



Paterson Pitts Resource Management Limited
Trading As **Anderson & Co**
Advising on Planning & Resource Management

13 October 2017



The Consents Manager
Dunedin City Council
City Planning
P O Box 5045
Dunedin

Attention: Mr Alan Worthington

Ref:\S2794\L20171013.doc

Dear Alan

Re: Subdivision / Residential Activity: 57 Albertson Ave, Port Chalmers

We enclose on behalf of the Applicant a resource consent application for subdivision and residential activity at the above address.

The subject site is part of the residential area associated with Port Chalmers, and contains 4 dwellings on a single title. The proposal will create an additional title for residential purposes. The proposal is assessed as being beneficial to the community, as it will ultimately enhance the housing stock in Port Chalmers.

A resource consent is required for the following reasons: A subdivision is a discretionary activity (Rule 18.5.1), the new lot is less than the minimum required (non-complying activity, Rule 8.7.6), while the density of the balance lot is greater than permitted.

As the application includes a non-complying activity, the application must satisfy either S104D(1)(a) RMA or S104D(1)(b) RMA. With regards to S104D(1)(a), the attached AEE concludes that any adverse effects on the environment will be no more than minor.

With regards to S104D(1)(b), within both the operative and proposed District Plans a number of objectives and policies has been identified as having relevance, and the attached AEE concludes that the proposal is not contrary to these identified objectives or policies.

As such, the proposal is assessed as satisfying both gateways of S104D RMA, notwithstanding that only one of the gateways must be passed.

As there is no ambiguity, incompleteness or illegality in the operative District Plan, there is no requirement to resort to Part 2 RMA. However, due to the stage of the proposed District Plan, the Part 2 matters have been considered and no matter was identified that conflicted with Part 2.

Under 104(1)(c) the consent authority can consider any matter relevant and reasonably necessary to determine the application. In this regard, to ensure the granting of consent would not challenge the integrity of the District Plan the following are noted:

- The subject site is unique in terms its size and corner location.

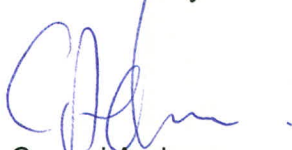
- The location of the existing onsite dwellings provides for a logical plan of subdivision.
- The proposed site size is in keeping with the expectations of the proposed District Plan, to which there are no submissions seeking to increase the minimum site size.
- The effects have been assessed as being no more than minor.
- The proposal is assessed as not being contrary to the overall policy direction of both the operative and proposed District Plans.
- The proposal has no conflict with the existing surrounding activities, nor with the permitted activities under both the operative and proposed District Plans.
- There are no known infrastructure constraints.

In accordance with s95 RMA no reason has been identified for the application to be notified.

Please find enclosed the required \$1,850.00 deposit for a non-notified consent application associated with subdivision, along with two copies of the application as you requested to assist in ensuring that you meet the statutory processing times.

We trust that we have supplied sufficient information and that you are satisfied with the assessment of environmental effects to avoid the return of the application. However, in the event that you do accept the application but then require further information, please advise by email to conrad_a@xtra.co.nz in the first instance so that we can minimise the period of suspension.

Yours faithfully



Conrad Anderson
Anderson & Co Resource Management
for
Michael Goldsmith

Form 9

Application for Resource Consent
Under Section 88 and 145 of the
Resource Management Act 1991

To: The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin

We: Michael Goldsmith
c/- PO Box 5933
Dunedin 9058

Apply for the following type of resource consent:

Subdivision & Land use consent

The activity to which the application relates (the proposed activity) is as follows:

Subdivision and residential use of the resulting lots at 57 Albertson Avenue, Port Chalmers

The site at which the proposed activity is to occur is as follows:

Lot 1 DP 7074, with an area of 1,707m².

The valuation number is 26640-42900

The property number is 5104082

The site features include:

The site is a flat corner section, and contains 4 dwellings.

Other activities that are part of the proposal to which this application relates, include:
None.

Additional resource consents needed for the proposal to which this application relates:
None

Attached is an assessment of the proposed activity's effect on the environment that—

- (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

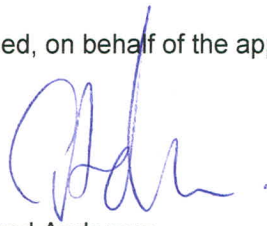
Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

Attached is the following further information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act:

- Plan of subdivision
- Title
- Council rating record

Signed, on behalf of the applicant



Conrad Anderson

Date: 3/10/17

Address for Correspondence in respect to this application (this will be the first point of contact for all communications for this application)

Name: Michael Goldsmith
Address: C/- P O Box 5933, Dunedin
Phone (daytime): 03 479 0005
Email: conrad_a@xtra.co.nz

Address for Invoices or Refunds (if different from the above)

