

APPENDIX 7

Assessment of Proposal in terms of Objectives, Policies and Anticipated Environmental Outcomes Operative Carterton District Plan

**APPENDIX 7– ASSESSMENT OF THE PROPOSED SUBDIVISION AND DEVELOPMENT AT FLAT POINT
IN TERMS OF
OBJECTIVES, POLICIES AND ANTICIPATED ENVIROMENTAL OUTCOMES
OF THE
OPERATIVE CARTERTON DISTRICT PLAN**

| Provisions of Carterton District Plan | | | Assessment |
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| Rural Environment | Section 2 | | |
| | Objective 2.3.1 | Maintain and enhance the character and amenity of the rural area. | The proposed subdivision will merely add to the existing development, the effects of which can be observed to be minor on the rural and area and coast. Therefore it is considered that the proposal will not have adverse impacts upon the character and amenity of this rural area. |
| | Objective 2.3.2 | Protect significant natural features and areas from the adverse effects of development | <p>The application site is not identified as a Significant Natural Landscape/Feature under the Carterton District Plan.</p> <p>A small portion of Lot 79 falls within the Coastal Management Area which applies 60m inland from the Coast. This area is proposed to be planted in natural coastal vegetation and protected by a land covenant. In respect of the balance of the application site, the previous subdivision vested in the Council a reserve some 60m wide adjoining the foreshore and a previously vested esplanade reserve.</p> <p>The dunes are not identified as being of either national or regional significance within the Operative GWRC Policy Statement or the Draft Policy Statement.</p> |
| | Objective 2.3.3 | Ensure that development does not contribute to the susceptibility of land to erosion. | The application site is within the dunes on the flatter part of the topography adjoining this coast. Creating these allotments will therefore not increase or contribute to any erosion of the land. The dunes will be planted and |

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| | | | protected by land covenants to avoid exposure to land practices that may contribute to erosion. |
| | Objective 2.3.4 | Ensure that development does not adversely impact upon susceptibility to flooding or the availability of water. | The application site is a dune environment covered in tussock grasses. Sandy soils of this nature are well known for their excellent drainage, and no overland flow paths were observed within this area. The golf course area which lies to the east of the existing subdivision is known to be susceptible to flooding in periods of heavy rain; this is some distance from the proposed allotments. |
| | Policy 2.4.1 | Manage the density of development to deal with adverse effects on the open rural amenity. | The proposed allotments range between 1238m ² -2650m ² ; these are considered to be sizes that are of a rural nature as they are 3 or 4 times the size of a typical residential property. The lot size, the compact cluster of proposed lots, and the adjoining public open spaces ensure that an open rural amenity remains. |
| | Policy 2.4.2 | Manage the adverse effects of activities to limit their impact on the quality of the rural environment. | <p>The proposal will establish further dwellings on each new allotment and will add to an existing cluster of dwellings.</p> <p>As with the existing development the existing dwellings will be located in the flatter parts of the dunes and be subject to height limits. Given the replanting and dune protection proposed it is considered that the proposal will not have adverse effects on the quality of the rural environment which are more than minor. Adverse effects can be appropriately managed by the imposition of consent conditions.</p> |
| | Policy 2.4.3 | Any activity utilizing the land resource should be managed in a sustainable manner so as to avoid soil loss. | <p>The area is mostly sandy dunes, with good drainage but not suitable for arable crops, and/or grazing.</p> <p>The proposal involves comprehensive dune replanting which will stabilise the land and avoid soil loss. Overall land disturbance is minimal and is confined to the creation of the access roading, installation of services and defined building sites.</p> |

