

**BEFORE THE WESTLAND DISTRICT COUNCIL**

**IN THE MATTER of the Resource  
Management Act 1991**

**AND**

**IN THE MATTER of resource consent  
applications 220120 &  
230030 at 117  
Arthurstown Road,  
Hokitika**

**BY Forest Habitats Ltd**

**STATEMENT OF EVIDENCE OF BARRY JAMES MACDONELL**

**9 April 2024**

**1 QUALIFICATIONS AND EXPERIENCE**

- 1.1 My full name is Barry James MacDonell. I am a resource management consultant with 28 years planning experience. I have a BSc(Hons) and a Masters degree in resource planning, both from Otago University. I am a full member of the New Zealand Planning Institute.

- 1.2 I have experience in the preparation of resource consent applications for developers and in the processing of consents on behalf of Councils. Past and current projects include subdivisions, dams, roading infrastructure, quarries, cleanfills, mines, telecommunications infrastructure, and other commercial developments.
- 1.3 I have read the Code of Conduct for expert witnesses outlined in the Environment Court's practice note 2023 and have complied with it in preparing this evidence. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

## **2 INTRODUCTION & SCOPE**

- 2.1 My evidence will cover the planning aspects of this proposal. I have visited the site and am familiar with the general area.
- 2.2 The applicant is seeking consent to create 12 rural residential sites (Lots 1 – 12), with a larger rural production balance site, comprising Lots 13, 14 & 15 and Pt RS 4363 (in one title), for a total of 13 titles. Lots 16 and 17, also part of the balance title, are for farm access.
- 2.3 There is an existing dwelling and farm sheds on the balance title.
- 2.4 The starting point for the subdivision is 6 existing titles. By commencing with 6 titles and finishing with 13 titles, 6 of the new titles are therefore being created from boundary adjustments, with 7 new additional titles being created.
- 2.5 The proposed subdivision is contained within a 100 ha farm. Refer proposed scheme plan at Appendix 1. The 12 rural residential lots range in size from 5000 m<sup>2</sup> to 1.41 ha.
- 2.6 Several of the lots will have a shared access to Arthurstown Road to ensure the minimum spacing of 100 m between property access points is maintained, in accordance with Table 8.9.1 in the District Plan.
- 2.7 The applicant is also seeking land use consent to authorise 1 dwelling per lot on the titles being created. In accordance with 5.6.2.2 (B) of the Westland District Plan, this is a controlled activity if the standards in Table 5.7 are complied with.
- 2.8 The proposed dwellings will comply with all Table 5.7 requirements for controlled activities, including 1 dwelling per site, compliance with yards, height and riparian setbacks, and the maximum of 300 m<sup>2</sup> floor area. In respect of height, the applicant is proposing a maximum height of 7 m, rather than the maximum allowable height of 10 m for a residential building in Table 5.7.

2.9 The application was notified and originally set down for a hearing in July 2023. The applicant requested that the hearing date be deferred to give the applicant the opportunity to address matters raised in the Council planner's original report (s42A report July 2023). These matters have now been addressed as follows;

- The applicant has engaged a landscape architect, and as a result the scheme plan has been modified to address concerns around 'ribbon development' and landscape effects generally. Refer landscape proposal (Appendix 2) and amended scheme plan (Appendix 1). Appendix 3 shows the existing title situation and where dwellings could be located as a controlled activity.
- The new scheme plan also includes significant landscape planting, including along the boundary with the submitter to the west. Refer proposed planting plan (Appendix 4).
- The photomontages at Appendix 5 show existing development along with what could be built here as a controlled activity (to 10 m high) on existing titles, without screen planting, versus the proposed dwellings with a lower maximum height, firstly without screen planting and secondly with screen planting.
- There is also now proposed to be revegetation planting along the riparian margins of the watercourse (Charcoal Creek) flowing through the property, between Lots 4 and 5 (Area U). This riparian revegetation will be covenanted in perpetuity. The river-side edge of the pasture on Lot 14 has also now been fenced.
- The applicant has consulted with DOC and met with them on site regarding the bird roosting trees. These trees will now also be protected by a covenant. Refer Area V on scheme plan.
- The maximum footprint of any new dwelling has been reduced to 300 m<sup>2</sup>, down from 450 m<sup>2</sup> as originally proposed. Defined building platforms are now also shown on the scheme plan.
- These defined building platforms were required by the landscape architect, but this additional refinement has meant that the RL's of each building platform is now known, and so the required increase in RL for each building platform can now be more accurately tabulated.
- The two engineering reports have been updated. Both reports are recommending building platforms to an RL of 5.5. The Hutchinson report is attached as Appendix 6. Stuart Challenger's evidence will address his engineering report directly.

- As noted in the amended Hutchinsons report (Appendix 6), the required height increase to achieve a flood free platform is now no more than 1.5 m, and this maximum only applies to 2 sites. Most of the other sites are around 1 m or less. The original s42A report was assuming a height of up to 2.5 m for some of the building platforms.
- The other advantage of now knowing the RL's for each individual building site is that the volume of earthworks can now be estimated, at generally around 1000 m<sup>3</sup> or less, per proposed title.
- The engineering report prepared by Stuart Challenger confirms that with the proposed methodology for material being extracted from the same property for the building platforms, there will be no increase in flood levels as a result of this development.
- In respect of the concern about reverse sensitivity relating to the consented contractors yard, the applicant is proposing 'non-objection covenants' for those titles closest to the contractors yard, ie Lots 8, 10, 11 and 12.
- Finally, at 8.24 of the original s42A report, there is purported to be photographic evidence of flooding adjacent to the proposed subdivision. On further investigation, it appears that the photograph was taken around 900 m to the east of where it is marked in the report, actually outside the area to be subdivided, as confirmed in the location plan appended to the latest s42A report - addendum.

2.10 The civil engineering evidence confirms that the property is suitable for this rural residential development, and that dwellings can be constructed above the floodplain and outside the tsunami risk area.

2.11 The traffic engineering report prepared by Mel Sutherland and already lodged with Council also confirms that all traffic related matters can be adequately dealt with, and any adverse traffic effects will be less than minor.

### **3 SITE DESCRIPTION**

3.1 The 27 ha site (being that part of the overall farm property subject to the subdivision) is located on Arthurstown Road, which is accessed off SH6, approximately 300 m south of the Hokitika bridge. The site is located directly across the river from the town of Hokitika.

3.2 There are several farm sheds on the balance title.

3.3 The site is around 2.5 m to 5.5 m above sea level, and around 1.5 km inland from the coast. Finished floor heights are recommended for each lot, to mitigate flood hazard.

- 3.4 The property is predominantly vegetated in pasture, with a watercourse (Charcoal Creek) flowing through Lot 14, towards the Hokitika River. This watercourse and its riparian margins will not be adversely affected by the development, with part of the watercourse having its riparian margins enhanced with native revegetation (Covenant Area U).
- 3.5 The West Coast Regional Council has confirmed that this is not a HAIL site.

#### **4 STATUTORY ASSESSMENT**

- 4.1 The land is zoned Rural in the Westland District Council – District Plan.
- 4.2 In accordance with Table 7.1, a new lot with a minimum site area of 5000 m<sup>2</sup> in the Rural Zone is a discretionary activity. The matters for discretion are set out in 7.6. A new dwelling in the Rural Zone is generally a controlled activity.

#### **4.3 Resource Management Act**

Section 104 of the Resource Management Act (1991) states that:

- a) *Any actual and potential effects on the environment of allowing the activity, and*
- ab) *Any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- b) *Any relevant provisions of -*
- i. a national environmental standard*
  - ii. other regulations*
  - iii. a national policy statement*
  - iv. a New Zealand coastal policy statement*
  - v. a regional policy statement or proposed regional policy statement*
  - vi. a plan or proposed plan; and*
- c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

- 4.4 The proposal must therefore be assessed in terms of actual and potential effects on the environment, the relevant objectives and policies of the Westland District Plan, and Part 2 of the Resource Management Act.

- 4.5 Other relevant planning documents include the TTPP and West Coast Regional Policy Statement.
- 4.6 Overall this proposal is a discretionary activity. The Council planner claims that this is a non-complying activity because there is proposed 'modification' within the riparian setback. However the rule at 5.7(i) clearly states that fencing within a riparian setback is a permitted activity.

## **5 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

- 5.1 The relevant assessment criteria / matters for discretion are found at 7.6 of the District Plan.
- 5.2 In respect of proposed dwellings, for controlled activities, the relevant matters that Council wishes to assess are access, effluent disposal, reverse sensitivity matters, and amenity values.
- 5.3 The matters particularly relevant to this proposal relate to; size and shape of the new lots, effects on infrastructure, wastewater disposal, effects on nearby settlement areas, land stability, landscape effects, reverse sensitivity, access, effects on productive soils, and effects on rural character.

### **5.4 Size and shape of the new lots**

The proposed sizes and shapes of the lots are appropriate for rural residential / lifestyle purposes (12 lots) with the balance title remaining for farming purposes within the wider farm property owned by the applicant.

### **5.5 Effects on infrastructure**

As confirmed in the engineering evidence, any adverse effects on Council infrastructure will be less than minor as any new dwellings will be self contained in respect of on site wastewater disposal and water supply.

Spark has confirmed there is good 4G coverage over the area (or alternatively Skylink), and Electronet has confirmed that electricity supply can be provided.

### **5.6 Effects on nearby settlement areas**

The potential for just 7 new titles for rural lifestyle purposes within this large farm block will not compromise the integrity or viability of any nearby settlements. In the TTPP there is proposed Rural Residential zoning (Settlement) nearby.

### **5.7 Land stability & Flooding**

There are no land stability issues associated with these relatively level sites. The geotechnical investigation provided with the application confirms that the proposed sites are suitable for development.

The flood assessment evidence also confirms that finished floor levels for dwellings will be above the flood plain and outside the tsunami hazard area.

#### 5.8 Access

In respect of the construction of driveways within unformed legal road, it has been confirmed that this does not require resource consent as it does not constitute the construction of a 'road', as set out in 6.4(a).

As noted in the applicant's traffic impact assessment report by Mr Mel Sutherland, and endorsed by the Council Transportation Engineer, the driveways will be 3.5 m wide, sealed for 6 m from Arhurstown Road and then metalled in accordance with the rural access standards. As confirmed at 8.34 of the original s42A report, Mr Karl Jackson (Transport Manager WDC) 'agreed with the findings of Mr Sutherland's reports and supports the recommendations made by the application to mitigate any adverse effects'.

The s42A Addendum also notes that the low bunding proposed and landscape planting will not adversely affect sight distances.

#### 5.9 Amenity / Landscape & Visual Effects / Rural Character

The low elevation of the property means any additional dwellings will not be highly visible, bearing in mind there are already several buildings and a dwelling on the property, and other dwellings on surrounding properties.

The original Council Planner's report raised some concerns about perceived 'ribbon development' effects. The applicant has since engaged a landscape architect who made various recommendations including;

- Introducing more variety in lot sizes
- Providing low bunds (1 m) with native screen plant on top, around much of the perimeter
- Limiting dwellings to 7 m high
- Setting building platforms further back from the road where possible

The rural character of the area will not be adversely affected by the 7 additional titles (noting that there are 6 existing titles) and the subsequent new dwellings on these large sites. The proximity to Hokitika reinforces the notion that this is an area suitable for rural lifestyle living.

The plan of existing titles at Appendix 3 demonstrates how dwellings could be developed on the site even if the proposed subdivision does not proceed. This sets a baseline for assessment.

In respect of the suitability of the site for a modest level of rural lifestyle development, it is noted as follows;

- Site is within walking distance of Hokitika
- Close proximity to the rail trail
- Above the flood plain
- Geotechnical suitability
- Adjoining proposed Settlement Zone - Rural Residential Precinct
- Attractive amenity values, with north facing aspect towards Hokitika

These are large rural residential sites, suitable for 1 dwelling per site, so as to retain open character and limit pressure on the resources of this rural area, as explained at 5.6.4 (c).

The applicant has already undertaken several similar successful, high quality rural residential developments in the Auckland area.

#### 5.10 Reverse sensitivity

As the applicant owns much of the surrounding farm land, there will not be any adjoining rural production properties adversely affected in respect of reverse sensitivity.

Regarding the adjoining contractors yard, also owned by the applicant, a non-objection covenant can be placed on those titles closest to the contractors yard. A proposed consent condition is included at Appendix 7.

#### 5.11 Effects on productive soils

The soils on the property are not highly productive as defined by the NPS-HPL. In any event, the 12 rural lifestyle blocks will affect just 9 ha out of the overall 100 ha farm property, with built form affecting just 7200 m<sup>2</sup>.

## **6 RELEVANT OBJECTIVES AND POLICIES**

### **6.1 Westland District Council – District Plan**

#### **Objectives / Part 3**

##### 3.7.1

To recognise and provide for the unique values and importance of natural environments and ecosystems in Westland.

##### 3.7.2



To recognise that the people of the district can provide for their needs within the context of sustainable management.

### 3.7.3

To protect the integrity, functioning, and health of indigenous ecosystems and maintain the current diversity of indigenous flora and fauna.

### 3.8.1

To avoid, remedy or mitigate adverse effects of land use activities on land and water resources.

### 3.8.2

To protect and maintain the productive potential of the higher quality soils in Westland District.

### 3.9.2

To provide for the 'intermingling' of land use activities within Westland's settlements and towns, where this does not detrimentally impact on the amenities, health and safety of residents and workers.

### 3.10.3

To ensure that land uses, building and development have regard to the natural landscape in which they are located or seek to be located.

There are also objectives and policies that seek to avoid areas of severe hazard, eg 3.13.1.

## **Policies / Part 4**

### Amenity

#### Policy A

The effects of activities which can have significant adverse effects on amenities and the well being of residents shall generally be avoided, remedied or mitigated.

#### Policy B

Noxious, offensive, and/or dangerous activities shall be segregated where there is potential to generate adverse effects on the environment.

#### Policy C

The development and use of energy efficient design and technology should be encouraged within working, living and leisure environments.

#### Policy D

The safe handling, management and disposal of hazardous substances in a manner which protects community wellbeing, road safety, and soil and water resources shall be encouraged.

#### Policy E

The effects of activities which can be seen as adversely affecting the overall environmental amenity of the District shall be avoided.

#### Policy F

To ensure that signs are appropriate to the character of the area and do not detract from the amenity values of that environment.

#### Policy G

To avoid a proliferation of signs which have the potential to result in cumulative adverse effects on amenity values.

#### Natural Hazards

##### Policy A

Development and subdivision for the purposes of accommodating and/or servicing people and communities should avoid areas of known natural hazard risk unless the risk of damage to property and infrastructure, community disruption and injury and potential loss of life can be adequately mitigated.

#### Analysis of Relevant Objectives & Policies

The objectives and policies that are particularly relevant to this proposal relate to effects on the natural environment, productive soils, amenity and natural hazards.

The additional titles, with the potential for new dwellings, on a site that is not elevated or in any way highly visible, will not generate any adverse amenity effects that are more than minor.

The existing pasture is not highly productive, and in any event the additional dwellings will not compromise the productive potential of this 100 ha property.

The provision of additional housing options is important for retaining and attracting people to the Hokitika area, which in turn is important for the sustainability and social cohesion of the community. This directly impacts

the viability of schools, businesses and social and cultural elements of the community.

Building new energy efficient houses is particularly relevant in respect of Policy C.

The other relevant objectives and policies relating to natural hazards have been addressed, with input from a qualified and experienced professional engineer.

## **6.2 Te Tai o Poutini Plan (TTPP) & West Coast Regional Policy Statement (WCRPS)**

For completeness, the relevant provisions of the TTPP and WCRPS are considered at Appendix 8 and Appendix 9 respectively. Submissions have closed on the TTPP, and while hearings commenced in October 2023, hearings on the Rural Zone, Settlement Zone, Coastal Environment and Natural Hazards do not commence until July and August 2024. The Operative WDC District Plan provisions therefore have the most weight.

There are numerous submissions opposing the current state of the hazard maps, noting that they need further refinement. Some submissions, including from the West Coast Regional Council, note that in respect of flood hazard, the mapping is unduly restrictive and does not even follow contours (Submission Point S488.020 Appendix 14). Submitters also note that the blanket approach to hazard mapping is adversely affecting property values and may place an undue burden on the community, including adversely affecting the social and economic wellbeing of the West Coast people. There are strong sentiments for a Regional Council.

It is unfortunate that the Council planner has not even acknowledged these submissions which significantly affect any weighting that can be given to the hazard mapping.

I have personally been involved in a similar situation regarding appeals on the Auckland Unitary Plan, where high level 'overview' mapping of SNA's (Significant Natural Areas) erroneously included areas vegetated in pine trees and gorse and subsequently had to be refined.

The applicant has also lodged a submission on the TTPP requesting that the subject land at 117 Arthurstown Road be zoned Settlement. That hearing has not commenced yet.

## **6.3 National Policy Statement for Freshwater Management**

The application is consistent with the NPSFM because of the proposed fencing and riparian planting alongside Charcoal Creek. The applicant has also fenced along the northern boundary of the pasture on Lots 13, 14 and 15, from East Road to the western boundary of the applicant's

property, separating farm land from the riparian margin of the Hokitika River. Again this is entirely consistent with the NPSFM.

