	
<p>Avoid subdivisions that are intended to prevent, hinder or limit the development of adjoining or adjacent land, unless it is done to comply with a Council approved Development Area Plan.</p>	<p>Not applicable</p>
SUB-P4 Quality of the environment and amenity	
<p>Require subdivision to maintain and enhance amenity values and the quality of the environment by ensuring subdivision design:</p> <ol style="list-style-type: none"> responds positively to natural and physical features such as underlying landscape, topography and established trees and vegetation that provide amenity, contribute to local character and sense of place; and 	<p>The proposal:</p> <ul style="list-style-type: none"> has been designed to respond to the natural and physical environment includes street trees and landscaping does not include any important ecosystems has a stormwater consent that protects water quality.

<ol style="list-style-type: none"> 2. aligns streets to focus on significant views or landmarks; and 3. provide street trees and landscaping; and 4. avoids, remedies or mitigates adverse effects on the water quality, soil resources and important ecosystems. 	
SUB-P5 Reverse Sensitivity	
<p>Only allow subdivision that does not result in reverse sensitivity effects that would compromise the operation of regionally significant infrastructure/facilities and legally established intensive primary production.</p>	<p>The proposal is not located close to regionally significant infrastructure or facilities or intensive primary production.</p>
SUB-P6 Infrastructure	
<p>Ensure subdivision is serviced sustainably with infrastructure by requiring:</p> <ol style="list-style-type: none"> 1. infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be constructed until the buildings are designed; and 2. certainty that infrastructure networks have sufficient capacity to accommodate the additional development, or requiring any necessary upgrades to be completed at the time of subdivision; and 3. allotments to connect to the Council's reticulated systems where available; and 4. incorporation of water sensitive design measures and on- 	<p>In relation to these matters:</p> <ul style="list-style-type: none"> • Infrastructure will be installed at the time of subdivision • The infrastructure has capacity or can be upgraded to accommodate the development • The subdivision will connect to reticulated systems were available • Incorporates water sensitive design in the stormwater system • The proposal integrates with existing infrastructure • Provides for active transport (footpath) • Provides legal and physical access to each lot • Provides a firefighting water supply.

<p>site stormwater infrastructure; and</p> <ol style="list-style-type: none"> new infrastructure to comply with the Energy and Infrastructure Chapter; and infrastructure to be provided efficiently and integrated with existing or planned infrastructure; the consideration of multi-nodal transport links (including active transport links) and connected transport networks that allow ease of movement to, from and within the area; sufficient legal and physical access to each allotment; and requiring allotments to have access to a water supply suitable for firefighting. 	
---	--

SUB-P15

Rural Lifestyle Zone

Require subdivision in the Rural Lifestyle Zone to:

- maintain the character and qualities of the Rural Lifestyle Zone; and
- connect to the reticulated drinking water network; and
- require connection to the reticulated wastewater networks where available, or if not available, provide a suitable site area for onsite disposal; and
- maintain larger allotment sizes in the Geraldine Downs to protect its landscape character and amenity values.

The size of the allotments and landscaping will maintain the character and qualities of the Rural Lifestyle Zone.
The proposal will connect to water and wastewater networks.

NH-P4

Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths

Enable subdivision, use and development

A condition has been offered to meet this

<p>(excluding Regionally Significant Infrastructure) in areas subject to inundation by a 0.5% AEP flood event provided that:</p> <ol style="list-style-type: none"> 1. it is not likely to suffer significant damage in a flood event; and 2. it will not significantly affect the functioning of the flood plain; and 3. it will not generate the need for new or upgraded public natural hazard mitigation works to mitigate or avoid the natural hazard; and 4. a minimum floor level above the 0.5% AEP design flood level can be achieved; and 5. major hazard facilities will not be inundated; and 6. significant adverse effects on people and property are avoided; and 7. increased risk on other sites is avoided as a priority and where this is not practicable, will be appropriately mitigated. 	<p>policy.</p>
---	----------------

NH-P8 Overland Flow Paths	
<p>Require subdivision, use and development in Overland Flow Paths to:</p> <p>maintain the function of the Overland Flow Path; and</p> <p>minimise any increased or new risk from flooding on surrounding properties.</p>	<p>A condition has been offered to minimise any increased or new risk from flooding on surrounding properties.</p>

NFL-P3	Maintaining and enhancing Visual Amenity Landscapes
<p>Only allow subdivision, use and development within visual amenity landscapes, that is not provided in NFL-P2, where it can demonstrate :</p> <ol style="list-style-type: none"> 2. how the identified values and characteristics of the visual amenity landscapes described in SCHED10 – Schedule of visual amenity landscapes will be maintained or enhanced; and 3. the capacity of the landscape to absorb change; and 4. that the proposal can be visually integrated into the landscape and will not break the skyline or ridgelines; <p>while taking into account:</p> <ol style="list-style-type: none"> 4. the scale of modification to the landscape; and 5. any potential cumulative effects; and 6. the measures proposed to mitigate the effects on the values and characteristics, including the location, design, scale and finish of any buildings or structures or earthworks , and landscaping; and 7. El-P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure. 	<p>The landscape report suggests that the proposal will align with these provisions. The site is not located near any regionally significant infrastructure.</p>