Name: Michael Goldsmith
Address: 73 Elm Row Dunedin 9016



Anderson & Co
Resource Management Ltd
Dunedin. Ph 03 4790005



57-63 Albertson Ave 3/10/2017
Lots 1-2 being Subdivision of Lot 1 DP 7074

Issued	Amendments			SHEET:	
					OF:
		DRAWN:	SCALE:	JOB REF:	
		CHECKED:	1:250		



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier OT9B/122
Land Registration District Otago
Date Issued 22 March 1983

Prior References

OT359/58

Estate	Fee Simple
Area	1707 square metres more or less
Legal Description	Lot 1 Deposited Plan 7074

Proprietors

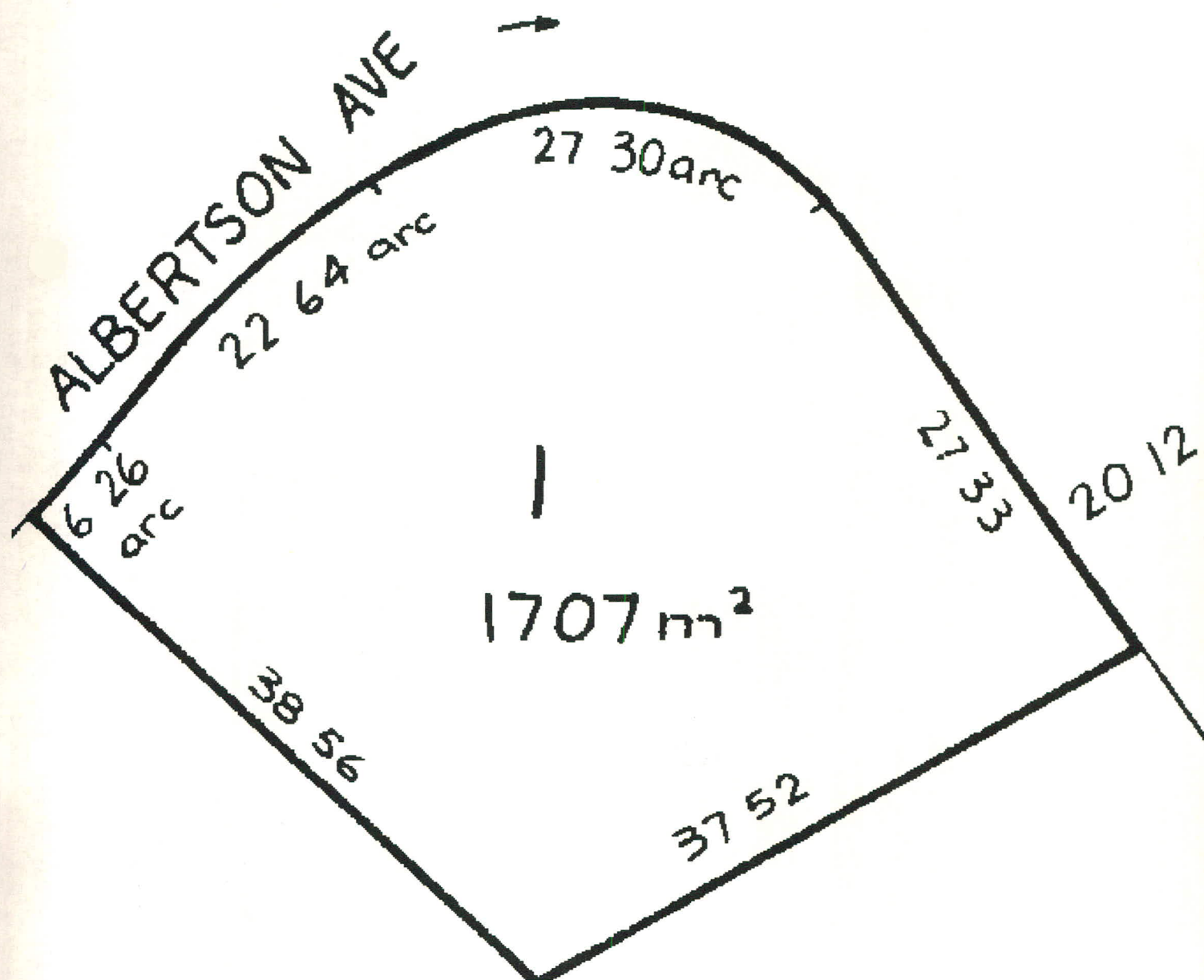
Michael James Goldsmith

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

9283708.2 Mortgage to ANZ Bank New Zealand Limited - 18.1.2013 at 3:48 pm



RESOURCE CONSENT APPLICATION

(Subdivision and Residential Activity)

APPLICANT:

