

# RESOURCE CONSENT APPLICATION

## Proposed Boundary Adjustment

### 180 Gulf Harbour Drive, Gulf Harbour, Whangaparāoa



**Client:** Long River Investments Corporation Limited  
**Job Number:** 23113  
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## DOCUMENT CONTROL RECORD

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## 1. Appendices

Appendix	Document	Author	Date
1	Records of Title and Relevant Interests	LINZ	13 November 2023
2	Scheme Plans	Tripp Andrews	1 November 2023
3	Statutory Assessment	Tripp Andrews	15 November 2023

## 2. Executive Summary

This 'Assessment of Environmental Effects' ('AEE') report is provided in respect of a resource consent application for a boundary adjustment subdivision at 180 Gulf Harbour Drive, Hobbs Bay (former Gulf Harbour Country Club).

Resource consent is required under the provisions of the Auckland Unitary Plan ('AUP(OP)') as a discretionary activity and requires consent for the following activities:

### **Auckland Unitary Plan – Operative in Part (AUP(OP))**

#### **Chapter E38: Subdivision - Urban**

- Subdivision of a site with two or more zones (A7)
- Subdivision of land that is subject to the following natural hazard areas (A11):
  - 1% AEP floodplain
  - coastal erosion hazard area
  - land which may be subject to land instability
- A boundary adjustment subdivision of a site located in a Residential zone that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2 (A32)
- A boundary adjustment subdivision of a site located in an Open Space zone that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 (A43).
- A boundary adjustment subdivision that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Table E38.4.1 (A45).

#### ***Other***

- Consent is also sought for any other consenting matters that the Council may identify when processing this application.

This report has been prepared in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991 ('RMA'). The assessment herein describes the site and its surrounds, then analyses the proposal against the relevant statutory provisions of the AUP(OP).

For reasons that will be fully outlined in this report, I conclude that the proposal:

- Will create adverse effects that are less than minor, and as such, no persons are considered to be adversely affected by the proposal;

- Is consistent with the relevant provisions of the AUP(OP) and other relevant statutory documents; and
- Meets the purpose of the RMA as set out in Part 2.

In consideration of the above, I conclude that consent to the proposal is merited on a non-notified basis.

## 3. The Subject Site

### 3.1. Site Details and AUP Notations

	Address	Parcel	Title(s)
A	180 Gulf Harbour Drive, Gulf Harbour, Whangaparāoa	Lot 1 DP 208838 Area: 382954m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
B	N/A	Lot 105 DP 175625 Area: 66546m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
C	N/A	Lot 100 DP 175624 Area: 2767m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
D	N/A	Lot 102 DP 175624 Area: 17161m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
E	N/A	Lot 104 DP 175625 Area: 53579m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
F	N/A	Lot 4 DP 324751 Area: 8719m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624

			and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
G	N/A	Lot 101 DP 175624 Area: 346605m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
H	N/A	Lot 800 DP 191892 Area: 50m <sup>2</sup>	Lot 1 Deposited Plan 208838 and Lot 800 Deposited Plan 191892 and Lot 100-102 Deposited Plan 175624 and Lot 104-105 Deposited Plan 175625 and Lot 4 Deposited Plan 324751 Record of Title: 99827
I	N/A	Lot 2 DP 182082 Area: 10868m <sup>2</sup>	Lot 2 Deposited Plan 182082 Record of Title: NA113B/422

	Feature(s)	Site(s)
Zone(s)	Open Space - Informal Recreation Zone	C
	Open Space - Sport and Active Recreation Zone	A B D E F G I
	Residential - Mixed Housing Suburban Zone	H
Precinct(s)	N/A	
Overlay(s)	Outstanding Natural Landscapes Overlay [rcp/dp] - Area 50, Shakespear Regional Park and coastline	A B
	Significant Ecological Areas Overlay - SEA_T_7009, Terrestrial	A B
Control(s)	Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise	C G
	Macroinvertebrate Community Index - Exotic	B G H
	Macroinvertebrate Community Index - Native	G
	Macroinvertebrate Community Index - Rural	A B C D E F G I



	Macroinvertebrate Community Index - Urban	A B C D F G H I
	Stormwater Management Area Control - HOBBS BAY 2, Flow 2	C G
<b>Designation(s)</b>	N/A	

### **3.2. Site and Surrounding Environment Description**

The subject site is occupied by the former Gulf Harbour Golf Course and Country Club. The course routing starts at the club house, which is located on the southern side of Gulf Harbour Drive, and extends southwards before reaching the coast at the top of outstanding natural landscape cliff-top land and then returning north to the clubhouse via further coastal land. The routing then continues on the northern side of Gulf Harbour Drive extended northwards towards the Whangaparaoa Golf Club before returning to the club house. The routing crosses several public roads and is bordered by residential development.