#### **6.4 National Policy Statement for Indigenous Biodiversity**

The proposed riparian planting in native vegetation alongside Charcoal Creek and the protection of the native bird nesting trees, in accordance with the recommendations of the Department of Conservation, is consistent with the provisions of the NPSIB.

#### **6.5 National Policy Statement for Highly Productive Land**

The NPS-HPL is about ensuring the protection of NZ's most favourable soils for productive purposes, now and for future generations. About 15% of NZ's land is categorised as 'highly productive'. This is NZ's most fertile and versatile land. In recent years many thousands of hectares of HPL have been lost to urban and rural-residential subdivision, mainly around Auckland and Christchurch. The provisions of this NPS do not apply in this instance because the subject site is not 'highly productive land'.

### **7 CONSULTATION**

- 7.1 The applicant did not consult with any neighbouring property owners prior to lodging the application, as none are affected. Any adverse effects beyond the boundary of this 100 ha rural property will be less than minor, and the applicant could in any event develop 6 new dwellings along Arthurstown Road, on the existing titles. I have however, on behalf of the applicant, spoken to the submitters post-notification.

### **8 CONCERNS RAISED BY SUBMITTERS**

- 8.1 It appears that the submitter's main concerns relate to visual amenity and outlook. The submitter is particularly concerned about the effects on their amenity and outlook, resulting from Lot 1 and the proposed driveway adjacent to their property.
- 8.2 As can be seen on the existing title plan (Appendix 3), three dwellings could be built in close proximity to the submitter's property, including the upgrading of an existing driveway, under the current title situation, and before any proposed subdivision. In fact, what is proposed by the applicant will result in dwellings being located further away from the submitter's property, compared to that which could occur now. This existing title baseline has been here for over 100 years, as noted on the title plan at Appendix 3.
- 8.3 The applicant is offering to limit the height of any new dwellings to 7 m (compared to the allowable maximum height of 10 m), to further mitigate any perceived adverse visual effects. The landscape planting plan is also

now proposing a 4 wide strip of native screen planting along the western edge of Lot 1.

- 8.4 It is noted that the submitters dwelling is around 7 m high and highly visible from the applicant's property and beyond, due to the non-recessive colour scheme on parts of the dwelling. The photo at Appendix 10 shows a view of the submitter's dwelling looking west from East Road, at a distance of approximately 800m.
- 8.5 The plan included at Appendix 11 shows that the submitter's property at 39 Arthurstown Road has it's outdoor living areas facing north and west, away from the applicant's site which is located to the east, and also that the submitter's driveway is situated between the house and it's outdoor living areas, and the applicant's boundary to the east.
- 8.6 There have also been general but unsubstantiated concerns raised regarding flooding, earthworks, stormwater runoff and traffic. These matters are addressed in the engineering evidence and reports already lodged with Council.
- 8.7 A report prepared for the applicant by QV (Appendix 12) confirms that there is a shortage of vacant land for residential development in Hokitika. While this small subdivision will go some way towards alleviating the shortage, it is clear that more well located sections will be required.

## **9 COUNCIL PLANNERS REPORT**

- 9.1 The original Council planner's s42A report is confusing. In the summary on page 2 it states that effects on rural character, amenity and cumulative effects will be minor, but then goes on to conclude that the proposal is contrary to the provisions of the District Plan because of scale and intensity.
- 9.2 In respect of flood hazard, the applicant has two reports from professional engineers confirming that with a modest elevation increase for building platforms of no more than 1.5 m, any flood hazard risk can be adequately mitigated.
- 9.3 The flood hazard maps referred to in the s42A report are a high level modelling based overview. This conclusion is supported by the submission from the West Coast Regional Council on the TTPP. Just because there are hazard overlays alerting developers to potential hazards, does not mean development cannot occur. Provided each proposal is assessed on a case by case basis, with a specific engineering solution being proposed, there is no reason to prevent development.
- 9.4 As noted previously, it is an unfortunate omission that the s42A report does not refer to opposing submissions on the TTPP from qualified submitters (West Coast Regional Council) regarding concerns around the hazard mapping.

- 9.5 The Council has offered no direct engineering evidence to refute either of the applicant's engineering reports. Even the so-called evidence of recent flooding in the original s42A report is flawed because the photos were not actually of the subject site. This was pointed out to the Council planner and this evidence, from the applicant, is helpfully attached to the Council's addendum report. Despite this, there is no acknowledgement of the error in the latest report.
- 9.6 At 2.4 of the Addendum Report it is incorrectly stated that the finished floor level will be 1.5 m maximum, but this is the maximum building platform height.
- 9.7 At 2.9 of the Addendum Report it is noted that there is no evidence of correspondence with DOC regarding the protection of the bird roosting trees. This is now included at Appendix 13.
- 9.8 The correspondence from the Department of Conservation, appended to the original s42A report, concludes with the comment that the subdivision may well result in a positive environmental outcome, due to the poor management of the site by the previous owner. Not surprisingly the planner's report does not mention this.
- 9.9 This DOC correspondence was not circulated to the applicant prior to the Council planner writing her original report, so the applicant never had the opportunity to respond prior to the recommending report being completed.
- 9.10 At 3.2 of the Addendum Report it is noted that the fencing and riparian planting within Lot 14 and adjacent to Charcoal Creek is a non-complying activity. I have never encountered such an obvious environmental benefit as protecting the margins of a watercourse in perpetuity being assessed as a negative outcome, let alone a non-complying activity. In fact the rule at 5.7(i) actually says that fencing within riparian setbacks is a permitted activity. Is it then the native revegetation that is non-complying? I doubt it.
- 9.11 At 4.23 – 4.25 of the Addendum Report it appears that the aerial images are actually showing accretion rather than erosion (as suggested by the Council planner) over the last 80 years, which is a positive for the applicant's land. I cannot see any evidence of 'gradual erosion' as suggested by the Council planner. Also, I doubt that there has been much man-made reclamation here. The comments about erosion risk are another example of a planner, possibly with the best of intentions, providing an unqualified opinion on a matter outside their area of expertise.
- 9.12 At 4.41 of the Addendum Report it is noted that the productive potential of the land will be unacceptably compromised. This is a strong statement considering the same report acknowledges that built form will affect just 7200 m<sup>2</sup> out of a total area of around 100 ha. There is no reason why

smaller lifestyle blocks cannot also make good use of the productive capacity of the soil. Furthermore, this is not highly productive land.

- 9.13 At 8.26 and 8.29 of the original s42A report it is stated that resource consent will be required from the Regional Council in accordance with Rule 79. Stuart Challenger confirms however that the on-site wastewater systems will comply with Rule 79 and regional consents will not be required.

## **10 DRAFT CONDITIONS**

The draft conditions generally seem reasonable, subject to the following comments;

Conditions 8, 27 & 47

It would make the condition clearer if stated that 'any associated right of way shall be formed to access a legal road.'

Conditions 49 & 50

In a rural subdivision servicing just a few lots off a ROW it is not appropriate to 'seal' the surface. As can be confirmed by Stuart Challenger, a metalled surface to ROW standard is adequate.

Effluent Disposal

It is suggested that an advice note is included to confirm that the on-site wastewater system design for each lot is approved at building consent stage.

## **11 CONCLUSION**

- 11.1 While this is a 12 lot subdivision (plus a farm balance lot) it is important to recognise that 6 of the titles already exist, and so 6 of the new lots will result from boundary adjustments, with 7 new titles being created.
- 11.2 It is almost as though the reporting planner took a negative position on the proposal from the outset, and then attempted to build a case against the proposal without any hard evidence.
- 11.3 The application is not inconsistent with the provisions of the relevant planning documents, contrary to the opinion of the reporting planner. In fact the proposal is entirely consistent with all relevant planning documents. The proposal will allow for additional rural residential lots on a large farm property located close to Hokitika, and ideally suited for this style of development.

- 11.4 As there are no adverse environmental effects that are more than minor associated with this proposal, subject to the mitigation measures being offered by the applicant, and the proposal is not contrary to the relevant objectives and policies, it is concluded that consent should be granted.



Barry James MacDonell

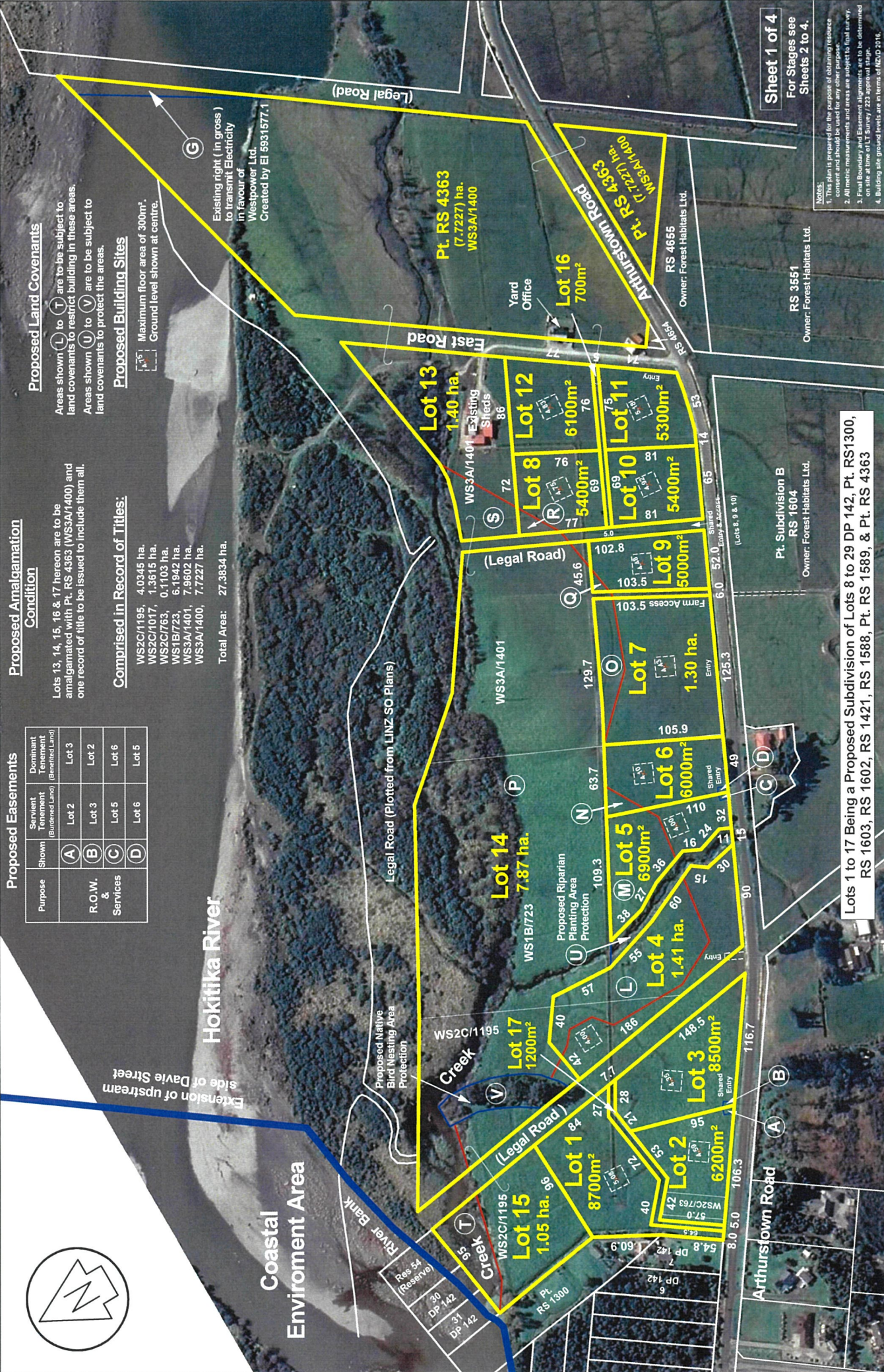
9 April 2024

#### Appendices

- Appendix 1 Scheme Plan
- Appendix 2 Landscape Proposal
- Appendix 3 Plan of existing titles with baseline dwellings
- Appendix 4 Proposed Planting Plan
- Appendix 5 Photo Montages
- Appendix 6 Hutchinsons Engineering Report
- Appendix 7 Covenant Consent Condition
- Appendix 8 TTPP
- Appendix 9 WCRPS
- Appendix 10 Submitters Dwelling
- Appendix 11 39 Arthurstown Road Site Plan
- Appendix 12 Market Commentary
- Appendix 13 DOC
- Appendix 14 WCRC Submission on TTPP



Appendix 1      Scheme Plan



**Proposed Easements**

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Beneficial Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2
	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

**Proposed Amalgamation Condition**

Lots 13, 14, 15, 16 & 17 hereon are to be amalgamated with Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

**Comprised in Record of Titles:**

- WS2C/1195, 4.0345 ha.
- WS2C/1017, 1.3615 ha.
- WS2C/763, 0.1103 ha.
- WS1B/723, 6.1942 ha.
- WS3A/1401, 7.9602 ha.
- WS3A/1400, 7.7227 ha.
- Total Area: 27.3834 ha.

**Proposed Land Covenants**

Areas shown (U) to (T) are to be subject to land covenants to restrict building in these areas. Areas shown (V) are to be subject to land covenants to protect the areas.

**Proposed Building Sites**

Maximum floor area of 300m<sup>2</sup>. Ground level shown at centre.

Existing right (in gross) to transmit Electricity in favour of Westpower Ltd. Created by EI 5931577.1

**NOTES:**  
 1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose without the consent of the author.  
 2. All metric measurements and areas are subject to 1:1000 accuracy.  
 3. Final Boundary and Easement dimensions are to be determined by a registered surveyor.  
 4. Building site ground levels are in terms of NZOD 29.15.

**Sheet 1 of 4**  
 For Stages see Sheets 2 to 4.

**Subdivision Scheme Plan - Overall**

Project: **Forest Habitats Ltd.**  
 117 Arthurstown Road  
 Hokitika

Phone: 0274902876 Email: chris@sdctd.co.nz

Drawing Title: **Subdivision Scheme Plan - Overall**

Original Size: A3 Original Scale: 1:3000 Date: 25 Aug. 2023 Job Number: 22008\_SP1

Lots 1 to 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602, RS 1421, RS 1588, Pt. RS 1589, & Pt. RS 4363



**Proposed Easements**

Purpose	Shown	Servient Tenement (Buried Land)	Dominant Tenement (Buried Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2

**Proposed Land Covenants**  
 Area shown (T) is to be subject to land covenants to restrict building in these areas.

**Proposed Building Sites**  
 Maximum floor area of 300m<sup>2</sup>.  
 Ground level shown at centre.

**Comprised in Record of Titles: (Stage 1)**  
 WS2C/1195, 4.0345 ha.  
 WS2C/1017, 1.3615 ha.  
 WS2C/763, 0.1103 ha.  
 WS1B/723, 6.1942 ha.

**Notes:**  
 1. This plan is prepared for the purpose of obtaining resource consent.  
 2. All metric measurements and areas are subject to final survey.  
 3. The area shown on this plan is to be determined on site at the time of the proposed subdivision.  
 4. Building site ground levels are in terms of NZVD 2016.

**Surveying & Development Consulting Ltd.**  
 Phone: 0274902876 Email: chris@sdcdtd.co.nz

**Forest Habitats Ltd.**  
 117 Arthurstown Road  
 Hokitika

**Subdivision Scheme Plan - Stage 1**

Drawing Title: Subdivision Scheme Plan - Stage 1  
 Original Size: A3  
 Original Scale: 1:3000  
 Date: 25 Aug. 2023  
 Job Number: 22008\_SP2

Project: Forest Habitats Ltd.  
 117 Arthurstown Road  
 Hokitika

Notes:  
 Lots 1, 2, 3, 15 & 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602 & RS 1421.



**Proposed Easements**

Purpose	Shown	Servient Tenement (Buried Land)	Dominant Tenement (Buried Land)
R.O.W. & Services	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

**Proposed Amalgamation Condition**

Lot 14 hereon is to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 1589 (WS3A/1401 bal.) and one record of title to be issued to include them all.

**Comprised in Record of Titles:**

(Stage 2)  
 Stage 1 Bal. Title, 9.34 ha.  
 WS3A/1401, 7.9602 ha.

**Proposed Land Covenants**

Areas shown (L), (M), (N) & (O) are to be subject to land covenants to restrict building in these areas.  
 Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

**Proposed Building Sites**

(B) Maximum floor area of 300m<sup>2</sup>.  
 (C) Ground level shown at centre.



**Hokitika River Bed**



**NOTES:**  
 1. This plan is prepared for the purpose of obtaining resource consent and should be used for other purposes.  
 2. All metric measurements and areas are subject to final survey.  
 3. Final Boundary and Easement Alignment are to be determined on site at time of L.T. Survey / 223 approval stage.  
 4. Building site ground levels are in terms of NZVD 91/16.

**Surveying & Development Consulting Ltd.**  
 Phone: 0274902876 Email: chris@sdcid.co.nz

**Forest Habitats Ltd.**  
 117 Arthurstown Road  
 Hokitika

**Subdivision Scheme Plan - Stage 2**

Drawing Title: Subdivision Scheme Plan - Stage 2  
 Original Size: A3  
 Original Scale: 1:3000  
 Date: 25 Aug. 2023  
 Job Number: 22008\_SP3

Lots 4 to 7 & 14 Being a Proposed Subdivision of Lots 15 & 17 Stage 1, RS 1603, RS 1602, RS 1602, RS 1421 RS 1588 & Pt. RS 1589.