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| Anticipated Environmental Outcomes | 2.6 (a) | The preservation of the character of natural features; | The proposal does not alter the natural topography except some minor earthworks for building platforms, the dunes will be retained and the future dwellings will sit amongst these. The higher, more significant, coastal dunes are unaffected by the proposal. |
| | 2.6 (b) | The protection of significant landscapes | This stretch of coastline is not identified as a significant, and in any event the development will be sensitively contained within the existing landscape. |
| | 2.6(c) | Sustainable management of the rural land resource | The proposal results in sustainable management of the rural land resource because the land is not suitable for arable crops and/or grazing and the coastal residential activity is an extension of the existing community. |
| | 2.6 (d) | Minimal nuisance effects created through incompatible activities and retention of rural amenity. | The proposal creates residential use amongst coastal rural land which is relatively unsuitable for arable crops and grazing. Residential dwellings are typically part of the rural landscape and do not give rise to incompatibility issues. |
| Water Margins | Section 7 | | |
| | Objective 7.2.1 | The natural character of significant water margins is preserved. | The proposed development is well set back from the coast with extensive public land separating proposed lots from the coastal margin and the Te Unu Unu Stream. |
| | Objective 7.2.2 | Maintain and enhance public access to and along significant margins. | The existing reserve was vested as part of the previous stage of subdivision and provides for access to the coast. |
| | Policy 7.3.1 | Prioritise and protect those water margins which are significant in terms of recreational, public access, landscape and ecological values. | See comment above |
| | Policy 7.3.2 | Promote access to and the protection of water margins through the provision of esplanade reserves, esplanade strips, access strips and voluntary mechanisms. | See comment above. |
| | Policy 7.3.3 | In establishing esplanade land acknowledge the rights of private land owners. | No additional esplanade land is required to be created. |

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| Anticipated Environmental Outcomes | 7.5 (a) | Increase the opportunities for access by the public to significant water margins. | Public access is already fully provided. |
| | 7.5 (b) | The reduction in the effects of natural hazards through the use of esplanade land as buffers. | These buffers already exist. |
| | 7.5 (c) | Protection of the natural character of significant water areas. | The application site does not include any water areas/bodies. |
| Subdivision and Development | Section 9 | | |
| | Objective 9.2 | Ensure the act of subdivision and any development meet minimum environmental standards. | All relevant environmental standards are met, or the appropriate consent is applied for. |
| | Policy 9.3.2 | Ensure servicing is provided as appropriate in rural situations at the time of subdivisions and development which avoids, remedies or mitigates adverse environmental effects and protects public health. | <p>Servicing includes the provision of an individual waste water treatment and disposal system of superior quality and performance for each lot which will ensure that all environmental effects from disposal will be mitigated.</p> <p>Potable water supply is provided for each individual lot by the installation of a 22,500 litre roof water storage tank within the lot .</p> |
| | Policy 9.3.3 | Particular regard to be given to subdivision and development within areas subject to natural hazards in order to avoid adverse effects. | <p>Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream.</p> <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |

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| | Policy 9.3.4 | Ensure that any subdivision and development protects any identified heritage feature or natural environment feature as identified in Appendix 12A or 13A. | The small part of the Coastal Management Area within proposed Lot 79 is to be protected by covenant. |
| | Policy 9.3.5 | Ensure any subdivision and development does not adversely impact upon the safety and efficiency of existing infrastructure. | It is not considered that this is relevant to this proposal as no infrastructure is available in this area. |
| Anticipated Environmental Outcomes | 9.5 (a) | The adverse effects of on-site provision of infrastructure will be avoided, remedied or mitigated. | The provision of an individual waste water treatment and disposal system of superior quality and performance for each lot which will ensure that all environmental effects from disposal will be mitigated. |
| | | The efficient use of Council infrastructure. | Flat Point Road is the only Council infrastructure. It has the ability to service the subdivision without any adverse effect on its efficiency. |
| Natural Hazards | Section 10 | | |
| | Objective 10.2.1 | Avoid or mitigate the adverse effects of natural hazards on the environment within the District. | Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream. |
| | Policy 10.3.1 | To reduce the potential risk posed by natural hazard events by ensuring that all new structures and activities are located and constructed so as to minimize material damage from natural hazards. | Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune. |
| | Policy 10.3.2 | To recognize the risk of natural hazard events to existing activities. | |
| | Policy 10.3.3 | To encourage people to be prepared for the occurrence of natural hazard events through the provision of information and advice. | Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami. |
| Anticipated Environmental Outcomes | 10.5 (a) | Avoid adverse effects on development, particularly essential facilities, from natural hazard events including the reduction of the potential risk to development. | The proposed development does not contain any essential facilities. Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be |