Land adjoining the subject site is residential of various densities, including Residential - Large Lot, Residential - Mixed Housing Suburban and Residential - Terrace Housing and Apartment Buildings. These sites range from rural lifestyle, single houses, terraces and apartments. The Marina Village Town Centre is located to the west of the property and comprises residential properties, visitor accommodation, retail activities, commercial services and restaurants. Wentworth College is also located part of the site's western boundary to the north of Gulf Harbour Drive. The Gulf Harbour Marina and associated marine activities are located further to the west extending southwards with the primary access from Laurie Southwick Parade.

## 4. The Proposal

### 4.1. Project Background

#### 4.1.1. Relevant Background

Gulf Harbour Country Club has been one of New Zealand's premier golfing destinations for the last 25 years. The 18 hole championship course and country club facilities opened in 1997 and has hosted several championship golf events such as the 1998 World Cup of Golf, the 2005 and 2006 New Zealand Open, and the 2023 NZPGA Championship. There is a wealth of background available online on both the Gulf Harbour Country Club and the wider Gulf Harbour area available online, including numerous media reports following the closure in July 2023.

Since opening, it has had numerous owners, all of which have attempted unsuccessfully to run a financially viable golfing operation. The primary reason for this is that course routing is not sustainable due to the required maintenance of the approximate 90 ha footprint of the property. Most 18 hole golf courses are approximately 50 ha meaning that the property is almost double the size that it needs to be. For further context, the North Shore, and Royal Auckland and Grange Golf Clubs are both 27 hole golf courses. Each are approximately 82 ha, meaning that Gulf Harbour has a significantly larger footprint than these courses but only offers 18 holes.

#### 4.1.2. Proposal Rationale

This application is the first step in the golf course redevelopment. The area to the north of Gulf Harbour Drive will be sold to fund the golf course redevelopment over a more sustainable footprint. The area to be sold is identified as New Title 1 in **Appendix 2 - Scheme Plans** and has an area of 37.5288 ha.

Due to the shape of the land available within New Title 2, it will not be possible to consolidate an 18 hole course routing within that remaining 51.3968 ha. As such, contracts to purchase further coastal land adjacent to the existing golf course on Daisy Burrell Drive (Lot 1 DP 152517) are in place. Once completed the golf course portion of the development will have an increased coastal outlook with a more manageable footprint and will create more opportunities for coastal public access. For the avoidance of doubt, this application does not seek to alter any of the previous golfing activities or establish any new activities on site. The proposal simply seeks to alter the title arrangement to pave the way for future statutory approval applications and the purchase of Lot 1 DP 152517, which cannot proceed for commercial reasons until the boundary adjustment has been completed.

It is noted that the approval of the boundary adjustment would not preclude the subject site remaining as a form of Open Space zoning should future statutory approval applications be unsuccessful. Any future applications will be the subject of the normal statutory tests and will be considered under normal processes to ensure that all relevant matters are considered, including any public concern relating to the loss of open space and additional development. Those matters are not relevant in

the consideration of this application and must be set aside until the relevant applications have been prepared and submitted to council.

### **4.1.3. Consultation**

Section 36A of the RMA states that there is no duty to consult any parties with respect to a resource consent application, however, an applicant may undertake consultation if they deem it to be necessary. In this case, no consultation has been undertaken or is deemed necessary.