Sheet 3 of 4

**Proposed Amalgamation Condition**

Lots 13, 14 & 16 hereon are to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

**Comprised in Record of Titles: (Stage 3)**

Stage 2 Bal. Title, 13.25 ha.  
WS3A/1400, 7.7227 ha.

**Proposed Land Covenants**

Areas shown (P) to (S) are to be subject to land covenants to restrict building in these areas.

Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

**Proposed Building Sites**

Maximum floor area of 300m<sup>2</sup>.  
Ground level shown at centre.

Existing right (in gross) to transmit Electricity in favour of Westpower Ltd.  
Created by EI 5931577.1

**Hokitika River Bed**



**Notes:**

- This plan is prepared for the purpose of obtaining resource consent and does not constitute an offer of land.
- All metric measurements and areas are subject to land survey.
- Final Boundary and Easement measurements are to be determined by a registered surveyor.
- Building site ground levels are in terms of NZVD 2011.

**Surveying & Development Consulting Ltd.**  
 Phone: 0274902876 Email: chris@sdcitd.co.nz

**Forest Habitats Ltd.**  
 117 Arthurstown Road  
 Hokitika

**Subdivision Scheme Plan - Stage 3**

Project: Forest Habitats Ltd.  
 Drawing Title: Subdivision Scheme Plan - Stage 3

Original Size: A3 Original Scale: 1:3000 Date: 25 Aug. 2023 Job Number: 22008\_SP4

**Sheet 4 of 4**

Appendix 2 Landscape Proposal

# Appendix 2 - Landscape Proposal

ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS LIMITED  
 DO NOT SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR  
 TO COMMENCING ANY WORK.  
 INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE  
 PROPERTY OF RMM AND IS NOT TO BE PRODUCED WITHOUT THEIR PERMISSION.

REV	DATE	NOTES
A	29/08/2023	Revised for Discussion

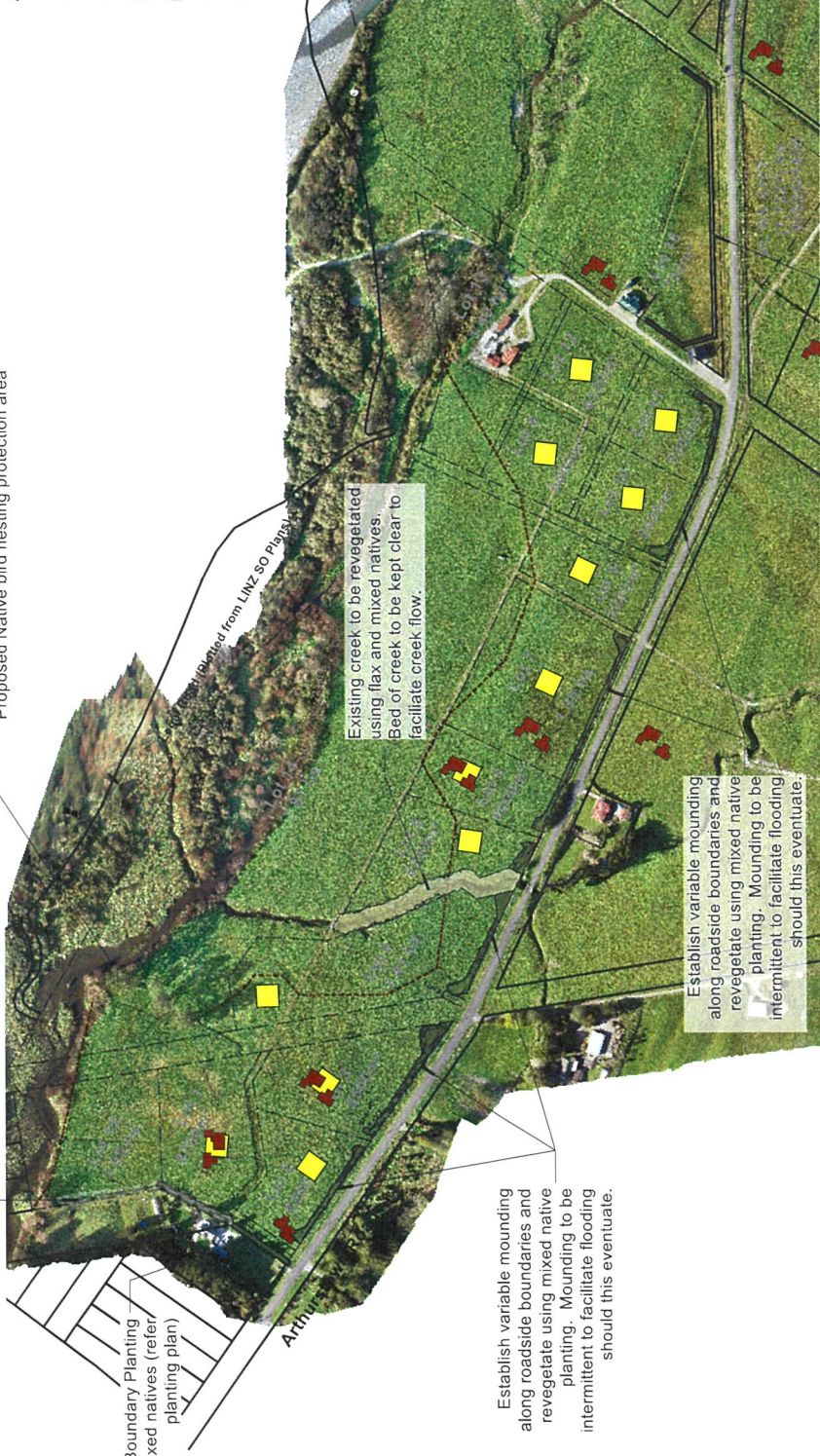


Proposed Native bird nesting protection area

Existing swale to be revegetated within proposed Lot 1

4m wide Boundary Planting using mixed natives (refer planting plan)

- Hypothetical location of permitted development
- Proposed location of building sites
- Existing swale
- Proposed mounding
- Mixed native planting (refer planting plan)
- Mixed swale and creek planting (refer planting plan)
- Proposed Native bird nesting protection area
- Proposed building restriction line



**RMM**  
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 WAIKANA  
 DUNEDIN  
 MILNEBUND  
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 LANDSCAPE ARCHITECTS  
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 +64 3 366 3266  
 +64 3 488 3792  
 info@rmm.co.nz

Subdivision Layout and Landscape  
 proposal  
 FOREST HABITATS LTD  
 PROPOSED SUBDIVISION

JOB No.	23146
SCALE	1:4000
DATE	29/08/2023
DESIGNED	RL
DRAWN	RL
CHECKED	
STATUS	for Resource Consent
DRAWING No.	
REVISION	A
L 1.0	
SERIES	
	1 of 2

Appendix 3 Plan of existing titles with baseline dwellings



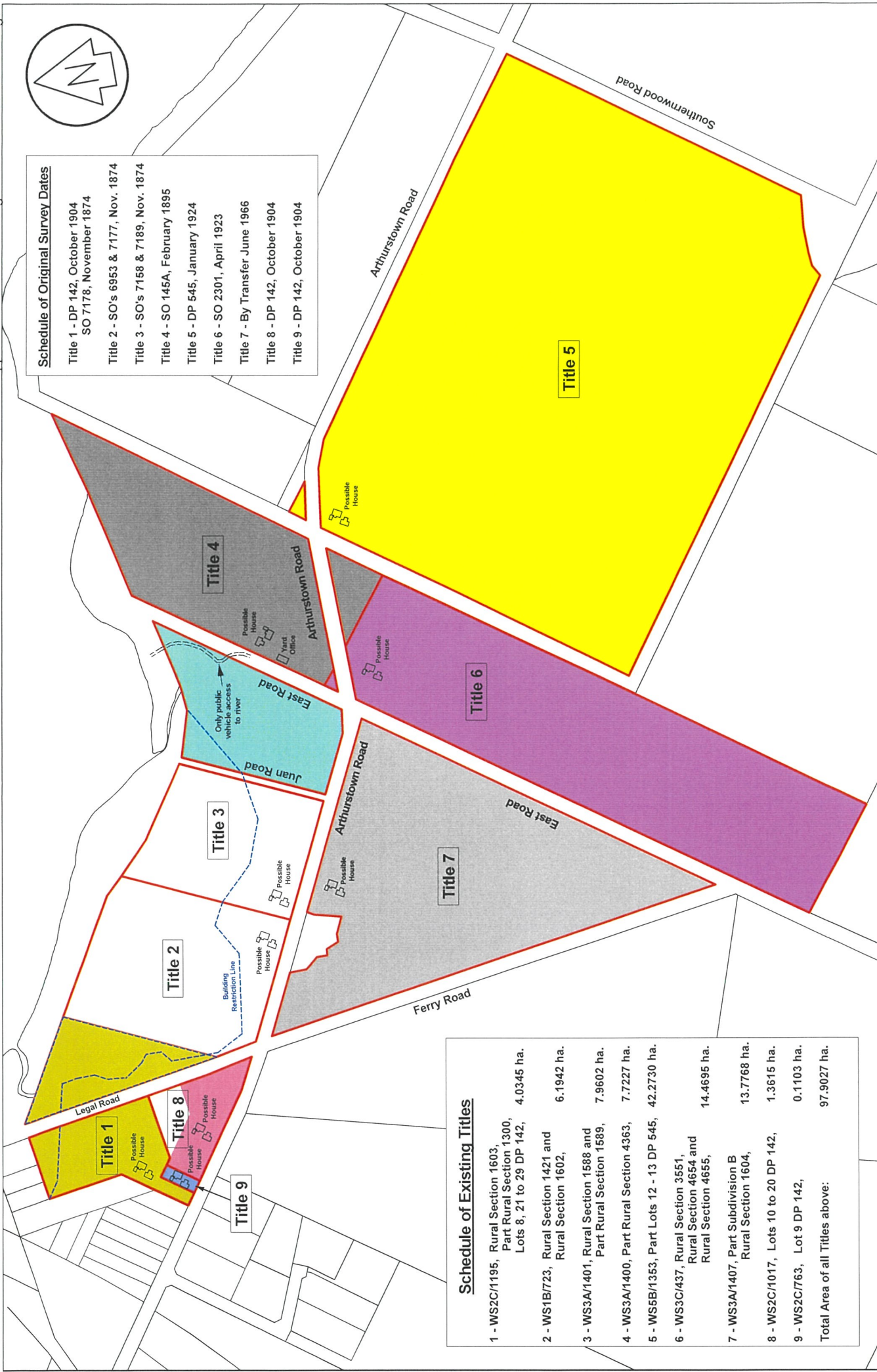


**Schedule of Original Survey Dates**

- Title 1 - DP 142, October 1904  
SO 7178, November 1874
- Title 2 - SO's 6953 & 7177, Nov. 1874
- Title 3 - SO's 7158 & 7189, Nov. 1874
- Title 4 - SO 145A, February 1895
- Title 5 - DP 545, January 1924
- Title 6 - SO 2301, April 1923
- Title 7 - By Transfer June 1966
- Title 8 - DP 142, October 1904
- Title 9 - DP 142, October 1904

**Schedule of Existing Titles**

- 1 - WS2C/1195, Rural Section 1603,  
Part Rural Section 1300,  
Lots 8, 21 to 29 DP 142, 4.0345 ha.
- 2 - WS1B/723, Rural Section 1421 and  
Rural Section 1602, 6.1942 ha.
- 3 - WS3A/1401, Rural Section 1588 and  
Part Rural Section 1589, 7.9602 ha.
- 4 - WS3A/1400, Part Rural Section 4363,  
Rural Section 1589, 7.7227 ha.
- 5 - WS5B/1353, Part Lots 12 - 13 DP 545,  
42.2730 ha.
- 6 - WS3C/437, Rural Section 3551,  
Rural Section 4654 and  
Rural Section 4655, 14.4695 ha.
- 7 - WS3A/1407, Part Subdivision B  
Rural Section 1604, 13.7768 ha.
- 8 - WS2C/1017, Lots 10 to 20 DP 142,  
1.3615 ha.
- 9 - WS2C/763, Lot 9 DP 142,  
0.1103 ha.
- Total Area of all Titles above: 97.9027 ha.



Drawing Title: **Plan of Existing 9 Titles with possible Houses**  
 Original Size: A3  
 Original Scale: 1:5000  
 Date: 4 April 2024  
 Job Number: 22008

Project:  
**Forest Habitats Ltd**  
 Arthurstown Road  
 Hokitika

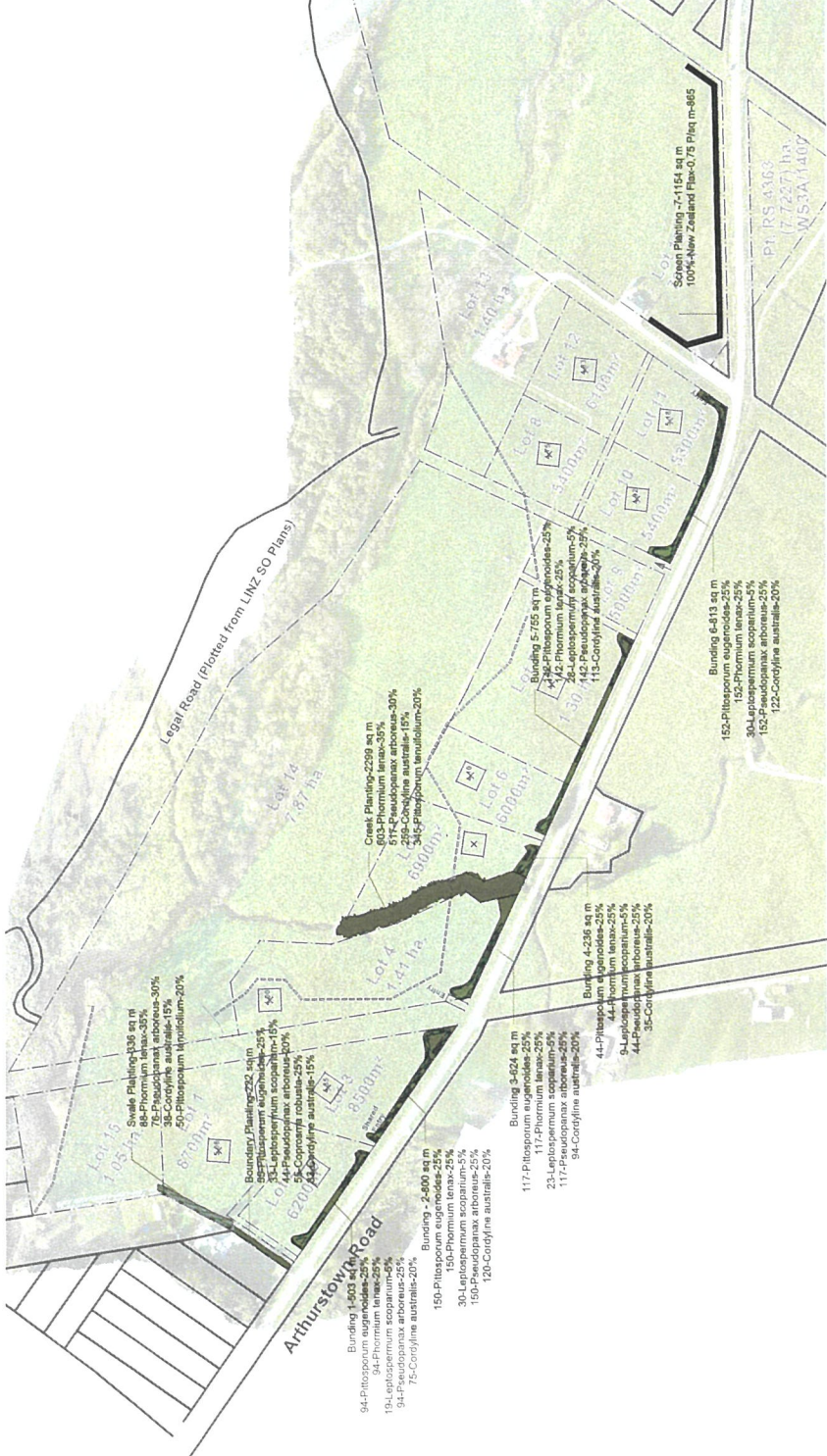
**Surveying & Development Consulting Ltd.**  
 Phone: 0274902876 Email: chris@sdcltd.co.nz

Appendix 4 Proposed Planting Plan

# Appendix 4 - Proposed Planting Plan

ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS LIMITED  
 DOES NOT SCALE. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR  
 TO COMMENCING ANY WORK.  
 INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE  
 PROPERTY OF ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS  
 AND IS NOT TO BE PRODUCED WITHOUT THEIR PERMISSION.