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| | | | <p>maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream.</p> <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |
| | 10.5 (b) | Avoid the adverse effects of development on natural hazard areas. | It is not anticipated that the development will exacerbate risks associated with natural hazard areas. |
| | 10.5 (c) | The dissemination of information resulting in people being prepared for hazard events. | Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami. |
| Heritage | Section 12 | | |
| | Objective 12.2.1 | Recognition and protection of the values of heritage resources. | An Archaeological Report prepared by Rod Clough of Clough and Associates Ltd concludes that the proposed subdivision will not have any effects on known archaeological sites and notes that given that the sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. |
| | Policy 12.3.1 | Identify the heritage resource of value by developing and maintaining a list of these resources in Appendix 12A of the Plan. | |
| | Policy 12.3.2 | To protect those heritage resource identified in Appendix 12 to the Plan by ensuring the values of the resource are not compromised. | |
| | Policy 12.3.3 | Encourage an awareness of the need to protect heritage resource amongst the local community. | The coast and coastal land has been identified as being significant to iwi and appropriate protocols relating to land |

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| | Policy 12.3.4 | Identify and protect, in an appropriate way, heritage resources of importance to tangata whenua. | disturbance will be included as consent conditions. |
| Anticipated Environmental Outcomes | 12.5 (a) | The protection of heritage resources. | The coastal dunes at Flat Point have not been identified within the District Plan as having heritage value, but are identified in the District Plan on a list of "Additional Resources" supplied by New Zealand Historic Places Trust for information purposes only. |
| Natural Environment | Section 13 | | |
| | Objective 13.2.1 | Recognition and protection of important natural areas and features. | The existing dune environment and its protection and restoration was a primary consideration in designing the proposed subdivision. |
| | Policy 13.3.1 | Identify the important natural areas and features of value by developing and maintaining a schedule of these resources in the plan. | This is a District Plan obligation on the Council – not a responsibility of an applicant for resource consent. In respect of Flat Point the schedule in the District Plan does not need amendment. |
| | Policy 13.3.2 | Ensure no subdivision, use or development of land compromises the values of natural areas and features identified in Appendix 13A. | Not applicable to Flat Point. |
| | Policy 13.3.3 | Encourage an awareness of the need to protect natural feature areas amongst the local community. | All lot owners will be provided with an Environmental Car Code developed for Flat Point. Lots within dunes will be subject to dune covenants. |
| | Policy 13.3.4 | Identify and protect, as far as practicable, natural resources of importance to tangata whenua. | The Archaeological Report prepared by Rod Clough of Clough and Associates Ltd, concludes that the proposed subdivision will not have any effects on known archaeological sites and notes that given that the sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. Appropriate protocols relating to land disturbance will be included as consent conditions. |
| | Policy 13.3.5 | Seek to protect natural areas and features by working with other agencies to expand the extent of the areas and features held in public ownership. | This is a District Plan obligation on the Council – not a responsibility of an applicant for resource consent. |

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| | Policy 13.3.6 | Ensure that subdivision and development along the coast will not be subject to erosion, subsidence, slippage or inundation from any source while maintaining and enhancing public access and protecting important natural areas and features. | <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |
| | Policy 13.3.7 | Identify a system of reserves to provide public access along identified significant rivers and to retain the natural character of river margins at appropriate locations. | There are no significant rivers or river margins within the land that is being subdivided. |
| | Policy 13.3.8 | Avoid or reduce effects of natural hazards including, erosion, flooding and inundation on natural areas and features. | <p>Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream.</p> <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |
| | Policy 13.3.9 | Avoid the adverse effects of indigenous vegetation clearance. | The application site contains significant areas of tussock covered dunes. The proposal seeks to permanently protect these areas and rehabilitate them. |