### **4.1.4. Record of Title**

#### **4.1.4.1 Overview**

The subject site comprises two adjoining open space properties that are held in two titles, which are attached in **Appendix 1 - Records of Title and Relevant Interests** and summarised below:

- RT 99827, legally described as Lot 1 DP 208838, Lots 100-102 DP 175624, Lots 104-105 DP 175625, Lot 800 DP 191892 and Lot 4 DP 324751
- RT NA113B/422, legally described as Lot 2 DP 182082

#### **4.1.4.2 Interests**

The titles have a total of 16 relevant interests registered on the title. The majority of these relate to easements that will neither affect the granting of consent or be affected by the granting of consent as they are all being retained. Other relevant interests are discussed below:

- D084509.2 Consent Notice
  - This consent notice relates to the timing of development on identified lots being linked to the completion of roading and utility services; therefore, is now redundant as all infrastructure has been completed. As such, this consent notice is irrelevant to the proposed subdivision.
- Land covenant in Transfer D084509.21
  - This land covenant sets out restrictions relating to the use and development of lots. As such, this consent notice is irrelevant to the proposed subdivision.
- Land Covenant in Transfer D375126.22
  - This land covenant sets out restrictions relating to the use and development of identified lots. As such, this consent notice is irrelevant to the proposed subdivision.
- Land Covenant in Transfer D601604.4
  - This land covenant sets out restrictions relating to the use and development of identified lots. As such, this consent notice is irrelevant to the proposed subdivision.

- 6864991.4 Encumbrance to Rodney District Council
  - This encumbrance sets out restrictions relating to the use and development of identified lots. Of particular relevance is covenant / condition 1, which states that the identified land "...is used in its entirety as a golf course and Country Club...". The identified land is located wholly within the subject site and the length of term is 999 years. As outlined above, Gulf Harbour Country Club has closed as it is no longer financially viable; therefore, it is no longer operating in accordance with the encumbrance. It is however noted that the site is not currently being used for any activities, including any formal golfing activities with media reports stating that it had been used informally immediately after its closure. The proposed subdivision does not seek to establish any new activities on the site, with the application being the first step in creating a viable golfing operation.

Taking into account the above, there are no interests registered on the titles that would affect the granting or will be affected by the grating of the proposed boundary adjustment.

#### **4.2. Description of the Proposal**

The Applicant seeks consent to restructure the existing title arrangement of the subject sites, which is a boundary form of adjustment not otherwise provided for in the relevant activity tables of Chapter E38. The proposal does not seek to create any new lots, alter the current zoning or establish any new activities on the subject site. The scope of the application is to simply reorganise the existing land parcels onto two new titles as depicted in **Appendix 2 - Scheme Plans**. The proposed changes are summarised in Table 4.1 below.

**Table 4.1: Summary of Proposed Boundary Adjustment Subdivision**

Existing Title	Existing Parcels	Existing Area (ha)	Propose Parcels	New Title	Proposed Area (ha)	Area Change (ha)	Area Change (%)
99827	Lot 1 DP 208838 Lot 100 DP 175624 Lot 101 DP 175624 Lot 102 DP 175624 Lot 104 DP 175625 Lot 105 DP 175625 Lot 800 DP 191892 Lot 4 DP 324751	87.8386	Lot 100 DP 175624 Lot 101 DP 175624 Lot 102 DP 175624 Lot 104 DP 175625 Lot 105 DP 175625 Lot 800 DP 191892 Lot 4 DP 324751	1	37.5288	-50.3098	-57.28%

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NA113B/422	Lot 2 DP 182082	1.0870	Lot 2 DP 182082 Lot 1 DP 208838 Lot 104 DP 175625 Lot 105 DP 175625	2	51.3968	50.3098	4628.32
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## 5. Reasons for Application and Overall Activity Status

### 5.1. Reasons for Consent

#### E38 Subdivision - Urban

E38.4.1 Activity table - Subdivision for specific purposes		
(A7) Subdivision of a site with two or more zones or subdivision along an undefined zone boundary	<b>RD</b>	The majority of the site is zoned Open Space - Sport and Active Recreation Zone; however, Lot 100 DP 175624 is zoned Open Space - Informal Recreation Zone and Lot 88 DP 191892 is zoned Residential - Mixed Housing Suburban Zone. Both of these parcels are currently held in RT 99827 and located on the northern side of Gulf Harbour Drive. Both parcels will remain on the northern side of Gulf Harbour Drive within New Title 1.
(A11) Subdivision of land within any of the following natural hazard areas: <ul style="list-style-type: none"> <li>• 1 per cent annual exceedance probability floodplain;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) area;</li> <li>• coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;</li> <li>• coastal erosion hazard area; or</li> <li>• land which may be subject to land instability.</li> </ul>	<b>RD</b>	The proposal involves subdivision of a site that is subject to a 1% AEP flood plain (as identified on Auckland Council's GeoMaps), within the coastal erosion hazard area, and of land that may be subject to land instability.
E38.4.2 Activity table - Subdivision in residential zones		
(A32) Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2	<b>D</b>	The proposal involves a boundary adjustment subdivision of a site located in a Residential zone that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2.
E38.4.4 Activity table - Subdivision in open space zones		
(A43) Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4	<b>D</b>	The proposal involves a boundary adjustment subdivision of a site located in an Open Space zone that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 (A43).