Michael Goldsmith
at
57 Albertson Avenue, Port Chalmers

Anderson & Co Resource Management

Advising on Planning and Resource Management

www.RMApro.co.nz *your RMA professionals*

P O Box 5933

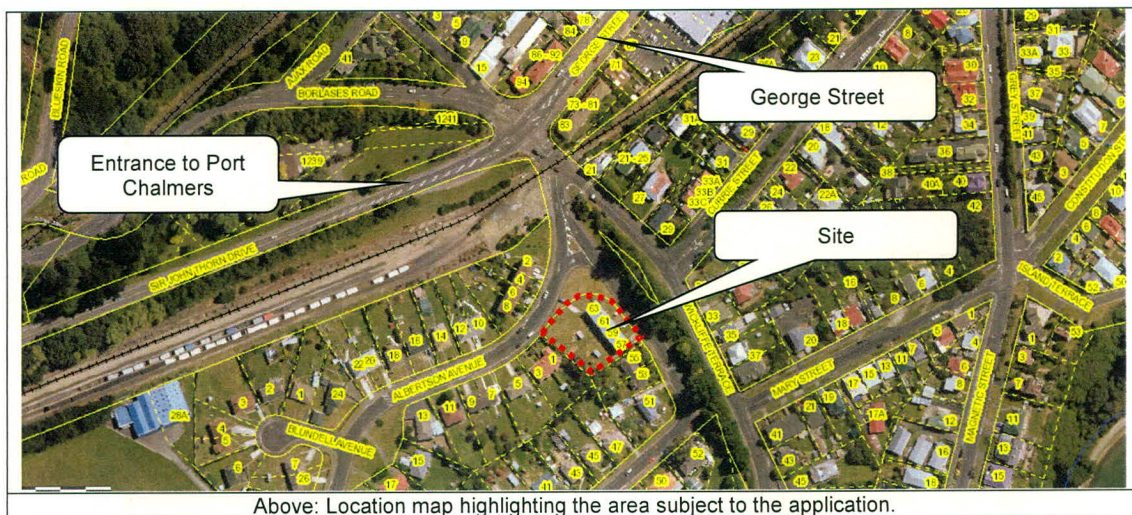
Dunedin 9058

Assessment of Environmental Effects
Including
Commentary of the Relevant Provisions
of the
Dunedin City District Plan

Application
by
Michael Goldsmith
at
57 Albertson Avenue, Port Chalmers

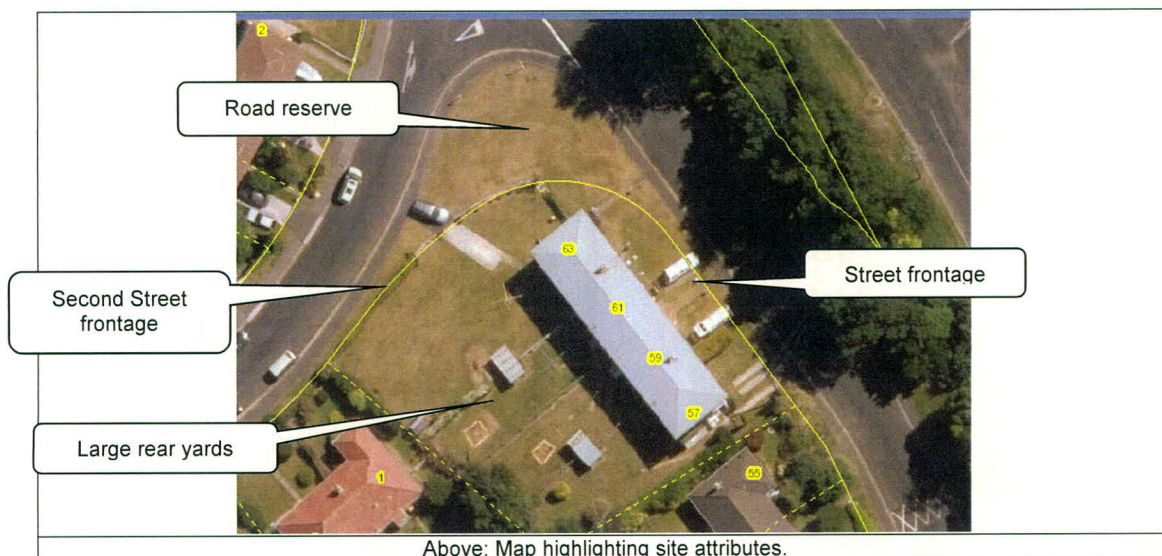
Introduction / Overview

The subject site is located within the residential area of Port Chalmers. Refer below:



Above: Location map highlighting the area subject to the application.

The site contains four dwellings, which are positioned close to the street, resulting in large rear yards. While the corner location provides additional open space to the north of the site due to the grassed road reserve and a second 'street frontage'.