REV DATE NOTES  
 A 29/08/2023 Revised for Discussion



**RMM** ROUGH MILNE MITCHELL  
 LANDSCAPE ARCHITECTS  
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 144.3 974 7940  
 144.3 46 8000  
 144.27 488 8792  
 144.27 488 8792  
 rmm@rmm.co.nz  
 info@rmm.co.nz

## Proposed Planting Plan

CLIENT	FOREST HABITATS LTD
PROJECT	PROPOSED SUBDIVISION
JOB No.	23146
SCALE	1:4000
DATE	29/08/2023
DESIGNED	RL
DRAWN	RL
CHECKED	
STATUS	for Resource Consent
DRAWING No.	REVISION
L 2.0	A
SERIES	
1 of 2	

Code	Botanical Name	Common Name	Grade	Spacing m/cts	Quantity
Co a	Cordyline australis	Cabbage Tree/Ti Kouka	RT	1.5	889
Co ro	Coprosma robusta	Karamu	RT	1.5	55
Lesc	Leptospermum scoparium	Manuka	RT	1.5	173
PhTe	Phormium tenax	New Zealand Flax	root stock	1.5	2255
Pi e	Pittosporum eugenoides	Lemonwood/Tarata	RT	1.5	754
Pi 'W'	Pittosporum tenuifolium	Kohuhu	RT	1.5	395
Ps a	Pseudopanax arboreus	Five Finger	RT	1.5	1336
				0	0

## Appendix 5 Photo Montages

RMW

**Location Map**

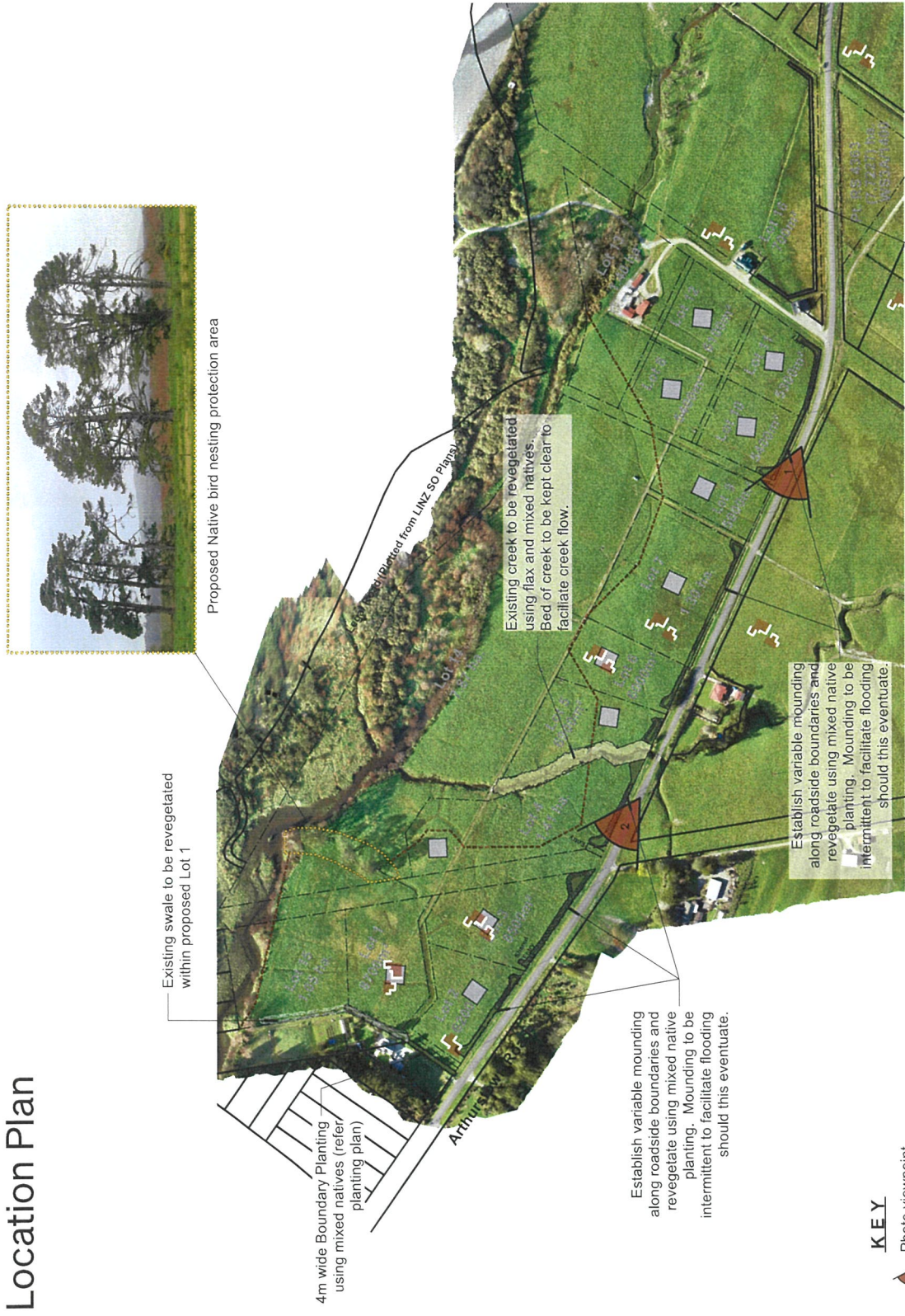
**Photo Viewpoint 1**

Existing site and permitted development  
Proposed development

**Photo Viewpoint 2**

Existing site and permitted development  
Proposed development

# Location Plan



## KEY

- Photo viewpoint
- Hypothetical location of permitted development
- Proposed location of building sites
- Existing swale
- Proposed mounding
- Mixed native planting (refer planting plan)
- Mixed swale and creek planting (refer planting plan)
- Proposed Native bird nesting protection area
- Proposed building restriction line

RMM

# Photo Viewpoint 1



A

A Existing site, as is  
B Permitted development



B



# Photo Viewpoint 1



A

- A Proposed development (indicative) - no screen planting
- B Proposed development (indicative) with vegetated mounding to screen dwellings



B

# Photo Viewpoint 2



A

Existing site, as is  
Permitted development



B

# Photo Viewpoint 2



A Proposed development (indicative) - no screen planting  
B Proposed development (indicative) with vegetated mounding to screen dwellings



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Auckland CBD, Auckland 1010  
info@rmmia.co.nz

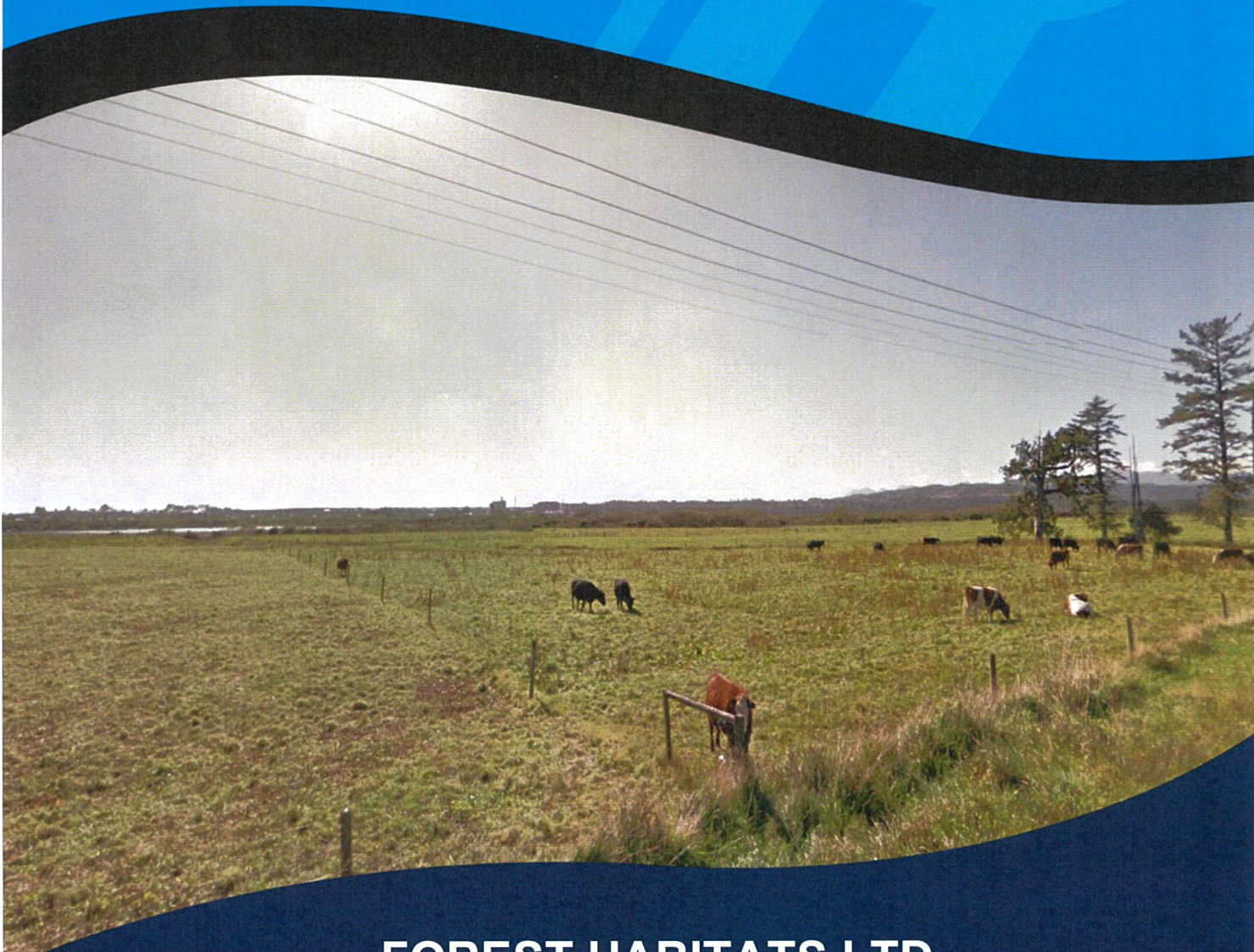
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+64 3 974 7940

# RMM

Appendix 6      Hutchinsons Engineering Report



**FOREST HABITATS LTD**

**117 ARTHURSTOWN ROAD,**  
**HOKITIKA**

Prepared for Forest Habitats Ltd

September 2023 Ref L24312c Rev B



**Hutchinson**  
CONSULTING ENGINEERS

**Forest Habitats Ltd**

**Engineering Report**  
**12 Lot Rural Residential Subdivision**

**117 Arthurstown Road**  
**Hokitika**

Prepared by Matt Symons  
**ENGINEER**

Hutchinson Consulting Engineers Ltd  
P O Box 150, Orewa 0946  
154 Centreway Road, Orewa 0931

Reviewed by Paige Farley  
**CIVIL MANAGER**

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Approved by Ian Hutchinson  
**MANAGING DIRECTOR**

**Date** 07 September 2023  
**Status** Version 3

## Contents

1.0	Introduction	Page 3
2.0	Site	Page 3
3.0	Earthworks	Page 4
4.0	Nominated Building Platforms	Page 4
5.0	Stormwater	Page 4
6.0	Potential Inundation	Page 4
7.0	Roading	Page 6
8.0	Summary	Page 6

## **Appendix**

- Appendix A: Hokitika River Flood Modelling – Debris Level Nov 2018 Flood Event
- Appendix B: Hokitika River Flood Modelling – Peak Depth Map
- Appendix C: Hokitika River Flood Modelling – Hazard Map
- Appendix D: Hutchinson Consulting Engineers Drawings



Our Ref: L24312c Rev B

07 September 2023

MacDonell Consulting Ltd  
17 Cliffs Road  
St Clair  
Dunedin 9012

Dear Barry

**RE: 12 LOT RURAL RESIDENTIAL SUBDIVISION AT 117 ARTHURSTOWN ROAD,  
HOKITIKA  
FOR FOREST HABITATS LTD**

## **1.0 Introduction**

Further to your request, this office has investigated the engineering requirements for the proposed rural residential subdivisional development at 117 Arthurstown Road, Hokitika.

This updated version of the original report has been provided to comment on a revised scheme layout in which all 12 new lots include a nominated building platform.

It is proposed to subdivide the existing block to include 12 new buildable lots varying in size from 5,000 m<sup>2</sup> to 14,100 m<sup>2</sup> from the underlying parcels of land. The proposed lots are serviced from Arthurstown Road and East Road.

## **2.0 Site**

The 19 hectare (or there-about) site is located on the northern side of Arthurstown Road approximately 1.0 km east of its intersection with Ruatapu Road (SH6), Hokitika. The property is on the southern side of the Hokitika river mouth. The site comprises pastoral grazing and is relatively level at an elevation of between around RL3.0m and RL5.0m. The site drains gently towards the north to the Hokitika River. The site is subject to flood inundation during peak river flood flows.



### 3.0 Earthworks

As part of the proposed development, a flood free building platform will be created on each lot in a nominated location once titles have issued. Based on the flood flow analysis detailed in Section 6.0 of this report the peak flood flow is expected to reach a maximum elevation of around RL5.5m. The building platforms should be constructed to at least this elevation.

Given that the natural ground levels around the proposed platform locations vary from around RL4.0m to RL5.2m earth filling will be required to form a 17.5m x 17.5m flood free building platform to a minimum elevation of RL5.5m on each lot.

Borrow material to form each platform should be sourced from within the flood plain extents to achieve a neutral effect on the current flood storage.

### 4.0 Nominated Building Platforms

The nominated building platforms will comprise a 17.5m x 17.5m level platform with 1v : 8h earth fill batters grading down to existing ground levels.

Below is a table outlining the proposed building platform level and fill volumes required to construct the platform:

Lot Number	Existing Ground Level at Platform Location (m)	Fill Depth to Achieve RL5.5m Platform (m)	Fill Volume (m <sup>3</sup> ) (level to nearest 0.1m)
1	5.08	0.42	172.0
2	4.59	0.91	551.0
3	4.35	1.15	887.0
4	4.00	1.50	1316.0
5	4.00	1.50	1316.0
6	4.10	1.40	1161.0
7	4.43	1.07	765.0
8	4.75	0.75	459.0
9	4.48	1.02	653.0
10	4.92	0.58	300.0
11	5.18	0.32	119.0
12	4.83	0.67	375.0
<b>Total Volume</b>			<b>8074.0</b>

Table 1: Building Platform Earthworks

### 5.0 Stormwater

The only stormwater works to be completed on the site is the installation of the roadside culvert crossings to accommodate the new entranceways into the individual lots and the clearing out of original farm drains to improve surface drainage.

### 6.0 Potential Inundation

We have reviewed the West Coast Regional Council report Hokitika River Hydraulic Modelling and Flood Hazard Mapping dated 10th June 2020.

[https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/Westland%20District/Hokitika/2020\\_LRS\\_Hokitika%20River\\_Hydraulic%20modelling%20and%20flood%20hazard%20mapping\\_v2-10-12-2020%20optimized%20for%20web.pdf](https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/Westland%20District/Hokitika/2020_LRS_Hokitika%20River_Hydraulic%20modelling%20and%20flood%20hazard%20mapping_v2-10-12-2020%20optimized%20for%20web.pdf)

Assuming Scenario 6 for the flood mapping reporting, 100 Year, Climate Change Scenario RCP6.0 (2100), 1m Sea Level rise including 400mm of storm surge the site will be in the range of around existing ground level to around 2m below water during the peak flood flow events.

The topographical survey plan of this site prepared by Chris J Coll Surveying Ltd indicates the majority of the site is around RL3.0m to RL5.0m. The Hokitika River Flood Modelling report indicates that the November 2018 Flood Debris Levels in the vicinity of the site were to an elevation of RL4.83 (refer Appendix A), essentially a good part of the subdivision site remained flood free during this storm. Refer attached engineering plan A3-24312 RC GE-04.

The reason for the conservative flood free building platform level of RL5.5m is that the flood modelling takes into effect sea level rise, global warming and storm surge contemporaneously.

The 1 in 100 year event including climate change (2100) RCP Scenario 6.0 with a 1m sea level rise and 0.4m Storm Surge the site inundates to 0.0m to 2.0m flood depth, refer Appendix B.

The flood depth model has been superimposed over the topographical model of the proposed subdivision and flood elevations typically range from around RL4.5m at the western end of the proposed development to around RL5.5m at the eastern end of the proposed development. There are outlier peaks of up to around RL6.0m in certain areas however this is not representative of the RL5.5m average over the site.

Flood free building platforms should be constructed to a minimum elevation of RL5.5m. Finished floor levels of habitable space should be set no lower than RL6.0m however all future building sites should be assessed at the time of building consent to ensure the higher modelled flood levels above RL5.5 are not applicable to that particular site. Finished floor levels of future habitable dwellings should be constructed no lower than 500mm above the inundation level for that particular site.

The same flood modelling report defines flood risk on the Hazard Map for most of the site as H1 and H2, generally safe for vehicles, people buildings, and unsafe for small vehicles respectively, refer Appendix C.

Given the inundation potential for the site and intended use the proposed development is appropriate and the potential flood risk to the activity is low particularly given the building sites will be elevated above the flood risk.

This office has prepared an existing ground level above RL4.0m plan, refer A3-24312 RC GE-07. This plan indicates the land area that is most suitable for development to provide platform levels to a minimum elevation of RL5.5m.

Although the imperviousness of the future sites will increase from pasture to portions of increased impermeability, any adverse effect will be mitigated in that the site is at the lowest portion of the catchment close to the discharge point and any analysis of increased discharge would be offset by the flood plain evident in any peak flood flow event bring discharged before the time of concentration is reached. Imperviousness has little effect if the site is theoretically already flooded also.

## 7.0 Roading

The proposed subdivisional development will be serviced from Arthurstown Road and East Road, Arthurstown Road is formed and sealed however East Road is unsealed. East Road should be upgraded to a sealed standard to the entrance to the proposed Lot 12.