**E38.4.5 Activity table - Subdivision in all other zones excluding those covered by E39 Subdivision - Rural**

(A45) Subdivision not otherwise provided for in Table E38.4.1	<b>D</b>	The proposal involves a boundary adjustment subdivision that exceeds 10% of the net site area of each site, which is a form of subdivision not otherwise provided for in Table E38.4.1
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**5.2. Overall Status**

The overall activity status of this application is **Discretionary**.

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## 6. Permitted Baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case, there is no relevant permitted baseline as all subdivision activities require resource consent under the AUP(OP).



## 7. Notification Assessment (s95A & s95B)

This section contains the assessment made with respect to the Public and Limited Notification determinations (under s95A and s95B of the RMA) to be made for the application.

### 7.1. Public Notification Assessment (s95A)

#### 7.1.1. Step 1 - Mandatory in certain circumstances

The application does not meet any of the criteria under s95A(3), therefore **public notification is not required by Step 1.**

#### 7.1.2. Step 2 - Precluded in certain circumstances

The application does not meet either of the criteria under s95A(5), therefore **public notification is not precluded by Step 2.**

#### 7.1.3. Step 3 (Part 1) - Required by rule

The application does not require public notification under s95A(8), therefore **Step 3 of the Public Notification assessment is to be continued below.**

#### 7.1.4. Step 3 (Part 2) - Effects on wider environment assessment (s95D)

In accordance with s95D, the application will not have and is not likely to have adverse effects on the environment that are more than minor, therefore **public notification is not required by Step 3.**

##### 7.1.4.1 Receiving Environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed. In this case, the receiving environment is as described in Section 3 of this report.

##### 7.1.4.2 Assessment

The proposal will not result in any adverse effects on the wider environment as it will not result in any physical changes to the subject site or introduce any new activities to the site. There will be no visual changes or any change to the current appearance of the site.

Whilst the application represents the first step in what is expected to be a complex and lengthy statutory process, the relevant matters associated with any future applications are not the subject of this proposal. Should the boundary adjustment be granted, it would not preclude the subject site remaining as a form of Open Space zoning should future statutory approval applications be

unsuccessful, noting that the intention is to retain over 50 ha of the subject site as golf course along with the conversion of a Residential - Large Lot site to open space.

#### **7.1.5. Step 4 - Special circumstances**

It is considered that no special circumstances warranting public notification of the application exist, therefore **public notification is not required by Step 4.**

In this instance, the proposal is for a boundary adjustment that is a form of subdivision not specifically provided for. Despite the activity not being provided for, the AUP(OP) sets out a clear process for assessing these types of activities. As such, there is nothing unusual or out of the ordinary in this regard to warrant consideration of special circumstances that falls outside the realms of the existing AUP(OP) planning framework.

### **7.2. Limited Notification Assessment (s95B)**

#### **7.2.1. Step 1 - Certain affected groups and affected persons must be notified**

No affected groups and/or affected persons have been identified in relation to the application (under s95B(2) and s95B(3)), therefore, **no limited notification is required under Step 1.**

#### **7.2.2. Step 2 - Precluded in certain circumstances**

The application does not meet either of the criteria under s95B(6), therefore **limited notification is not precluded by Step 2.**

#### **7.2.3. Step 3 - Affected persons assessment (s95E)**

The application does not meet either of the criteria under s95B(7)-(8) and does not result in any persons considered to be affected persons in accordance with s95E, therefore **limited notification is not required by Step 3.**

No persons are considered adversely affected by the proposal for the reasons set out in **Appendix 3 - Statutory Assessment**, the wider environment assessment of this report. In addition, the proposal does not involve any excavations so will not disturb any unrecorded subsurface features or unknown historic heritage or cultural heritage items within the site.