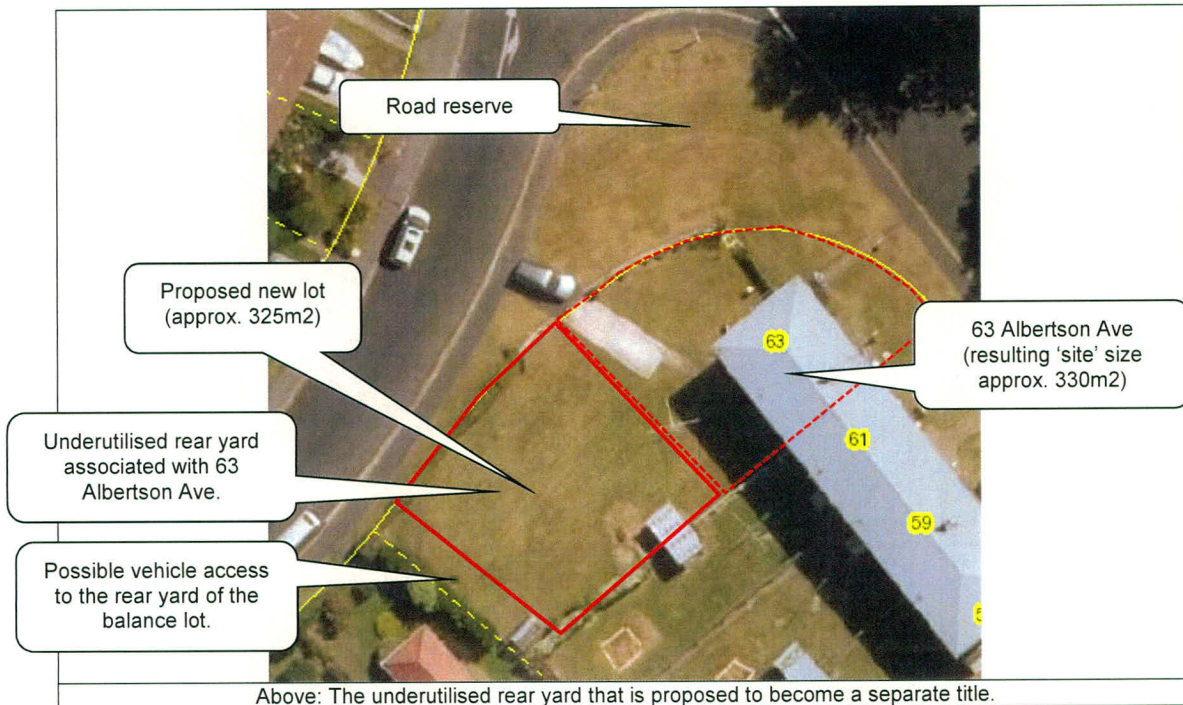


Above: Map highlighting site attributes.

The site has been historically developed with four dwellings and internal fencing to create four 'sites'. The setting results in the existing dwellings having the following available land areas (approximates):

- 57 Albertson Avenue – 380m² (approx.)
- 59 Albertson Avenue – 300m² (approx.)
- 61 Albertson Avenue – 300m² (approx.)
- 63 Albertson Avenue – 727m² (approx.), plus the green space associated with the road reserve.

The proposal is to create a separate title by reducing the land area associated with the largest 'site', 63 Albertson Avenue. The resulting 'site' associated with 63 Albertson Avenue will be a similar size to the existing 'sites' associated with both 59 and 61 Albertson Avenue, providing a site size of approximately 330m². The proposal will not affect 57, 59 or 61 Albertson Avenue, as shown below:



The proposed lot to be created is 325m² (subject to survey, with the minimum size being 300m²), and sits off the south-western boundary to provide vehicle access (if required) to the rear of the balance site.

In terms of the lot size of the proposed new lot, this is in keeping with both the areas associated with 59 and 61 Albertson Avenue, and with the minimum site size in the proposed District Plan (Rule 15.7.4.b, minimum site size 300m²). Prior to notification of the proposed District Plan, input from Council departments would have been received, which provides supportive guidance in terms of infrastructure capacity. While the minimum site size rule in the proposed District Plan is not operative, it is noted there are no submissions to increase the relevant minimum lot size. As a result, the relevant minimum site size will not increase once the proposed plan becomes operational. For this reason, it is suggested the additional weight can be placed on the proposed applicable minimum site size rule.

In the operative District Plan, the site is zoned Residential 1. Consent is required due to the following:

- Subdivision is a discretionary activity (Rule 18.5.1)
- The proposed lot size is less than the minimal required (non-complying activity, Rule 8.7.6)
- The resulting density of the balance lot (four existing dwellings on a lot of 1,382m² (subject to survey)) is greater than permitted (non-complying activity, Rule 8.7.6)

Overall the proposal is a non-complying activity.