The roadway will be constructed to a 500mm deep roading pavement, 200mm compacted depth of basecourse over 300mm compacted depth of subbase over a subgrade with a CBR of at least 3.

## 8.0 Summary

The site is suitable for its intended use provided flood free building platforms are constructed to a minimum elevation of RL5.5m and any future habitable space is constructed no lower than RL6.0m.

Consideration should be given to certain areas of the site where theoretical flood levels are above RL5.5m and the minimum finished floor levels adjusted accordingly.

We trust this meets with your approval.

Yours faithfully,

**HUTCHINSON CONSULTING ENGINEERS LTD**

Prepared by

  
Matt Symons  
**ENGINEER**

Reviewed by

  
Paige Farley  
**CIVIL MANAGER**

Approved by

  
Ian Hutchinson  
**MANAGING DIRECTOR**

**APPENDIX A**  
Hokitika River Flood Modelling – Debris Level November 2018 Flood Event



**Legend**

- Debris Levels (Nov 2018)

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








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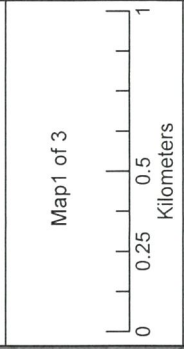
MAP TITLE Recorded Debris Levels from November 2018 Flood Event

PROJECT  
**Hokitika River Flood Modelling**

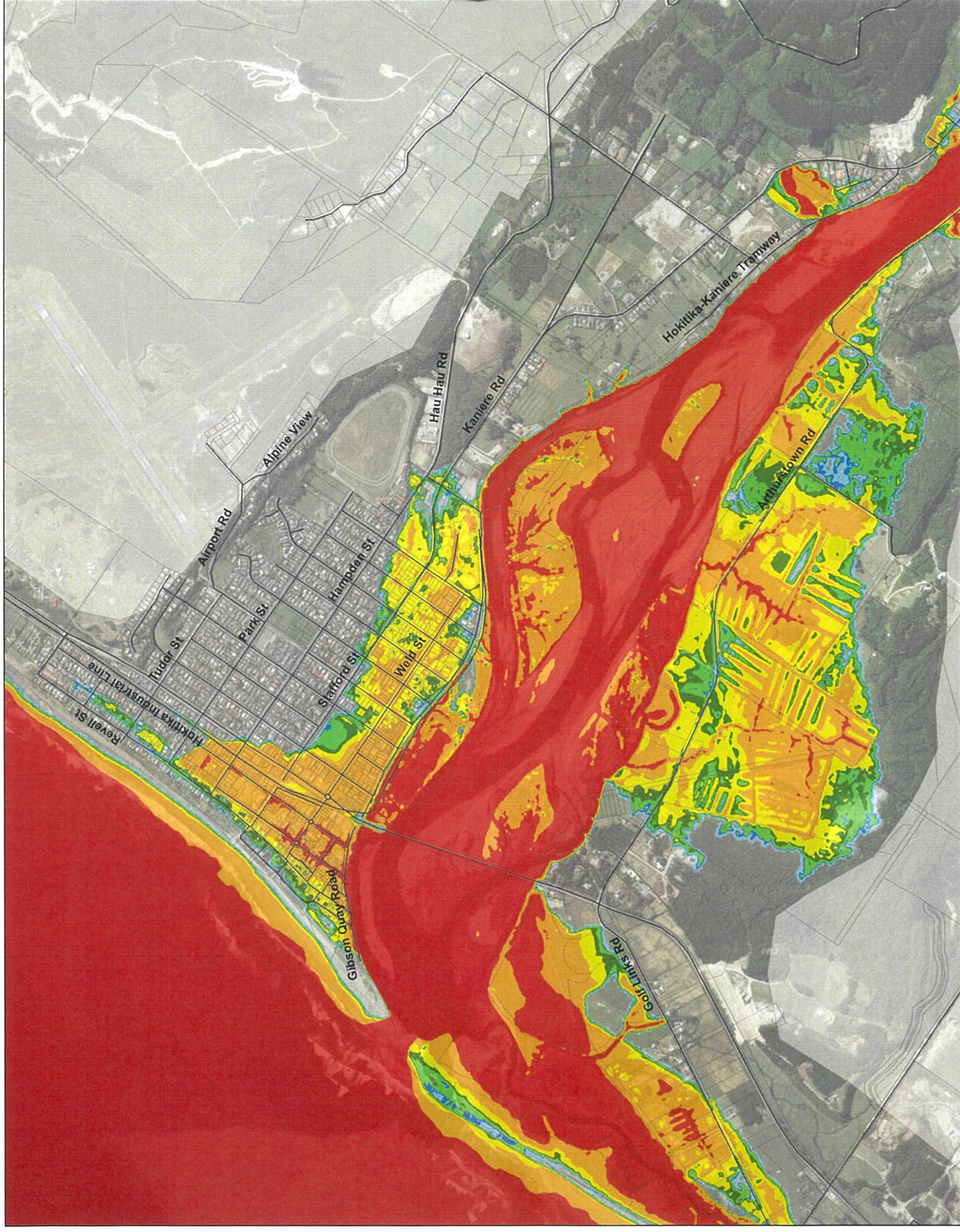
**APPENDIX B**  
Hokitika River Flood Modelling – Peak Depth Map

# Legend

-  Roads
-  Property Boundary
- Peak Depth (m)**
-  0
-  0 - 0.05
-  0.05 - 0.1
-  0.1 - 0.3
-  0.3 - 0.5
-  0.5 - 1
-  1 - 2
-  2+



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PROJECT <b>Hokitika River Flood Modelling</b>	MAP TITLE <b>1 in 100 year event including climate change (2100) RCP Scenario 6.0, 1m Sea Level Rise, 0.4m Storm Surge</b>		REVISION <b>01</b>	DATE <b>02 June 2020</b>
			A3 SCALE <b>1:16,000</b>	AUTHOR <b>Matthew Gardner</b>



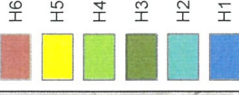
**APPENDIX C**  
Hokitika River Flood Modelling – Hazard Map

# Legend

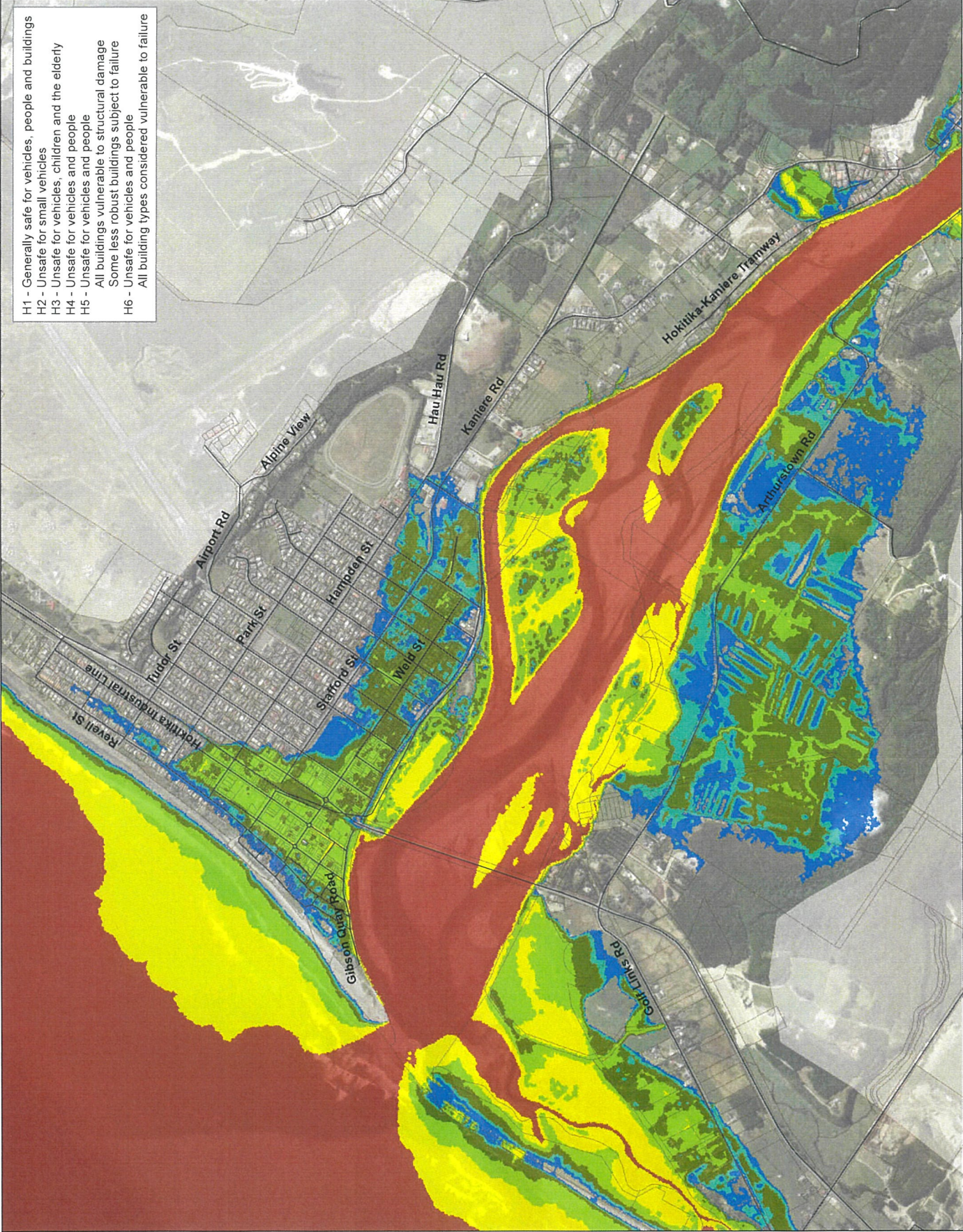
— Roads

— Property Boundary

## Hazard Category



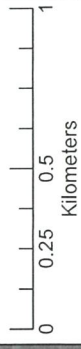
- H1 - Generally safe for vehicles, people and buildings
  - H2 - Unsafe for small vehicles
  - H3 - Unsafe for vehicles, children and the elderly
  - H4 - Unsafe for vehicles and people
  - H5 - Unsafe for vehicles and people
  - H6 - Unsafe for vehicles and people
- All buildings vulnerable to structural damage  
 Some less robust buildings subject to failure  
 All buildings types considered vulnerable to failure



**LANDDRIVERSEA**  
CONSULTING

**THE WEST COAST**  
REGIONAL COUNCIL

Map 1 of 3



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REVISION	DATE
01	10 December 2020
A3 SCALE	AUTHOR
1:16,000	Matthew Gardner

**MAP TITLE** HAZARD MAP  
 1 in 100 year event including climate change (2100)  
 RCP Scenario 6.0, 1m Sea Level Rise, 0.4m Storm Surge

**PROJECT**  
 Hokitika River Flood Modelling

**APPENDIX D**  
Hutchinson Consulting Engineers Drawings

# FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA

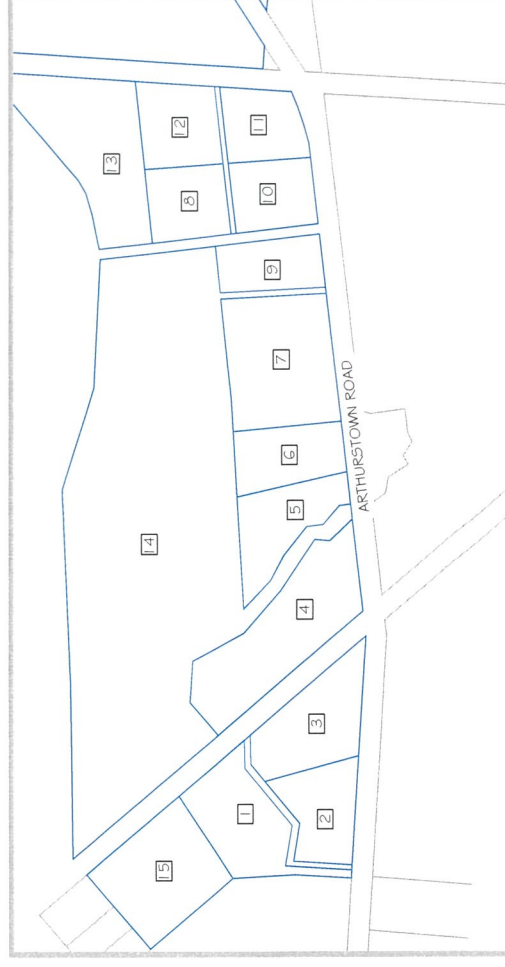


## DRAWINGS - GE

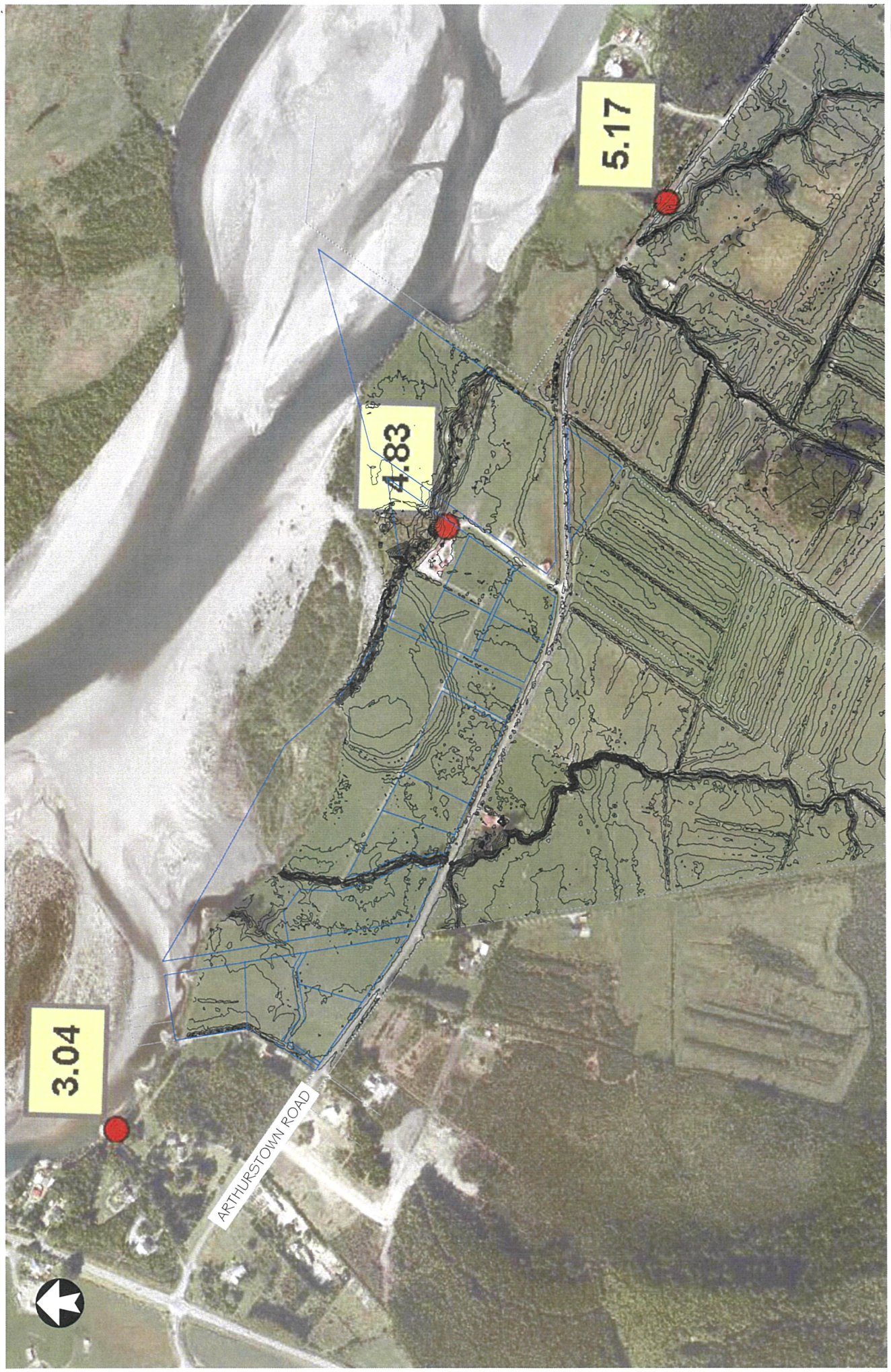
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- 02 HOKITIKA RIVER DEBRIS LEVELS (2018)
- 03 HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 1 OF 2
- 04 HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 2 OF 2
- 05 117 ARTHURSTOWN BLOCK - HOKITIKA RIVER PEAK FLOOD DEPTHS
- 06 117 ARTHURSTOWN BLOCK - HOKITIKA RIVER PEAK FLOOD LEVELS (100m GRID)
- 07 EXISTING GROUND LEVEL ABOVE RL 4.0m
- 08 EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 1 OF 2
- 09 EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 2 OF 2