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| | Policy 13.3.10 | Avoid, remedy or mitigate the adverse effects of subdivision and development within significant natural areas or features. | The proposed subdivision has been designed to avoid significant adverse effects on the coastal dunes which are the only significant natural features within the area being subdivided. |
| | Policy 13.3.11 | To manage the adverse effects of the introduction of keeping of introduced animal pest species on significant indigenous vegetation and habitats. | The proposal covenants will require ongoing protection of the dune environment including the exclusion of introduced animal pest species. |
| Anticipated Environmental Outcomes | 13.5 (a) | The identification of important natural areas and features. | Coastal dunes are identified, re-vegetated and protected |
| | 13.5 (b) | The protection of important natural areas and features. | |
| | 13.5 (c) | Increased diversity in habitats and improved ecosystems | |
| Assessment Criteria | | | |
| | 2.7.11.4 (a) | The requirements of Section 106 of the Resource Management Act. | <p>Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream.</p> <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |
| | 2.7.11.4 (b) | Provision for access to all lots. | Access will be provided from existing roads and through the provision of a new Access Lot of appropriate proportions providing vehicle access to all lots. |
| | 2.7.11.4 (c) | Provision for sewage disposal and stormwater | The proposal includes individual effluent disposal systems |

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| | | disposal which will not adversely affect public health and the environment. | <p>which will filter effluent and disperse this amongst subsoil irrigation which will ensure that all environmental effects from on-site septic disposal will be mitigated.</p> <p>The sandy nature of the soils is conducive to on-site disposal of stormwater runoff without adverse effects.</p> |
| | 2.7.11.4 (d) | The provision and availability of adequate and potable water supply. | Water supply for each lot will be collected from the dwelling roof and stored in a 22,500 litre tank. |
| | 2.7.11.4 (e) | Whether there may be cumulative effects on the roading network and utility services. The location of entrance and exit lanes and the impact on State Highway Traffic. Approval for the granting of licensed crossing places rests with Transit New Zealand. | <p>A traffic assessment from Tim Kelly Transportation Planning concludes that there will be no cumulative effects on the roading network.</p> <p>The proposal does not involve a State Highway</p> |
| | 2.7.11.4 (f) | Whether subdivision not meeting the minimum lot size requirement will increase the density for development and reduce the open rural amenity. | The subdivision is unable to meet the minimum lot size requirement, but will add further properties to an existing coastal cluster in a way which is sensitive to the landscape on land which is not suitable for arable crops and grazing. Open rural amenity of the area will be maintained. |
| | 2.7.11.4 (g) | Provision is made as required for esplanade land. | Esplanade provision is not applicable to this development. |
| | 2.7.11.4 (h) | Whether the adverse effects of the proposed subdivision can be remedied in terms of natural hazard areas. | |
| | 2.7.11.4 (i) | Whether the adverse effects on natural features and areas and the coastal environment can be avoided. | Any potential adverse effects on natural features will be mitigated by the permanent protection and rehabilitation of dunes. |
| | 9.6.4 | Natural Hazards | <p>Natural drainage patterns are not impeded or interfered with in any significant way and ground cover will be maintained to avoid wind erosion of soil and/or sand. There is no risk of flooding from the Te Unu Unu Stream.</p> <p>Proposed dwellings are to be set well back from the coastal margin, at an appropriate level above mean sea level and separated from the active shoreline by a stable foredune.</p> |

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| | | | <p>Information about natural hazards will be noted in information made available to all purchasers of new lots and could be included within a consent notice if necessary. This would alert existing and potential owners to the risks and facilitate preparedness. An emergency response evacuation plan will be established for the community in the event of natural events such as earthquake and potential tsunami.</p> |
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