For the following reasons, the effects of the proposal are assessed as being limited to the external effects associated with amenity and plan integrity:

- The majority of the effects are internal to the site.
- Residential activity is anticipated on the site.
- The site contains four existing dwellings, which are fenced, and the proposal will not change the existing situation of three of those dwellings and associated sites.
- The matter of minimum site size has been considered in the proposed District Plan (along with the opportunity to public comment), and there are no submissions seeking to increase the relevant minimum site size above 300m².

In terms of amenity the following is noted:

- The proposal will result in the addition of a new dwelling in replacement of an underutilised yard.
- While the yard is a 'rear yard', it has desirable north facing street frontage.
- The proposal to set off the new lot from the south-western boundary assists to mitigate any effects to 1 Albertson Avenue.
- The property remains in the Applicants ownership, with 3 of the existing dwellings and fenced areas being unaffected. The most affected dwelling is 63 Albertson Ave, and that dwelling will continue to benefit from convenient drive-way access; an extensive north-facing section; and also enjoys the open space associated with the road reserve.

Overall, the proposal is assessed as assisting the amenity of the area.

In term of plan integrity, the following is noted:

- The subject site is unique in terms its size and corner location.
- The location of the existing onsite dwellings provides for a logical plan of subdivision.
- The proposed site size is in keeping with the expectations of the proposed District Plan, to which there are no submissions seeking to increase the minimum site size.
- The effects have been assessed as being no more than minor, and not contrary to the overall policy direction.
- The proposal has no conflict with the existing surrounding activities, nor with the permitted activities under both the operative and proposed District Plans.
- There are no known infrastructure constraints.

Overall, the proposal is assessed as not posing a threat to the integrating of the operative District Plan, and given the proposed District Plan seeks to reduce minimum lot sizes (to which there are no relevant submissions), the proposal is assessed as being in keeping with the proposed District Plan.

Overall, the effects are assessed as being no more than minor.

As the application includes a non-complying activity, the application must satisfy either S104D(1)(a) RMA or S104D(1)(b) RMA.

With regards to S104D(1)(a), as explained above, the effects are assessed as being no more than minor.

With regards to S104D(1)(b), a number of objectives and policies have been identified as having relevance (refer later in this assessment). The proposal is assessed as being not contrary to what the Objectives and Policies of the operative District Plan are seeking to achieve. The proposal is aligned even more closely to the proposed District Plan, as the proposed minimum site size (300m²) is set to implement the outcomes desired by the Objectives and Policies.

In terms of notification, the proposal will not generate adverse effects that are more than minor, will result in no bulk changes to the existing buildings, and the proposed new lot is in keeping with the existing sites associated with two of the onsite dwellings. In addition, the new lot is set off the boundary. As a result no potentially affected parties have been

identified, and no special circumstances have been identified which would result in the application requiring public notification.

Consequently, the assessment concludes that this is an appropriate application for consent to be granted on a non-notified basis with few conditions.

This assessment enables a full understanding and acceptance of the basis of the above conclusion.

Introduction

Section 88 (2)(b) of the Resource Management Act 1991 requires that every application for a resource consent is to include an assessment of environmental effects in such detail to satisfy the purpose of which it is required. This assessment is made in accordance with those requirements.

Schedule 4: 2(1)(a) Description of the Activity

Subdivision consent and land use consent for residential activity at 57 Albertson Avenue, Port Chalmers

Schedule 4: 2(1)(b) Description of the Site

Address:	57 Albertson Avenue, Port Chalmers
Legal Description:	Lot 1 DP 7074, with an area of 1,707m2.
Site Description:	The valuation number is 26640-42900 The property number is 5104082 The site is a flat corner section, and contains 4 dwellings.

Schedule 4: 2(1)(c) Owners / Occupiers of the Site

Owner(s):	Full Name	Michael Goldsmith
	Address	73 Elm Row Dunedin 9016
Occupier(s):	Full Name	The existing dwellings are leased – these are 12 month leases.
	Address	57, 59, 61, 63 Albertson Ave.

Schedule 4: 2(1)(d) Description of any other activities that are part of the proposal

None.

Schedule 4: 2(1)(e) Description of any other resource consents required

None.

Schedule 4: 2(1)(f) Assessment against the matters set out in Part 2

Part 2: 5 Purpose

Part 2 RMA sets out the purpose of the Act and the principles of varying importance intended to give guidance as to the way in which the purpose is to be achieved. The sole purpose is to promote the sustainable management of natural and physical resources.

The definition of sustainable management establishes that the Act is to provide for the social, economic and cultural wellbeing of the people and communities, while:

- sustaining resources for future generations,
- safeguarding the life supporting nature of resources, and
- avoiding, remedying or mitigating any adverse effects on the environment.