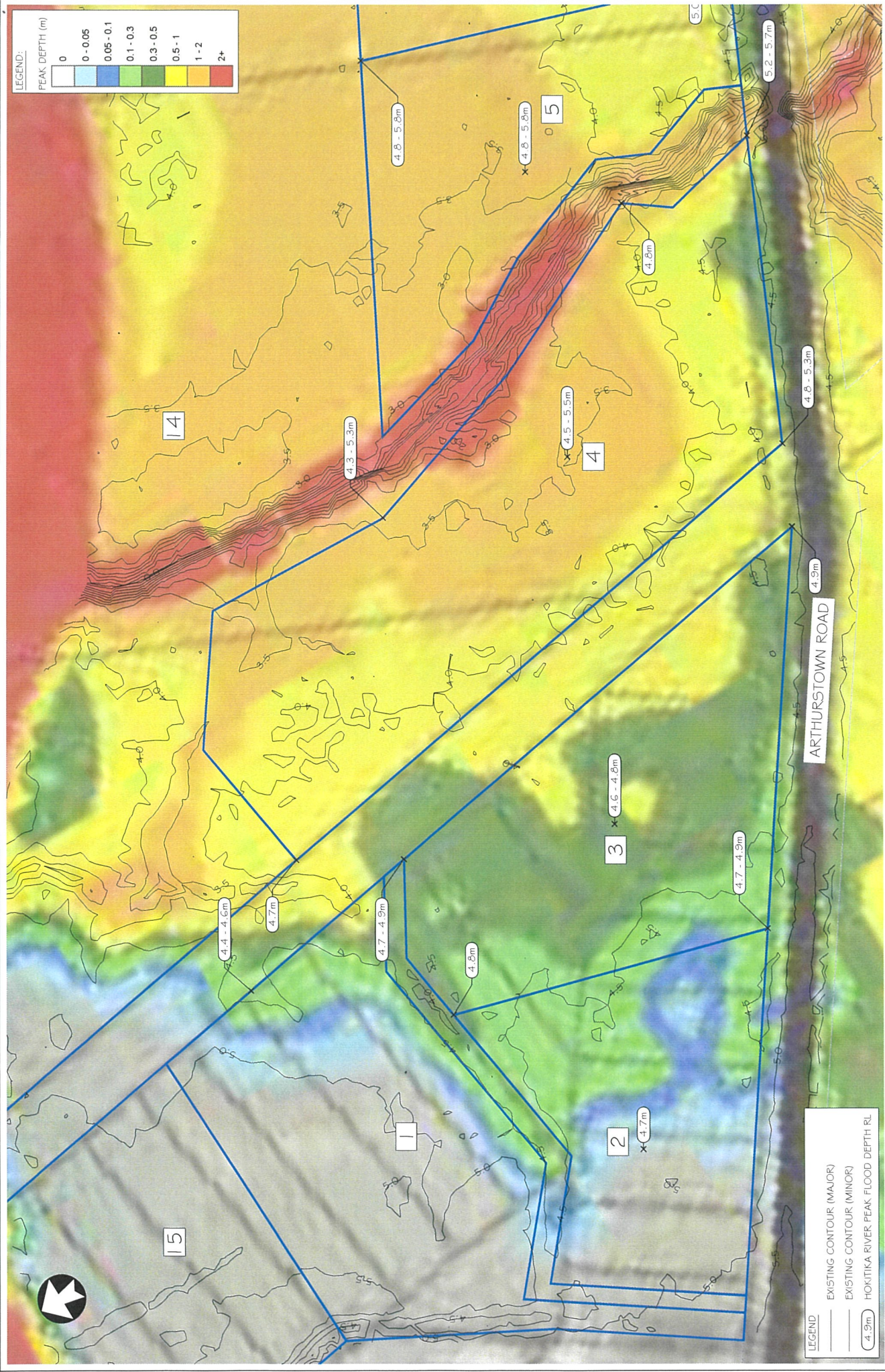
FOR RESOURCE CONSENT ONLY  
NOT FOR CONSTRUCTION



24312 GE-01  
OCTOBER 2022



No.	Revision	Drawn	Chk.	Appd.	Date
<p>154 Centreway Road, Orewa 0931 Ph. 09 426 5702 www.hc.co.nz</p>					
Design		M. SYMONS	OCT 2022		
Drawn		M. SYMONS	OCT 2022		
Checked		P. FARLEY	OCT 2022		
Approved		L. HUTCHINSON	OCT 2022		
Scale		1:5000 @ A3			
Scale vert. exp.					
Project: FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA					
Title: HOKITIKA RIVER DEBRIS LEVELS (2018)					
Job No. A3-24312 RC					Rev. -
					Sheet No. GE-02



LEGEND

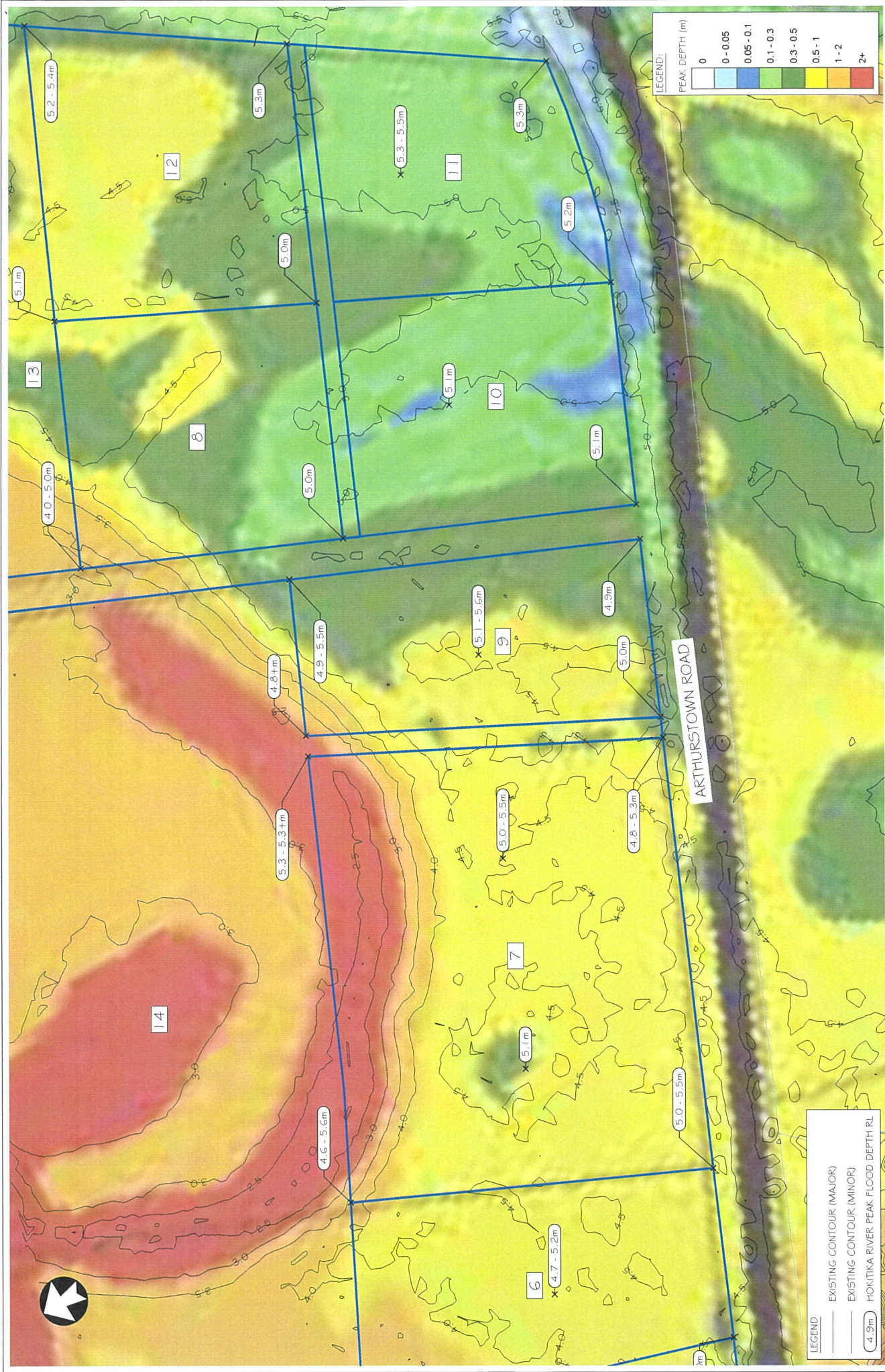
— EXISTING CONTOUR (MAJOR)

— EXISTING CONTOUR (MINOR)

— HOKITIKA RIVER PEAK FLOOD DEPTH RL

4.9m

No.	Revision	Drawn	Chk.	Appd.	Date
<p><b>Hutchinson</b>          CONSULTING ENGINEERS</p> <p>PO Box 150, Okevo 0846          154 Centreway Road, Okevo 0831          Ph. 09 476 5702 www.hc.co.nz</p>					
Design		M. SYMONS	OCT 2022		
Drawn		M. SYMONS	OCT 2022		
Checked		P. FARLEY	OCT 2022		
Approved		L. HUTCHINSON	OCT 2022		
Scale		1:1000 @ A3			
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<p>Project: FOREST HABITATS LTD          PROPOSED SUBDIVISION          117 ARTHURSTOWN ROAD          HOKITIKA</p>					
<p>Title: HOKITIKA RIVER PEAK FLOOD DEPTHS -          SHEET 1 OF 2</p>					
<p>Job No: A3-24312 RC</p>					
<p>Rev: -</p>					
<p>Sheet No: GE-03</p>					

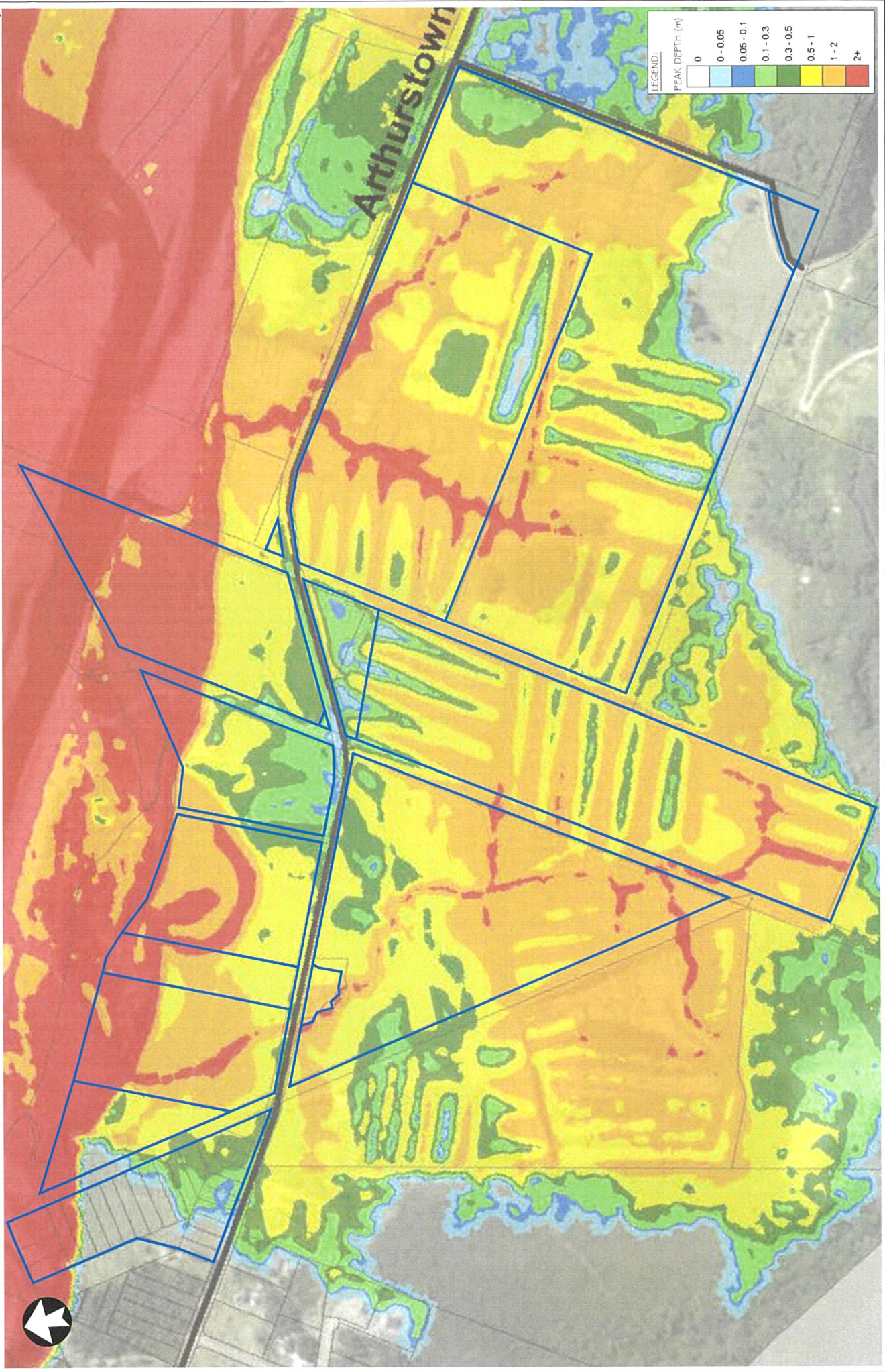


<b>Project</b> FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA		<b>Title</b> HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 2 OF 2		<b>Sheet No.</b> GE-04	
<b>Design</b> M. SYMONS OCT 2022		<b>Checked</b> P. FARLEY OCT 2022		<b>Job No.</b> A3-24312 RC	
<b>Approved</b> I. HUTCHINSON OCT 2022		<b>Scale</b> 1:1000 @ A3		<b>Rev.</b> -	
<b>Scale</b> Scale vert. exp.		<b>Scale</b> Scale vert. exp.		<b>Rev.</b> -	

HUTCHINSON  
 154 Centenary Road, Greymouth 6846  
 Ph. 09 425 5702 www.hut.co.nz

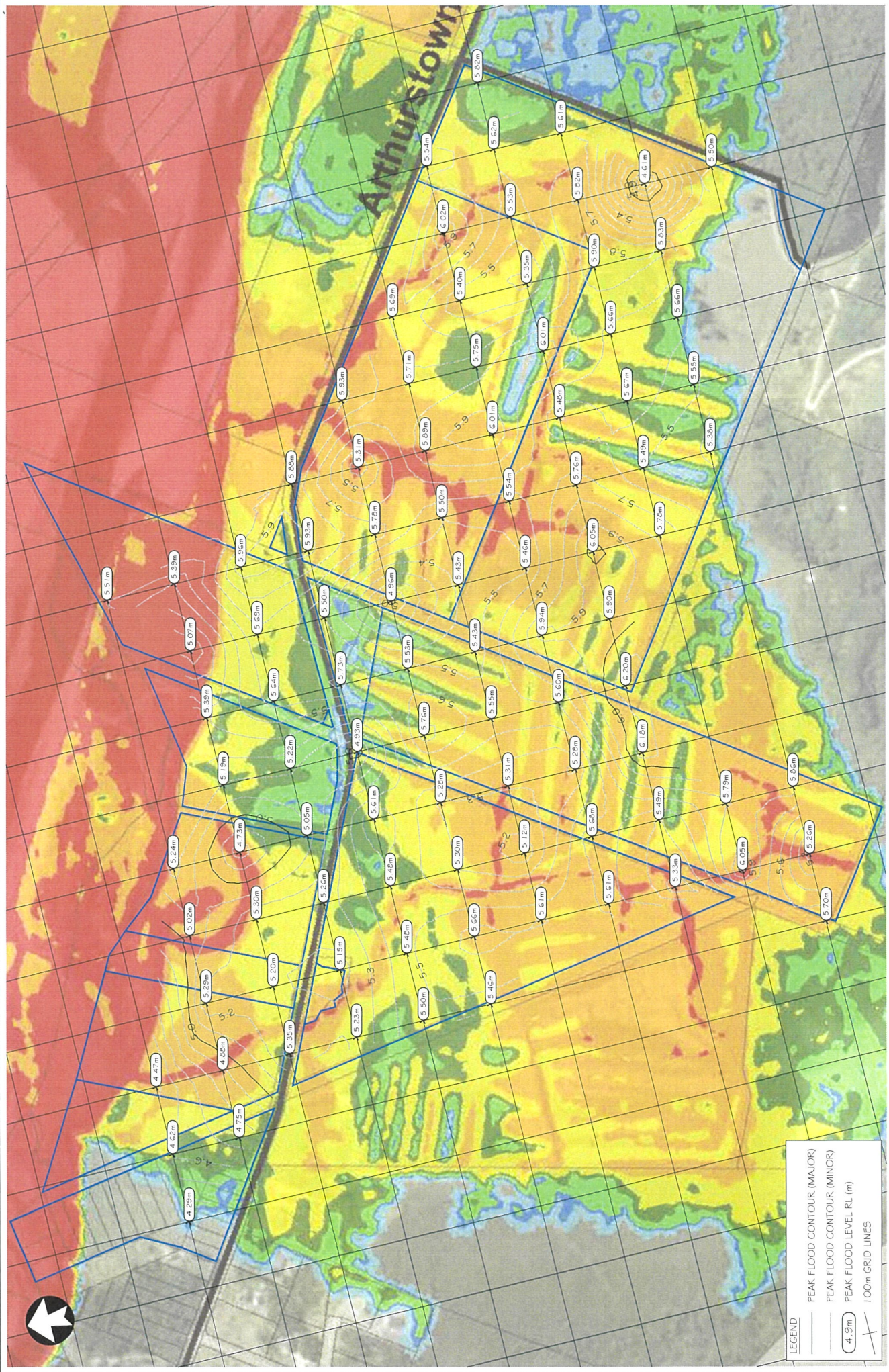
No.	Revisions	Drawn	Chk.	Appd.	Date

**LEGEND**  
 — EXISTING CONTOUR (MAJOR)  
 — EXISTING CONTOUR (MINOR)  
 — HOKITIKA RIVER PEAK FLOOD DEPTH RL  
 (4.9m)



No.	Revision	Drawn	Chk.	Appd.	Date	 HUTCHINSON JUST THE RIGHT FITS 90 Box 150, Orewa 0946 154 Centaway Road, Orewa 0931 Ph. 09 425 5702 www.hcc.co.nz	Design	M. SYMONS	OCT 2022	Project <b>FOREST HABITATS LTD</b> PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA	Title <b>117 ARTHURSTOWN BLOCK - HOKITIKA</b> RIVER PEAK FLOOD DEPTHS	Sheet No. <b>GE-05</b>
							Drawn	M. SYMONS	OCT 2022			
		Checked	P. FARLEY	OCT 2022			Approved	I. HUTCHINSON	OCT 2022			
		Scale	1:5000 @ A3									
		Scale vint. exap.										