#### **7.2.4. Step 4 - Special circumstances**

It is considered that no special circumstances warranting limited notification of the application exist, therefore **no one else is to be notified under Step 4.**

As outlined above, the proposal is for a boundary adjustment that is a form of subdivision not specifically provided for. Despite the activity not being provided for, the AUP(OP) sets out a clear process for assessing these types of activities. As such, there is nothing unusual or out of the ordinary in this regard to warrant consideration of special circumstances that falls outside the realms of the existing AUP(OP) planning framework.

### **7.3. Notification Conclusion**

The steps set out in s95A and s95B of the RMA were followed to determine whether public or limited notification is warranted for this application. Overall, it is considered that no circumstances warranting public or limited notification exist, therefore **the application can be processed on a non-notified basis.**

## 8. Section 104 Assessment

### 8.1. Actual and Potential Effects

In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable for the reasons set out in this AEE and **Appendix 3 - Statutory Assessment**.

### 8.2. Relevant Statutory Documents

#### 8.2.1. National Environmental Standard – Section 104(1)(b)(i)

There are no NES relevant to this application.

#### 8.2.2. Other Regulations – Section 104(1)(b)(ii)

There are no other regulations relevant to this application.

#### 8.2.3. National Policy Statement – Section 104(1)(b)(iii)

There are no elite or prime soils present on the subject sites; therefore, the land does not meet the definition of Highly Productive Land under the NPS:HPL 2022 and it does not apply. Notwithstanding, the majority of the area subject to the boundary adjustment is currently used for open space purposes, and will continue to be used for such purposes once the subdivision is complete.

#### 8.2.4. New Zealand Coastal Policy Statement – Section 104(1)(b)(iv)

The New Zealand Coastal Policy Statement (NZCPS) is not relevant to this application.

#### 8.2.5. Regional or Proposed Regional Policy Statement – Section 104(1)(b)(v)

The AUP RPS is not relevant to this application.

#### 8.2.6. Plan or Proposed Plan – Section 104(1)(b)(vi)

The AUP(OP) is the relevant statutory documentation which became operative in part dated 15 November 2016, and it is a principal statutory planning document for Auckland. Other relevant 3 planning documents include the Auckland Plan, the Auckland Long-Term Plan and the Auckland Regional Land Transport Plan. The functions of the Auckland Council (the Council) for the purpose of giving effect to the RMA as a regional council and as a territorial authority are set out in sections 30 and 31 of the RMA. A comprehensive assessment of the relevant AUP(OP) provisions is provided throughout this report and in **Appendix 3 - Statutory Assessment** where it is concluded that the proposal is consistent with the anticipated outcomes of the AUP(OP).

### **8.3. Other Matters**

There are no other matters in addition to those already discussed considered relevant or reasonably necessary to determine this application.

### **8.4. Conclusion**

Overall, the actual and potential adverse effects of the proposal are considered to be acceptable, and the proposal accords with the relevant AUP(OP) provisions. In addition, it is concluded that:

- There are no affected persons, nor are there adverse effects on any statutory acknowledgement areas under schedule 11 of the RMA.
- With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

## 9. Relevant RMA Sections

Further sections of the RMA considered relevant to the assessment of this application have been assessed below.

### 9.1. Subdivision (s106)

#### 9.1.1. Natural Hazards

The subject site does not display any obvious signs of instability despite part of the site meeting the definition of “land which may be subject to land instability” in Chapter J1 of the AUP(OP). Although the sites may be subject to instability and are subject to 1% AEP flood plains, the Applicant is not undertaking any physical works onsite that could have any effects beyond what is already lawfully established onsite.

#### 9.1.2. Access to Lots

The existing physical and legal access arrangements are not being altered by the proposal.

### 9.2. Part 2

In the context of this application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

### 9.3. Consent Conditions

Section 108 of the RMA enables Council to impose conditions of consent on any granted resource consent. It is requested that draft conditions of consent are provided to the Applicant for review prior to the release of the Resource Consent (if granted).

## 10. Conclusion

The proposal involves a boundary adjustment to reorganise the existing title arrangement, which is a form of subdivision not provided for. No physical changes to either site as part of the proposed subdivision. The preceding report assesses the environmental effects of the proposal against the relevant provisions of the RMA and AUP(OP).

This report has demonstrated that the proposed subdivision is in accordance with the relevant provisions of the RMA and AUP(OP). As such, it is considered appropriate that Council grant land use and subdivision consent on a non-notified basis, subject to suitable conditions of consent imposed in accordance with Sections 104B and 108 of the RMA.