As there is no ambiguity, incompleteness or illegality in the operative District Plan, there is no requirement to resort to Part 2 RMA. However, due to the stage of the proposed District Plan, the Part 2 matters are considered, and no matter was identified that conflicted with Part 2 and we detect no matter which is in conflict with Part 2.

Part 2: 6 Matters of National Importance

S6 RMA lists seven matters of national importance, none of which are applicable to the application which arises as a result of a local zoning matter.

Part 2: 7 Other Matters

S7 RMA lists eleven matters to be given particular regard to. The relevant matters include the efficient use and development of natural and of physical resources, and the maintenance and enhancement of amenity values.

The existing land resource is assessed as being currently underutilised. The proposal will create and promote a more efficient use of the land resource. While still providing good amenity value in terms of section size and useability – keeping in mind that the land is flat and therefore able to be used for outside activities to the fullest extent.

With regards to the maintenance of amenity values, the proposal is assessed as adding to the residential amenity of the area via the construction of a new dwelling, on an area which is currently underutilised.

Part 2: 8 Treaty of Waitangi

S8 RMA requires consideration of the Treaty of Waitangi. There is no identified relationship between the proposal and the Treaty.

Schedule 4: 2(1)(g) Assessment against any relevant provisions referred to in S104(1)(b)

S104(1)(b)(i) National Environmental Standard

- A HAIL report (HAIL-2017-85) has been received from Council, which indicated the site has not been associated with HAIL activities.
- There is no other NES that is relevant and helpful to determine this local matter.

S104(1)(b)(ii) Other Regulations

- There is no Other Regulation that is relevant and helpful to determine this local matter.

S104(1)(b)(iii) National Policy Statement

- There is no NPS that is relevant and helpful to determine this local matter.

S104(1)(b)(iv) New Zealand Coastal Policy Statement

- There is no CPS that is relevant and helpful to determine this local matter.

S104(1)(b)(v) Regional Policy Statement or Proposed Statement

- There is no RPS (or proposed RPS) that is relevant and helpful to determine this local matter.

S104(1)(b)(vi) Plan or proposed Plan

- The site is zoned Residential 1 in the operative District Plan
- The reason for the application is because:
 - Subdivision is a discretionary activity (Rule 18.5.1)
 - The proposed lot size is less than the minimal required (non-complying activity, Rule 8.7.6)
 - The resulting density of the balance lot (four existing dwellings on a lot of 1,382m², subject to survey) is greater than permitted (non-complying activity, Rule 8.7.6)

In the proposed District Plan the subject site is proposed to be zoned General Residential 2, which provides for a minimum subdivision site size of 300m².

- For the Schedule 4: 2(2) Assessment of any relevant Objectives and Policies and the Schedule 4: 2(3) Assessment of Effects, please refer to the following sections.

Schedule 4: 2(2) Assessment against a Plan or a Proposed Plan

Assessment of any relevant objective & policy:

Section 8: Residential

The Objectives and Policies of Section 8 (Residential) have been reviewed and the following is noted:

Objective/Policy	Comment
8.2.1 Seeks to ensure the adverse effect on amenity values and character are avoided, remedied or mitigated.	The amenity and character of the area is residential. The existing pattern of subdivision has resulted in most of the surrounding sites having narrow frontages, with deep sections. When viewing from the street, this results in an amenity and character associated with a feeling of greater density.
8.3.1 Seeks to maintain or enhance amenity values and character	The proposal will not be detrimental to the existing residential amenity and character of the area.
8.2.4 / 8.3.4 Seek to protect the service infrastructure.	The rules in the proposed District Plan seeks to manage infrastructure capacity via the number of habitable rooms per land area, rather than the number of dwellings. The proposed maximum development per site is 1 habitable room per 45m ² . The subject site is 1,707m ² , which could support (in terms of infrastructure) almost 38 habitable rooms. The site density (as measured by habitable rooms) will be less than 38 habitable rooms. Assuming a 3 bedroom dwelling is built on the proposed new lot, then the total number of habitable rooms across the entire site would be 15 (the existing four dwelling have 3 habitable rooms each).
8.3.5 Seeks to restrict subdivision in areas where water supply is inadequate.	There are no known water supply issues associated with the subject site/area. Further, no infrastructure constraints are shown on the proposed District Plan maps.

With regards to Section 18 (Subdivision) of the operative District Plan the following Objectives and Policies are identified as having some relevance to the proposal:

Objective / Policy	Comment
18.2.1 / 18.3.1 Ensure that subdivision activity takes place in a coordinated and sustainable manner throughout the City, and avoid inhibiting further subdivision/development	The site is within the water zone boundary, with access from an existing formed road. There are no known infrastructure constraints.