**LEGEND**

- PEAK FLOOD CONTOUR (MAJOR)
- PEAK FLOOD CONTOUR (MINOR)
- PEAK FLOOD LEVEL RL (m)
- 100m GRID LINES

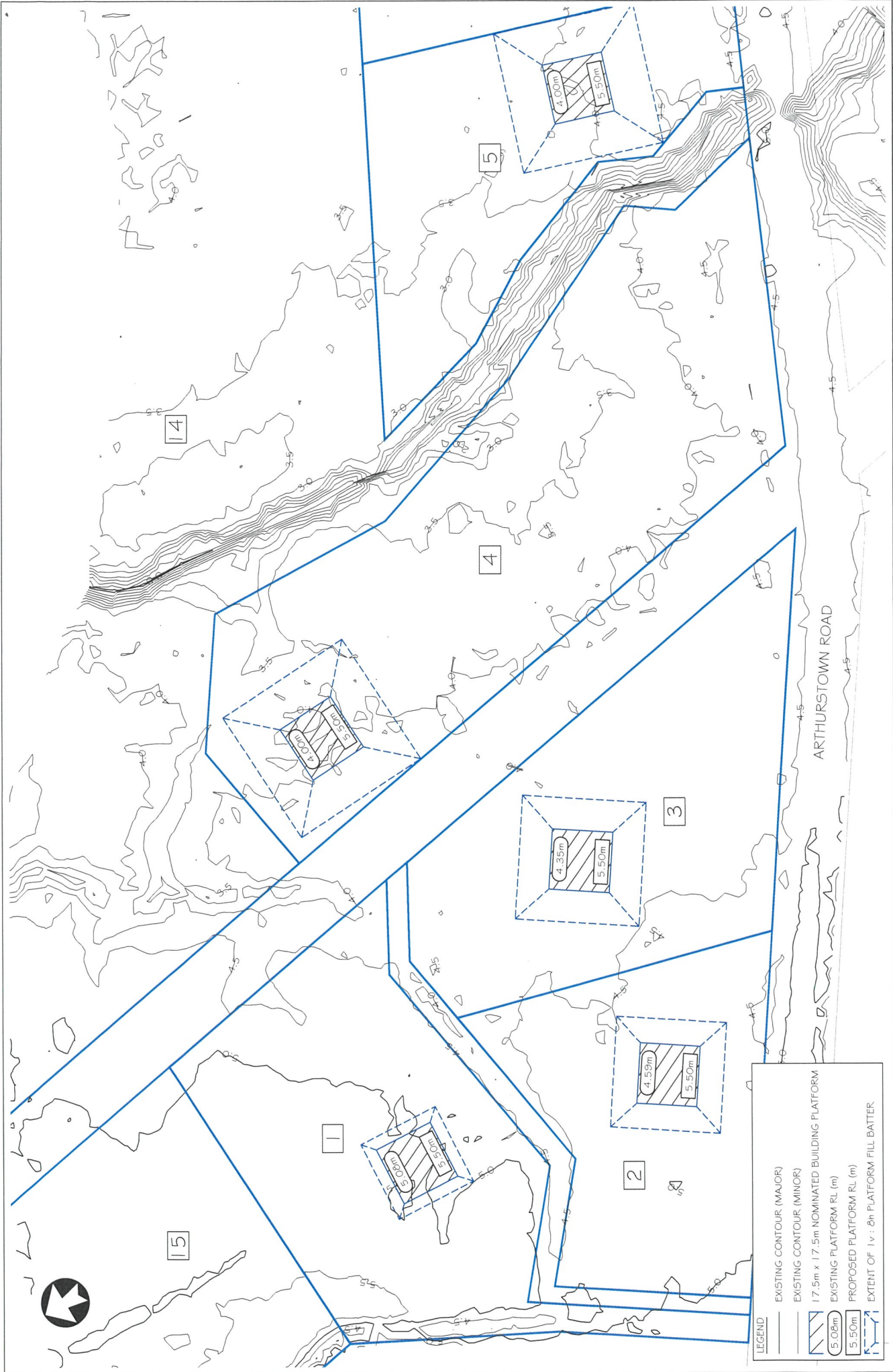
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Design	M. SYMONS	OCT 2022			
Drawn	M. SYMONS	OCT 2022			
Checked	P. FARLEY	OCT 2022			
Approved	L. HUTCHINSON	OCT 2022			
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<p><b>Project</b>          FOREST HABITATS LTD          117 ARTHURSTOWN ROAD          HOKITIKA</p>					
<p><b>Title</b>          117 ARTHURSTOWN BLOCK - HOKITIKA          RIVER PEAK FLOOD LEVELS          (100m GRID)</p>					
<p>Job No. <b>A3-24312 RC</b></p>					
<p>Sheet No. <b>GE-06</b></p>					
<p>Rev. <b>-</b></p>					



**LEGEND**

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING GROUND LEVEL RL 4.0m & ABOVE

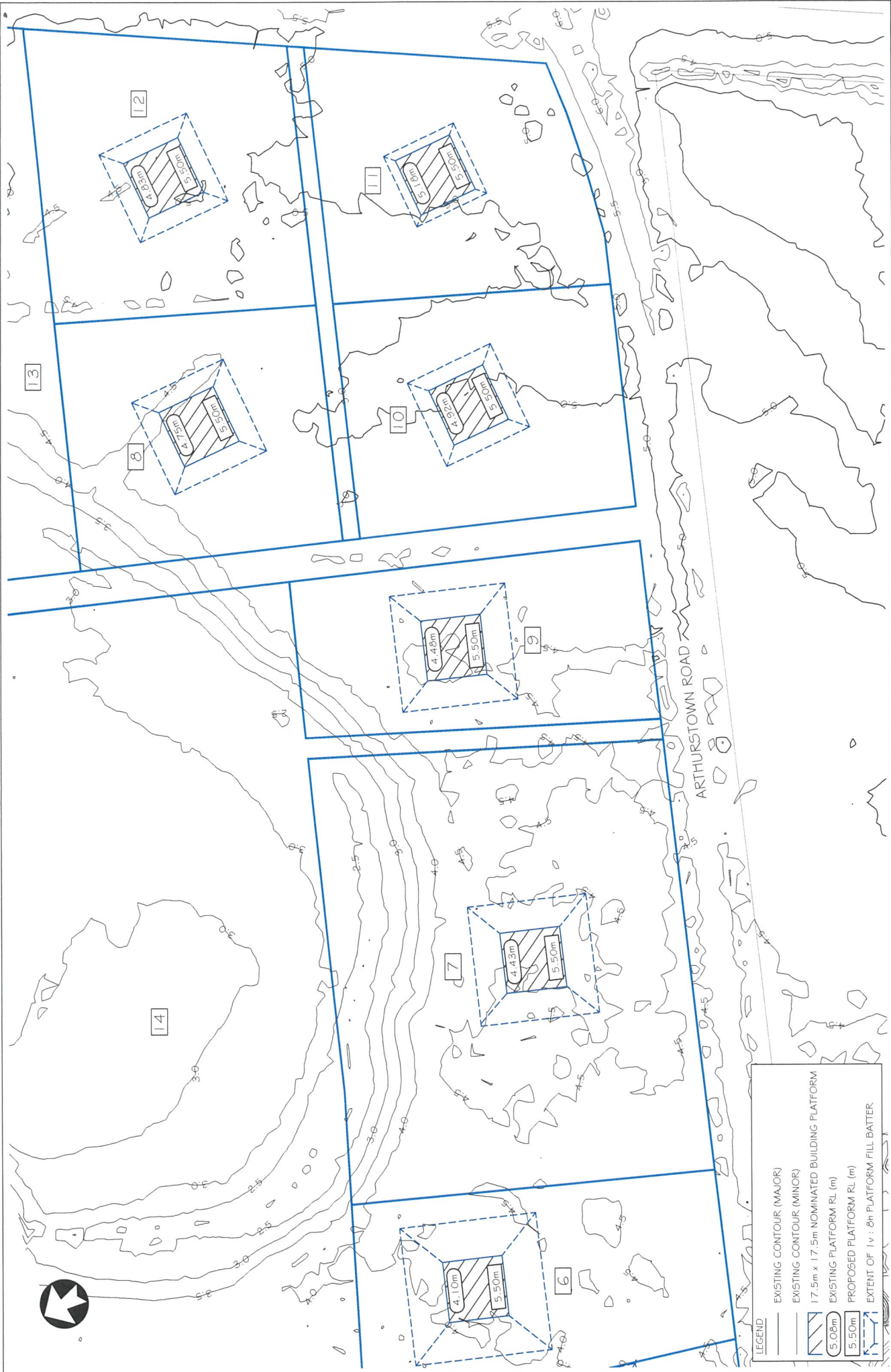
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Drawn		M. SYMONS	OCT 2022		
Checked		P. FARLEY	OCT 2022		
Approved		I. HUTCHINSON	OCT 2022		
Scale		1:5000 @ A3			
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<b>Project:</b> FOREST HABITATS LTD 117 ARTHURSTOWN ROAD HOKITIKA					
<b>Title:</b> EXISTING GROUND LEVEL ABOVE RL 4.0m					
Job No. <b>A3-24312 RC</b>					
Sheet No. <b>GE-07</b>					
Rev. <b>-</b>					



**LEGEND**

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- 17.5m x 17.5m NOMINATED BUILDING PLATFORM
- 5.00m EXISTING PLATFORM RL (m)
- 5.50m PROPOSED PLATFORM RL (m)
- EXTENT OF 1v : 8h PLATFORM FILL BATTER

No.	Revision	Drawn	Chk.	Apprd.	Date
 HUTCHINSON CONSULTING ENGINEERS 90 Buxton Ave, Orewa 0646 Ph: 09 425 5702 www.hcc.co.nz					
		Design	M. SYMONS	SEP 2023	
		Drawn	M. SYMONS	SEP 2023	
		Checked	P. FARLEY	SEP 2023	
		Approved	I. HUTCHINSON	SEP 2023	
		Scale	1:1000 @ A3		
		Scale vert. exap.			
Project: FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA					
Title: EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 1 OF 2					
				Job No.	A3-24312 RC
				Sheet No.	GE-08
				Rev.	-



**LEGEND**

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- 17.5m x 17.5m NOMINATED BUILDING PLATFORM
- EXISTING PLATFORM RL (m)
- PROPOSED PLATFORM RL (m)
- EXTENT OF 1v : 2h PLATFORM FILL BATTER

No.	Revision	Drawn	Chk.	Apprd.	Date
 90 Box 160, Orewa 0646 154 Centenary Road, Orewa 0931 Ph. 09 425 5702 www.hcc.co.nz					
Design	M. SYMONS	SEP 2023			
Drawn	M. SYMONS	SEP 2023			
Checked	P. FARLEY	SEP 2023			
Approved	I. HUTCHINSON	SEP 2023			
Scale	1:1000 @ A3				
Project: FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA					
Title: EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 2 OF 2					
Job No. A3-24312 RC					
Sheet No. GE-09					

Appendix 7      Covenant Consent Condition

*The consent holder must arrange for a land covenant document to be submitted to WDC's Subdivisions Advisor for approval. This document shall as a minimum contain and specify the following clause:*

- The Covenantor shall not take any type of enforcement action under the Resource Management Act 1991 or any other applicable legislation against any permitted or lawfully established activities operating on the Benefited Land in accordance with the relevant rules in the Relevant Authority's district plan, or the conditions of any relevant consent, including but not limited to Resource Consent number 220080 for the construction and operation of an industrial storage yard and office on the Benefited Land.*

*The consent holder must provide evidence to WDC's Subdivisions Advisor that this covenant has been registered on Records of Title WS3A/1401 and WS1B/723 (as Burdened Land) and Record of Title WS3A/1400 (as Benefited Land), prior to the s224(c) certificate being issued.*



## Te Tai o Poutini Proposed Plan

The site is zoned General Rural Zone (GRUZ) in the TTPP.

**RURAL ZONES / RELEVANT OBJECTIVES & POLICIES**

## RURZ O1

This objective seeks to maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting a productive rural working environment.

## RURZ O2

This objective provides for low density rural lifestyle living on the outskirts of settlements.

## RURZ O3

This objective seeks to maintain the distinctive rural character and amenity of West Coast settlements.

## RURZ O4

This objective provides for the expansion of existing settlements, where hazard risk can be managed.

## RURZ O6

This objectives requires on-site servicing for this type of rural subdivision.

## RURZ P1

This policy seeks to enable a range of activities in the zone, while maintaining rural amenity and character. Of particular relevance in this proposal, outside of settlements, activities should;

- For buildings and structures have a bulk and location that is characteristic of rural environments.
- Maintain privacy and rural outlook for residential buildings.
- Be compatible with existing development and the surrounding area.
- Have appropriate setbacks from the road and significant natural and cultural features.

## RURZ P2

This policy provides for new housing opportunities in locations that do not pose a significant risk to life, safety and property damage from natural hazards.

## RURZ P4

This policy provides for rural lifestyle development on the outskirts of towns and settlements, which should be large lots with on-site servicing.



#### RURZ P5

This policy seeks to avoid locating non-agricultural activities outside of highly productive locations.

#### RURZ P7

Recognise that where non rural activities are located in rural areas, this should not be to the detriment of the effective function of towns and settlements, or to avoid the costs of connection to community funded infrastructure.

#### RURZ P11

Subdivision in this zone should recognise the rural character and form of the General Rural Zone.

#### RURZ P15

New development should be designed and located with sufficient buffers so that existing rural uses and consented activities are not unreasonably compromised by the proximity of sensitive neighbouring activities.

### **SUBDIVISION / RELEVANT OBJECTIVES & POLICIES**

#### SUB O1

This objective provides for development that is compatible with the purpose, character and qualities of the General Rural Zone.

#### SUB O2

This objective provides for development that will not adversely affect infrastructure, enables access and connectivity, provides for the expansion of living opportunities, provides for the well being of the community (eg housing), and avoids natural hazards.

#### SUB O3

This objective requires development to respond to the physical characteristics and constraints of the site.

#### SUB O5

This objective seeks to have esplanade reserve vested, where required.

#### SUB O6

This objective seeks to provide for adequate open space around lots.

#### SUB P1

This policy requires lots to be of an adequate size, consistent with the purpose, character and qualities of the zone.

#### SUB P2

This policy requires that each lot will be adequately serviced.

SUB P3

This policy seeks to avoid adverse effects on biodiversity, lwi sites and other historical heritage values.

SUB P4

This policy requires natural hazard risk to be adequately mitigated.

SUB P6

This policy seeks to avoid subdivision in areas that are not appropriate for this type of development.

SUB P9

This policy requires the esplanade provisions of the RMA to be implemented, where required.

## **COASTAL ENVIRONMENT / RELEVANT OBJECTIVES & POLICIES**

CE O1

To preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.

CE O2

The relationship of Poutini Ngai Tahu with their cultural values, traditions, interests and ancestral lands in the coastal environment is recognised and provided for and Poutini Ngai Tahu are able to exercise tino rangitiratanga and kaitiakitanga.

CE O3

To provide for activities which have a functional need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.

CE Policies not relevant.

## **NATURAL HAZARDS / RELEVANT OBJECTIVES & POLICIES**

Including coastal & flood hazard overlays

NH O1

To use a regionally consistent, risk based approach to natural hazard management.

NH O2

To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well being of the community and environment.

NH O5

To recognise and provide for the effects of climate change, and its influence on the frequency and severity of natural hazards.

NH Policies not relevant.

## **POUNAMU**

Under the Pounamu Vesting Act all pounamu is owned by Te Runanga o Ngai Tahu.

The applicant acknowledges this and agrees to contact the relevant authorities in the event of any accidental discovery.

### Analysis of Relevant Objectives & Policies

As with the relevant WDC objectives and policies, the relevant TTPP objectives and policies seek to maintain rural character and amenity values, and to protect highly productive soils.

There are also objectives and policies that seek to avoid the adverse effects of natural hazards, including coastal and flooding hazards.

The TTPP confirms that all pounamu is owned by Ngai Tahu.