LIGHT-P2	Intensity, location and direction of artificial outdoor lighting
<p>Control the intensity, location and direction of any outdoor lighting in order to:</p> <ol style="list-style-type: none"> 1. ensure that any artificial outdoor 	<p>Conditions have been offered to ensure the proposal complies with the Light Chapter standards.</p>

<p>lighting avoids adverse effects on existing light sensitive areas, other established uses and the transport network; and</p> <ol style="list-style-type: none"> 2. achieve the internalisation of light spill within the site where the artificial outdoor lighting is located, and 'minimise any light spill onto adjoining sites; and 3. minimise adverse effects on views of the night sky and intrinsically dark landscapes; and 4. avoid adverse effects on the health and safety of people and communities in the surrounding area, including sleep disturbance. 	
--	--

RLZ-O1 Purpose of the Rural Lifestyle Zone	
<p>The Rural Lifestyle Zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural zone, while enabling compatible primary production to occur.</p>	<p>Smaller lots are proposed than the General rural zone while one lot enables primary production.</p>
RLZ-O2 Character and qualities of the Rural Lifestyle Zone	
<p>The character and qualities of the Rural Lifestyle Zone comprise:</p> <ol style="list-style-type: none"> 1. natural character and openness; and 2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and 3. a high level of amenity, outlook, access to sunlight and environmental quality; and 	<p>The large sites will retain a level of openness while the planting will retain natural character. The suite of conditions and landscaping will ensure the buildings integrate with natural and rural character, while providing a high level of amenity. A pastoral landscape with primary production will be retained on Lot 1. While it is acknowledged the extent of openness is reduced</p>

<p>4. a pastoral landscape and the presence of compatible primary production.</p>	<p>compared to a subdivision providing for 10 ha allotments, the natural character of the planting will make up for this.</p>
<p>RLZ-O5 Integrated Development</p>	
<p>Rural lifestyle development is integrated with the environment and appropriate infrastructure.</p>	<p>The subdivision integrates with three water infrastructure and the environment.</p>
<p>RLZ-P1 Residential activities</p>	
<p>Enable residential activities, including minor residential units and supported residential care, where:</p> <ol style="list-style-type: none"> 1. they maintain the character and qualities of the zone; and 2. are connected to a reticulated drinking water supply; and 3. any minor residential unit is subordinate to the principal residential unit; and 4. any supported residential care is ancillary to the use of the residential unit; and 5. they can comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice. 	<p>The subdivision will maintain the expect character of the zone and enable residential units that connect to a reticulated drinking water supply. The subdivision will comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p>
<p>RLZ-P3 Character and qualities</p>	
<p>The character and qualities of the zone are maintained by:</p> <ol style="list-style-type: none"> 1. ensuring the scale and setback of buildings and structures provides for an open character and access to sunlight; and 2. ensuring trees do not cause overshadowing; and 3. requiring trees that will contribute to rural and natural character; and 	<p>The building platforms ensure the buildings are generally well setback from the road boundary, although we acknowledge the 15m setback is not compiled with for all lots. Ample space is provided between building platforms to provide for access to sunlight.</p> <p>The trees proposed in the road and on each lot will enhance natural</p>

<p>4. ensuring road boundary treatments and allotment sizes maintain an open character; and</p> <p>5. ensuring activities are compatible with residential amenity and do not adversely affect the character and qualities of the zone.</p>	<p>character, while the boundary treatments and large lot sizes will ensure open character.</p>
--	---

Overall, it is considered that the proposal is in general alignment with the objectives and policies of the PDP.

7.5 Canterbury Regional Policy Statement (CRPS)

The Canterbury Regional Policy Statement 2013 (CRPS) is the operative regional policy statement and is not particularly relevant to the application as the PDP has given effect to it. However, Policy 5.3.1 in relation to regional growth of the wider region is pertinent and states:

“To provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that:

1. ensure that any

a. urban growth; and

b. limited rural residential development

occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;...”

The proposed subdivision aligns with this policy by ensuring rural residential development occurs in a form which concentrates and is attached to an existing urban area and promotes a coordinated pattern of development. Overall, the proposal is consistent with the CRPS.

7.6 Canterbury Land and Water Regional Plan (LWRP)

The Canterbury Land and Water Regional Plan (LWRP) was approved on 13 December 2018. However, it is not pertinent to the consideration of this subdivision application but was closely considered in respect of the stormwater discharge consent related to this subdivision.

8.0 Section 106 RMA

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

- (a) there is a significant risk from natural hazards; or
- (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision

All sites will have legal access via the proposed new road. All sites will have physical access compliant with the ODP standards. Natural hazards have been addressed above. There are no other matters under s.106 RMA.

9.0 Part 2 RMA

This section contains an assessment of the proposal against Part 2 RMA, which contains its purpose and principles. While resource to Part 2 RMA is not considered necessary, it is considered out of an abundance of caution.