	The proposal will not inhibit further subdivision/development.
18.2.2 / 18.3.5 Ensure that the physical limitations of land and water are taken into account at the time of the subdivision activity.	The proposed new lot size is in keeping with proposed District Plan, and there are no submissions to increase the relevant minimum section size.
18.2.3 Ensure that the potential uses of land and water are recognised at the time of the subdivision activity.	Residential activity is proposed.
18.2.6 Ensure that the adverse effects of subdivision activities ... are avoided, remedied or mitigated.	Mitigation has been achieved via the subdivision layout, and the effects are assessed as being largely internal and no more than minor.
18.2.7 / 18.3.7 Ensure that subdividers provide the necessary infrastructure...	Water – There is a 100mm water main in Albertson Avenue. It is envisaged that a new water connection for the proposed lot will be sought via the “Application for Water Supply” process. Foul Sewer - There is a 300mm foul sewer in Albertson Avenue. The existing dwellings connect to the foul sewer via a lateral to the north of the proposed new lot. The new lot will either connect direct to the sewer or to the existing lateral. This will be managed via the building consent process. Stormwater – A new storm water drain will be installed as part of the construction of a new dwelling on the proposed new lot. This will be managed via the building consent process. Electricity / Telecommunication – we are unaware of any capacity constraints and new connections will be installed as part of the construction of a new dwelling on the proposed new lot.
18.3.4 Seeks subdivision and land use consents to be heard/considered jointly.	The proposed land uses of the resulting lots is part of the current application.
18.3.5 Requires subdivision applications to be supported by suitable information to ensure the land is suitable for subdivision.	There is no know land information which would restrict the propose subdivision and use.
18.3.8 Control foul effluent disposal and adequately dispose of stormwater to avoid adversely affecting adjoining land.	All disposals will be connected to the appropriate network/services.

18.3.14 Requires reticulated services to be underground.	This is offered as a condition of consent.
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Assessment of any relevant rule, including any relevant requirement, condition or permission in a rule.

Section 8: Residential

The Assessment Matters for Section 8 (Residential) are contained in Section 8.13, which are set out below along with comments:

8.13.x	Assessment Matter	Comment
1	Sustainability	The Objective and Policies of the Sustainability section relate to: • Amenity values • Infrastructure • Protection of significant natural and physical resources • Plan integrity Commenting on each of the above: • Amenity values are discussed above. • Infrastructure is discussed above. • There is no significant natural resource. • The physical resource includes the land, and the proposal is an efficient use of that resource. • Plan integrity is discussed above.
2	Manawhenua	The Objective and Policies of Section 5 are not known to have relevance to this application.
3	Bulk and Location of buildings and structures	The proposal will not affect the existing buildings. Any future building on the new lot will require building consent, and if necessary a resource consent.
4	Location of Garages and car ports	The proposal will not affect the existing parking arrangement. The proposed new lot will require a vehicle entrance from Albertson Avenue. This can be considered at the building consent stage.
5	Amenity values and character	Amenity values have been discussed above. The proposal will not change the character of the area.
6	Design and Appearance of buildings	The proposal will not affect the existing buildings. Any future building on the new lot is anticipated to be a residential building.
7	Transportation	The proposal will not change the transportation matters associated with the site, save for a vehicle entrance to the new lot. The proposed site is in close proximity (140m) to the nearest bus stop.
8	Community Population	The proposal will result in the addition of a new site for residential activity. This will add positively to the community population.

9	Hours of operation	n/a
10	Stormwater, Water and Sewage	Discussed above.
11	Relocation of a building from another site	n/a
12	Safety	n/a
13	Cumulative Effect	The effects have been assessed as being largely internal to the site and no more than minor. Any potential for cumulative effects are reduced to the internalised nature of the effects.
14	Trees	n/a
15	Indigenous Vegetation/Fauna	n/a
16	Archaeological Sites	The site is not known as an archaeological site.
17	Hazards	No known hazards.
18	Housing in R3	n/a
19	Housing in R3	n/a
20	deleted	
21	Mosgiel East	n/a
22	East Taieri	n/a

Section 18 (Subdivision)

With regards to Section 18 (subdivision) of the operative District Plan the assessment matters are outlined in Section 18.6, which are set out below, along with comments:

Section 18.6 Assessment Matters	Comment
18.6.1(a)	n/a
18.6.1(b)	With regards to the Sustainability section there are no rules nor assessment matters. With regards to objectives and policies, matters such as infrastructure, natural and physical resources, and the true exception test have already been discussed. Objectives, policies, rules and assessment matters of the Manawhenua section has little relevance. Hazards – n/a Trees – n/a
18.6.1(c)	Objectives, policies, and assessment matters of the Transportation Section. Given the limited nature of the application i.e. one additional lot, which has access from/to a local road, in terms of transportation, the proposal is straight forward.
18.6.1(d)	The site is within a serviced area, thus no extension of services is required.
18.6.1(e)	Services discussed above.
18.6.1(f)	n/a – the proposal does not affect indigenous vegetation/fauna.
18.6.1(g)	n/a

