



# Mackenzie District Council

20 September 2018

3 Bears Running  
C/- Architects Plus  
PO Box 2870  
Christchurch 8140  
Attn: Graham Mcdermid

Dear Graham,

**REQUEST FOR ADDITIONAL INFORMATION**  
**RESOURCE CONSENT NO: RM180137**  
**3 BEARS RUNNING**  
**CLAYTON RD, OPUHA WARD**

Thank you for your application for subdivision consent to subdivide your property at Clayton Road, Fairlie into 17 rural allotments and land use consent to reduce the road and internal boundary setbacks, Council reference RM180137.

Pursuant to section 92 of the Resource Management Act 1991 (the Act), the Council now requests further information in respect of your application to help us to better understand your proposed activity, its effect on the environment and ways any adverse effects on the environment may be mitigated.

The information required is detailed below:

1. The Mackenzie District Council when assessing an application for subdivision consent need to ensure all allotments have an appropriate means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and minimises adverse effects on the environment. In your application for subdivision consent you have indicated that you have applied to Environment Canterbury for 17 Discharge Permits for the disposal of effluent. A Discharge Permit from Environment Canterbury for all 17 allotments will therefore be required;
2. Secondary Subdivision Standard 7.a specifies all allotments created by Subdivision in the Rural Zone shall have a frontage with a minimum length of 5m. To determine this can you please provide an updated Scheme plan that clearly shows the site area and dimensions of all 17 allotments.
3. The Flood Hazard Assessment accompanying the subdivision consent application identifies a main swale channel of roughly 5m to 7m and a 30 – 40m strip of land mostly on the north side of the swale that is significantly lower than the rest of the site (blue hatching). In order to adequately access flooding effects please provide a scheme plan that clearly shows the location of the main swale and the strip in regards to the 17 allotments and new road. The area of land must be topographically surveyed and accompanied by a hydrologist report.

Can you also provide a description of how you intend to mitigate potential flooding effects e.g. landscaping/plantings, covenants etc.?

4. The Council when assessing an application for subdivision consent need to ensure all allotments are provided with a safe and effective vehicular access. Can you please provide an in-depth assessment of Secondary Subdivision Standard 7.b (Property Access) of the District Plan and the Transportation Rules (Section 15) of the District Plan. The dimensions of the road and Cul de sac shall be clearly shown on the subdivision plans. A traffic report from a suitably qualified expert for the intersection of the new road and Clayton Road will also be required.
5. In order to adequately assess the effects of stormwater please provide a Discharge Permit or Certificate of Compliance from Environment Canterbury for the discharge of storm water from the new road and during construction.
6. In order to assess potential nuisance effects can you please specify if you intend to remove the existing shelterbelt along Monument Road and how you intend to mitigate potential dust effects from the gravel road.
7. In order to assess the effects of signage please provide details of any proposed signage or fencing at the entrance to the new road.
8. In order to adequately assess the Objectives and Policies of the District Plan please provide an in-depth assessment of the following:
  - a. Section 7 – Rural Objective 6 – Rural Amenity and Environment Quality;
  - b. Section 7 – Rural Policy 6B – Setback of Buildings;
  - c. Section 7 – Rural Policy 6D – General Amenity Controls
  - d. Section 7 – Rural Objective 7 – Natural Hazards;
  - e. Section 7 – Rural Policy 7A – Proximity to Waterways;
  - f. Section 13 – Objective 1 – Subdivision Servicing and Policies 1 – 16;
  - g. Section 13 – Objective 2 – Cost of Services to be met by Subdividers and Developers and Policies 1 – 3;
  - h. Section 13 – Objective 5 – Avoidance of Natural Hazards and Policies 1 – 3; and
  - i. Section 13 – Objective 6 – Design and Location and Policy 1.
9. The subject site is zoned Rural in the Operative District Plan. It is therefore likely that an activity or industry described in the Hazardous Activities and Industries List (*HAIL*) is being or has been undertaken on the land. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is therefore applicable to subdivision consent.

Under the NES subdividing or changing the use of a piece of land in the NES is only a permitted activity while the following requirements are met:

- a. A preliminary site investigation of the land or piece of land must exist;
- b. The report on the preliminary site investigation must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land;
- c. The report must be accompanied by a relevant site plan to which the report is referenced;
- d. The consent authority must have the report and the plan.

In order to assess the application under the NES please provide a preliminary site investigation of the land in accordance with the requirements above. In addition, please provide an assessment of the application against the NES that clearly identifies the activity status of the subdivision in relation to the NES.

A copy of the Hazardous Activities List is attached for your information.

The processing of your application has been put on hold from **20 September 2018**.

### **Responding to this request**

Pursuant to section 92A of the Act, within 15 working days from the receipt of this letter you must either:

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it, and;
- the likely date that you will be able to provide it by.

The Council will then set a revised timeframe for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

If you do not provide the requested information, then your application will be publicly notified in accordance with section 95C of the Act.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires public notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

Please do not hesitate to contact me on the details below if you have any questions or concerns regarding the above request or the further processing of the application.

Kind regards



Rachael Willox  
**Resource Management Planner – Consents**

### **PROCESSING PLANNER DETAILS**

Name: Rachael Willox  
Reference Number: RM180137  
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