9.1 Purpose

Section 5 RMA states the purpose of the act is to promote the sustainable management of natural and physical resources. It is considered the proposal is consistent with the purpose of the RMA by:

- enabling housing that will allow people and communities to provide for their social, economic and cultural well-being
- sustaining the life supporting capacity and potential of land in Lot 1 as a natural resource to meet the reasonably foreseeable needs of future generations
- sustaining the life supporting capacity of the adjoining waterbodies through the stormwater consent
- avoiding, remedying, or mitigating adverse effects of activities on the environment.

9.2 Matters of national importance

Section 6 RMA contains matters of national importance that must be recognised and provided for. The management of significant risks from natural hazards (subsection 6(h)) and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga: (subsection 6(e)) are relevant Section 6 matters to the application. The proposal addresses subsection 6(h) by way of design and conditions. The proposal addresses subsection 6(e) by way of consultation with iwi and a stormwater design that meets regional plan standards.

The proposal does not offend any other Section 6 matter.

9.3 Other Matters

Section 7 RMA provides other matters that decision makers must have particular regard to. The proposal aligns with Section 7 by:

- enabling kaitiakitanga through consultation with AECL
- maintaining and enhancing amenity values through the subdivision design, landscape controls and landscape planting
- maintaining and enhancing the quality of the environment through the provision of a stormwater system that will treat stormwater above minimum requirements.

9.4 Principles of the Treaty of Waitangi

Section 8 RMA requires decision makers to take into account the principles of the treaty of Waitangi. The application aligns with Section 8 as the applicant has consulted AECL and has adopted the measures they proposed to mitigate their concerns.

10.0 Other Matters

10.1 Precedent

Given the unique location of the site situated contiguous to the urban area of Geraldine, the proposal is unlikely to establish an undesirable precedent.

10.2 Sufficiency of Information

With the stormwater consent now in hand, the consent authority has sufficient information to determine the application.

10.3 Geraldine Downs Landscape Study

The Geraldine Downs Landscape Study was a key document that informed Plan Change 17 of the ODP that inserted the Rural 4A chapter into that plan. That study was instrumental in informing the extent of the sub-zones provided in Plan Change 17. While it finds that the slopes behind the Geraldine township and the perimeter rolling hillslopes were visible and prominent, it also states that (pg33):

“These areas are likely to be able to accommodate future development, however the design and siting of proposed buildings and the landscape setting around them would need to be considered carefully to minimise impact on the landscape.”

This statement is important as it recognises the potential of areas on the slopes behind the Geraldine township to accommodate further development in suitable locations. The landscape assessment attached as **Appendix 6** to this report establishes that the landscape setting around the site is suitable to accommodate further development. It also establishes that the design of the proposed development will minimise impacts on the landscape.

There are no other relevant matters.

11.0 Consultation

Several meetings have been held with Timaru District Council planning and engineering staff both prior to lodging the original application and during processing of the application. Timaru District Council’s input was greatly appreciated, and their comments closely considered in formulating this AEE. As stated, the applicant has also consulted with AECL and Canterbury Regional Council.

12.0 Notification Assessment

The application should not be publicly notified on the basis that:

- the applicant has not requested public notification of the application
- the application has not been made jointly with an application to exchange reserve land
- the activity will not more than minor adverse effects on the wider environment
- no special circumstances apply.

The application should be processed on a limited notified basis given that the activity will have temporary adverse effects on some neighbouring properties identified in **Figure 9** of this report, that have the potential to be minor.

13.0 Conclusion

Subdivision and land use consent is sought to create 25 rural residential lots, with building

platforms for each lot, except Lot 1, which contains an existing dwelling.

The site is relatively unique in that it is located in a transitional area contiguous to a residential zone to the east and north and a Rural Residential Zone to the west and a Sport and Active Recreation zone to the South. It is also located a short distance away from Geraldine's commercial centre and is capable of integrating with urban infrastructure. The general suitability of the area to accommodate further development has been recognised by the Geraldine Landscape Study which has been subject to careful assessment and design.

While the proposed subdivision exceeds the minimum lot size of the ODP, there are no significant adverse effects arising from that non-compliance that are not appropriately avoided, remedied or mitigated by the design, landscaping and suite of conditions. While there will be some temporary adverse visual effects during construction and until landscaping grows, the eventual outcome will be a landscape of rural residential character with a large amount of natural character owing to the proposed landscaping and sensitively designed housing. This is consistent with the outcomes expected by the ODP and PDP.

This report's assessment found that:

- any adverse effects of allowing the activity are generally less than minor, with some minor landscape and visual effects during construction and until landscaping grows
- the relevant statutory planning documents generally support the proposal
- there are no other relevant matters relevant to determine the application
- the proposal aligns with relevant matters of Part 2 RMA
- there is adequate information to determine the application
- the application should be processed on a limited notified basis.

Accordingly, it is considered that the application is acceptable in terms of the matters set out under Section 104 RMA subject to conditions under Section 108, 108A and 220 RMA. Consequently, it is considered that resource consent should be granted subject to conditions.