18.6.1(h)	No building platform is identified within the proposed new lot, however, given the nature of the site (flat, almost square), a building platform is considered unnecessary.
18.6.1(i)	No easements are anticipated.
18.6.1(j)	Services – as above.
18.6.1(k)	n/a
18.6.1(l)	n/a
18.6.1(m)	The access to be formed direct from legal road.
18.6.1(n)	Water supply – as above.
18.6.1(o)	Stormwater – as above.
18.6.1(p)	Foul Effluent – as above.
18.6.1(q)	The lot size and dimensions are considered logical in terms of the existing site layout.
18.6.1(r)	n/a
18.6.1(s)	n/a
18.6.1(t)	n/a
18.6.1(u)	n/a
18.6.1(v)	n/a
18.6.1(w)	n/a
18.6.1(x)	n/a
18.6.1(y)	It is anticipated the requirements within the Code of Subdivision and Development 2010 will be adhered to, as the scheme plan is further developed.
18.6.1(z)	n/a
18.6.2	n/a

Assessment of any other relevant requirement.

n/a

With regards to the Second Generation Plan the proposal would be a complying activity, save for the boundary encroachments associated with the existing dwellings.

Schedule 4: 2(3) Assessment of Effects on the Environment / Environmental Effects (including Schedule 4: 6 and Schedule 4: 7)

The following is in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

- Alternative location - As no significant adverse effects on the environment have been identified, alternative locations/methods are not relevant.
- Actual or potential effects on the environment. With the environment including:
 - Ecosystems (including people and communities)
 - All natural and physical resources
 - Amenity values
 - Social, economic, aesthetic and cultural

The proposed activity is in keeping with surrounding residential land uses. The proposed is assessed as an appropriate use of the resource.

- Hazardous Substances / Installations
 - The proposal involves no hazardous substances / installations.
- Discharge of containments
 - The proposal involves no discharges.

- Mitigation Measures
 - Mitigation measures include:
 - The lot size of the proposed new lot is greater than the relevant minimum lot in the proposed District Plan.
 - The proposed new lot set back from neighbouring property.
- Persons Affected
 - The proposal is largely internal to the site.
 - External effects are limited to amenity, and the proposal is assessed as being beneficial in terms of amenity.
 - No plan integrity issues identified.
 - For the above reasons, no person has been identified as being affected by the proposal.
- Monitoring
 - The scale and significance of the activity's effects are assessed as being of such parameters that no monitoring is considered necessary.
- Effect on the exercise of a protected customary right
 - The activity is not known to affect the exercise of a protected customary rights.

- a. *Risk to the neighbourhood / wider community (natural hazards, use of hazardous substances or hazardous installations)*
Not applicable.

Persons Affected/Consultation

No person was identified as being affected by the activity.

Schedule 4: 3 Additional Information for some applications:

- a. Details of any permitted activity that is part of the proposal: None.
- b. S124 / S165ZH91)(e): Not applicable
- c. S85 of the Marine and Coastal Area: Not applicable

Schedule 4: 4 Subdivision Consent – Additional Information:

With regards to the plan attached to this application, the following is noted:

- (a) The plan adequately defines the position of all new boundaries.
- (b) The plan adequately defines the areas of all new allotments.
- (c) No new reserves are proposed.
- (d) The proposal is not associated with any existing esplanade reserves, esplanade strips, and access strips.
- (e) The proposal is not located near any part of the bed of a river or lake.
- (f) The site is not located within the coastal marine area.
- (g) The proposal does not anticipate land being set aside as new roads.

Schedule 4: 5 Reclamation Consent – Additional Information:

Not applicable

Conclusion

The subject site and existing buildings are an anomaly in the local area, and results in the under-utilisation of the part of the rear yard. The proposal will not change the existing situation for 3 of the 4 existing dwellings on the site. While, the existing dwelling at 63 Albertson Avenue is affected by the proposal, it still has the enjoyment of an extensive, flat, north-facing section, and the adjacent road reserve.

The relevant minimum lot size in the proposed District Plan provides guidance in regards to infrastructure and acceptable density. As there are no submissions to increase the relevant minimum lot size, it is considered appropriate that more weight can be given to the relevant

minimum lot size rule in the proposed District Plan. This application is in keeping with the relevant minimum lot size rule in the proposed District Plan.

Effects are largely internal to the site, and assessed as being no more than minor. External effects are limited to amenity, to which this application is assessed as being positive. No reason has been identified to notify the application.

Overall, it is considered that granting consent via a non-notified process is a logical outcome.

Anderson & Co Resource Management