The proposal is consistent with all of the relevant TTPP objectives and policies due to the large open lots with high amenity, with a no build area to avoid coastal hazard and flood risk, with good connectivity to Hokitika, and consistent with the prevailing rural character and amenity. The balance of this 100 ha property will continue to be used for farming and rural related activities.

## **SUBDIVISION RULES**

In accordance with SUB S1, the minimum lot size for this zone is 4 ha.

This proposal becomes Discretionary, as it does not comply with the minimum lot size (SUB R6).

While part of the property is affected by the Coastal Tsunami Hazard overlay and the Flood Severe overlay, where the dwellings will be located is only affected by the Flood Plain and Flood Susceptibility overlays. This is a Discretionary activity (SUB R13).

Appendix 9      WCRPS

## West Coast Regional Policy Statement

### 1.2 Regional Policy Statement Guiding Principles

The WCRC has developed this RPS using the following principles. They provide strategic direction on what is important to the communities of the West Coast.

#### PEOPLE

People are at the heart of this RPS. All district and regional plans should have regard to people and communities and their need for a healthy environment, well managed infrastructure, employment, business opportunities and education for their wellbeing and long-term economic success.

### 7A Natural Character

#### OBJECTIVES

1. Protect the natural character of the region's wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development.
2. Provide for appropriate subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.

#### POLICIES

1. Use regionally consistent criteria to identify the elements, patterns, processes and qualities of the natural character of wetlands, and lakes and rivers and their margins.
2. Protect the elements, patterns, processes and qualities that together contribute to the natural character of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development.
3. When determining if an activity is appropriate, the following matters must be considered:
  - a) The degree and significance of actual or potential adverse effects on the elements, patterns, processes and qualities that contribute to natural character;
  - b) The value, importance or significance of the natural character at the local, or regional level;
  - c) The degree of naturalness;
  - d) The potential for cumulative effects to diminish natural character, and the efficacy of measures proposed to avoid, remedy or mitigate such effects; and
  - e) The vulnerability of the natural character to change, and its capacity to accommodate change, without compromising its values.
4. Allow activities which have no more than minor adverse effects on natural character.

## **8 Land & Water**

### OBJECTIVES

1. The life-supporting capacity of freshwater is maintained or improved.
2. Provide for a range of land and water uses to enable the economic, social and cultural wellbeing of West Coast communities while maintaining or improving water quality and aquatic ecosystems.
3. Determine allocation of water within environmental controls.
4. Identify and protect the significant values of wetlands and outstanding freshwater bodies.
5. Achieve the integrated management of water and the subdivision, use and development of land within catchments, recognising the interconnections between land, fresh water, and coastal water, including by managing adverse effects of land and water use on coastal water quality.

### POLICIES

1. Adverse effects on fresh and coastal water quality and aquatic ecosystems arising from:
  - a) Subdivision, use or development of land;
  - b) Discharges of contaminants to water and to land in circumstances which may result in contaminants entering water;
  - c) Water use and take; and
  - d) Activities in, or on, water including damming and diversion, will be avoided, remedied or mitigated, to ensure that water quality and aquatic ecosystems are maintained or improved.
2. To give effect to Objective 2 of Chapter 3, the adverse effects of subdivision, use and development on Poutini Ngāi Tahu cultural values will be avoided, remedied or mitigated taking into account the following matters:
  - a) A preference by Poutini Ngāi Tahu for discharges to land over water where practicable;
  - b) The value of riparian margin vegetation for water quality and aquatic ecosystems; and c) Effects on the sustainability of mahinga kai, and protection of taonga areas.
3. To give effect to Objective 2 of Chapter 3, manage land and water use in a way that avoids significant adverse effects (other than those arising from the development, operation, maintenance, or upgrading of RSI and local roads) and avoids, remedies or mitigates other adverse water quality effects on sites that are significant to Poutini Ngāi Tahu, including the following:
  - a) Estuaries, hāpua lagoons, and other coastal wetlands; and
  - b) Shellfish beds and fishing areas.
4. Until priority frameworks for water take and use are developed through the FMU processes and added to a regional plan, consent applications will be processed on a “first-come, first served” basis, and in making decisions, the following matters must be considered:

- a) The reasonably foreseeable future requirements for domestic and community water supply needs, stock drinking, and firefighting;
- b) The degree of community, regional or national benefit from the take, use, damming or diversion of water;
- c) Any adverse environmental effects from the take, use, damming or diversion of water will be avoided, remedied or mitigated including where applicable by applying provisions of the regional plan;
- d) Applying rates of take, volume limits and residual flows at the point of take to ensure that there is enough water for the purpose of the take, and to maintain or improve water quality and aquatic ecosystems;
- e) The extent to which the proposal maximises the efficient allocation and efficient use of water; and
- f) The reasonable needs of other water users.

5. Maintain or improve water quality within freshwater management units. 6 Including the habitat of trout and salmon. 37

6. Identify the significant values of wetlands and outstanding freshwater bodies in regional plans and protect those values.

7. Encourage the coordination of urban growth, land use and development including the provision of infrastructure to achieve integrated management of effects on fresh and coastal water.

8. Provide for the social, economic and cultural wellbeing derived from the use and development of land and water resources, while maintaining or improving water quality and aquatic ecosystems.

9. Implement the National Policy Statement for Freshwater Management including the National Objectives Framework.

## **11 Natural Hazards**

### **OBJECTIVE**

1. The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional economy are avoided or minimised.

### **POLICIES**

1. Reduce the susceptibility of the West Coast community and environment to natural hazards by improving planning, responsibility and community awareness for the avoidance and mitigation of natural hazards.

2. New subdivision, use or development should be located and designed so that the need for hazard protection works is avoided or minimised. Where necessary and practicable, further development in hazard-prone areas will be restricted.

3. Avoid or mitigate adverse effects on the environment arising from climate change by recognising and providing for the development and protection of the built environment and infrastructure in a manner that takes into account the potential effects of rising sea levels and the potential for more variable and extreme weather patterns in coming decades.

4. The appropriateness of works and activities designed to modify natural hazard processes and events will be assessed by reference to:

- a) The levels of risk and the likely increase in disaster or risk potential;
- b) The costs and benefits to people and the community;
- c) The potential effects of the works on the environment; and
- d) The effectiveness of the works or activities and the practicality of alternative means

#### **Analysis of Relevant Objectives & Policies**

The RPS confirms that providing for people is 'at the heart' of this Policy Statement. Providing for housing is therefore a key component of this principle.

The objectives and policies of the RPS that are particularly relevant in this proposal, relate to natural character, effects on land and water, and avoidance of natural hazards. These are similar issues to those outlined in the Westland District Plan and the TTPP.

In summary, the large lots will ensure that the existing rural character and amenity is maintained. There are not highly productive soils here and in any event the balance of this 100 ha farm property will continue to be used for rural production purposes. All earthworks will be managed with appropriate erosion and sediment control measures, and finally the finished floor levels for the dwellings will all be above the floodplain, therefore avoiding any adverse natural hazard effects.



Appendix 10 Submitters Dwelling



Appendix 11 39 Arthurstown Road Site Plan



<p><b>Surveying &amp; Development Consulting Ltd.</b>                  Phone 0274902876 Email: chris@sdcltd.co.nz</p>	<p>Client: <b>Forest Habitats Limited</b>                  Arthurstown Road                  Ruatapu</p>	<p>Drawing Title: <b>Site Plan of 39 Arthurstow</b></p> <table border="1"> <tr> <td data-bbox="1198 2056 1321 2107">Original Scale: 1:500</td> <td data-bbox="1321 2056 1444 2107">Date: 21/06/2023</td> <td data-bbox="1444 2056 1481 2107">Job</td> </tr> </table>	Original Scale: 1:500	Date: 21/06/2023	Job
Original Scale: 1:500	Date: 21/06/2023	Job			

Appendix 12 Market Commentary



Our Ref: 25770/19201 (660730)

13 June 2023

Forest Habitats Limited  
PO Box 65191  
Mairangi Bay  
AUCKLAND

Quotable Value Limited  
[www.qv.co.nz](http://www.qv.co.nz)

Attention: Jeremy Dillon

## ESTIMATE OF VALUES: PROPOSED SUBDIVISION

### CLIENT: FOREST HABITATS LIMITED

#### PROPERTY SUMMARY – Existing Property

---

<b>Property address</b>	117 Arthurstown Road, Southside, Hokitika
<b>Owner</b>	Forest Habitats Limited
<b>Type of inspection</b>	Road side inspection – 6 June 2023
<b>Legal description</b>	Lots 8-29 Deposited Plan 142, Part Rural Sections 1300, 1589 and 4363, Rural Sections 1421, 1602, 1603, 1588
<b>Titles affected by the subdivision</b>	WS16/723, WS2C/1017, WS2C/1195, WS2C/763, WS3A/1401 and WS3A/1400
<b>Title type</b>	Freehold Titles
<b>Type of property</b>	The property comprises a well located grazing block on the south side of the Hokitika River, two kilometres from the Hokitika Town Centre. The property is split by the Arthurstown Road and the land between the river and the road is in the process of being subdivided into lifestyle blocks.
<b>Total Land area</b>	97.4607 ha

#### PROPOSED SUBDIVISION

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There is approximately 27 hectares north of the Arthurstown Road with the buildings and land fronting the river to be retained for farming purposes. This will leave 8.6 hectares fronting the road which will be subdivided into 12 lots ranging in area from 5000m<sup>2</sup> to 1.02 hectares.

Como House, Level 1  
51 Tancred Street  
Hokitika

PO Box 109  
Hokitika 7842

Phone: 03 755 8685  
Fax: 03 341 1635  
Email: [Hokitika@qv.co.nz](mailto:Hokitika@qv.co.nz)



The land is generally flat and established in pasture with access to be established to each lot from the Arthurstown and East Roads. Electricity will be connected to each lot and an engineered building site established. The sites will have a reasonable outlook to the North.

### **ESTIMATE OF VALUES (as at 6 June 2023)**

---

After considering the recent sales evidence we consider that the value of the proposed lots to be within the range of **\$180,000 to \$200,000.**

- Inclusive of GST if any.
- The valuations assume that a Certificate of Title will be issued for each lot based on the scheme plan provided. Electricity and a building pad will be provided.
- This report is subject to the attached conditions. The valuer has no financial interest or otherwise in the property and no relationship with the vendors, purchasers or agents

### **MARKET COMMENTS**

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With the significant increase in value levels for residential and lifestyle properties throughout the West Coast there has been a corresponding increase in demand for vacant land. There is a shortage in supply of residential land and value levels have lifted during the past two years. There have been sales of standard residential sites in both Greymouth and Hokitika for \$150,000.

Recent sales comparable to the property lots are as follows:

- There have been several sales of bush blocks in and adjoining the Sanctuary Place subdivision at Kumara Junction in recent years. In December 2022 a 5727 m<sup>2</sup> level site sold for \$180,000 and a 2578 m<sup>2</sup> site sold for \$160,000. Both require backfilling and site works to develop a building site. This is a popular location midway between Greymouth and Hokitika and value levels have increased significantly since 2020. These are considered slightly inferior to the subject sites.
- The sale in Racecourse Terraces in October 2022 for \$230,000 is a smaller site of 2231 m<sup>2</sup> however it is a private site with a good outlook and is fully serviced. This is a superior property.



## SALES EVIDENCE

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### GREY DISTRICT:

Address	Sale Date	Sale Price \$	Land Area (m <sup>2</sup> )
281 Rutherglen Road	Nov 2022	\$150,000	1.0345 ha – level paddock - inferior
408 Maori Creek Road	Nov 2022	\$146,000	1.0249 ha – level site – inferior location
Hanmer Terrace	Jul 2022	\$340,000	1.0003 ha – elevated site with sea views – superior

### WESTLAND DISTRICT:

Address	Sale Date	Sale Price \$	Land Area (m <sup>2</sup> )
Puketiro Drive, Kumara Junction	Dec 2022	\$180,000	5727 m <sup>2</sup> - bush site with limited outlook
Ballarat Rise	Feb 2023	\$140,000	1.0873 ha – mixed cover with a reasonable outlook. Inferior location.
Kawhaka	Jan 2023	\$180,000	1.2625 ha – terrace building site with river flats – good outlook.
8 Harrison Place, Kumara Junction	Dec 2022	\$160,000	2578 m <sup>2</sup> bush site.
Takutai Terrace	Aug 2022	\$290,000	5040 m <sup>2</sup> - excellent views - superior
99 Golf Links Road	Nov 2022	\$150,000	4628 m <sup>2</sup> - recently subdivided site with elevated site. Inferior.
23B Racecourse Terraces	Oct 2022	\$230,000	2231 m <sup>2</sup> - private site with views over Hokitika. Fully serviced – superior.





**For QV Valuations**

If you need to discuss this estimate certificate further please contact David Shaw.

Appended

1. Estimate conditions



## ESTIMATE CONDITIONS

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### Type of inspection/estimate

**No physical inspection** has been made in arriving at the above estimate as per your instructions. The estimate has been made from a **desktop** analysis of pertinent sales data. We have **relied on information held on the QV property database** for the subject property. We have not researched or investigated issues that may affect the property such as the title, planning, resource consent, Local Authority requirements, hazardous or noxious substances. We assume that there are no matters that will affect the value of the property, but users of this estimate need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.

### Limitations on data used

The estimate is also limited by the information available to us and its accuracy is not guaranteed. We have relied on this information and assume that it is accurate and that all leases have been notified to us and are enforceable. It does not take account of condition or changes to the property that may be apparent from inspection. In using this estimate the user needs to be aware that inspection and investigation may reveal matters that could result in a significantly different value.

The property information (e.g. owner, land area, floor area, legal description etc) is extracted from our database and is not guaranteed as to accuracy, as changes may have taken place which we have not been advised of. Having not inspected the property we have not verified these details.

The Computer Register (Certificate of Title) was not searched for this estimate of value. We have made assumptions as to Title type and defects. A search of the Computer Register at Land Information New Zealand will confirm these details.

### Function of estimates

The estimate is made exclusively for the addressee and our client. This document cannot be used for lending purposes. Quotable Value Limited does not accept any responsibility should this estimate be used by any other party, or for any other purpose, or without regard to the limitations described above. Any decision on this property that is reliant on its value must take account of the limitations of this estimate. If a significant variation of the estimate would materially affect the user we always recommend a registered valuers report.

### Confidentiality and limitation of liability

This is a certificate specifically designed for compliance with IRD related party transfers. It is not a registered valuers report and as such does not comply with New Zealand Institute of Valuer's Practice Standards. It is made exclusively for the use of the addressee and Quotable Value Limited does not accept any responsibility should this estimate be used for any other purpose.

In the event that our records are considered to be at variance with the actual circumstances of the property or the estimate is disputed by any affected party, a full inspection and report will be necessary.

Appendix 13 DOC

**barry@macdonellconsulting.co.nz**

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**From:** Antje Wahlberg <awahlberg@doc.govt.nz>  
**Sent:** Monday, 4 September 2023 9:39 am  
**To:** barry@macdonellconsulting.co.nz; Tim Shaw  
**Subject:** RE: Arthurstown Road

Good morning Barry

Thanks for sending through the updated scheme plan showing the fenced trees. I've been talking to Tim and our thoughts are that if that area i.e. the trees will be protected through the subdivision process via a covenant / caveat on the title, then yes this measure would be an environmental benefit.

Regards

Antje

**From:** barry@macdonellconsulting.co.nz <barry@macdonellconsulting.co.nz>  
**Sent:** Friday, August 25, 2023 11:24 AM  
**To:** Tim Shaw <tishaw@doc.govt.nz>; Antje Wahlberg <awahlberg@doc.govt.nz>  
**Subject:** Arthurstown Road

Tim & Antje

Please find attached the updated scheme plan for the proposed subdivision, as a result of Jeremy's meeting on site with Antje.

The proposal now includes the protective covenanting of the roosting trees and riparian planting and covenanting alongside part of the watercourse.

Jeremy has also installed a stock proof fence along the back boundary between the northern edge of the paddocks and the riparian vegetation associated with the Hokitika River. Stock can now no longer access this area.

It would be great if you could confirm that you see these measures as environmental benefits. Just an email would do, so we have something on file. Ideally you could say you support the subdivision, but I'll leave that up to you.

Regards

Barry

*MacDonell Consulting Ltd*  
027 228 2386

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Appendix 14 WCRC Submission on TTP

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Jane Whyte & Jeff Page (S467)	S467.004	Natural Hazards	Natural Hazards	Oppose	areas, particularly to serve existing communities. The natural hazards overlays are not clear in their geographic application and relationship with other plan provisions, and are overly restrictive;	Review natural hazard overlays to enable tourism development at Punakaiki village
Jane Whyte & Jeff Page (S467)	S467.017	Natural Hazards	Natural Hazards	Oppose		Specific provision should be made for the continued management and development of hazard mitigation structures for Punakaiki Village, recognising the existing investment in, and the character of, the present coastal defence wall.
Troy Scanlon (S468)	S468.001	Natural Hazards	Natural Hazards	Not Stated	Six hazards mitigated by one scheme make a compelling argument	Progress implementation of the flood mitigation scheme at Westport.
Katherine Gilbert (S473)	S473.019	Natural Hazards	Natural Hazards	Amend	Natural Hazard Section statements need to turn into policy or rules otherwise it is just misleading. It must be made perfectly clear what is intended considering the future and climate disruption.	Amend natural hazards policies and rules so that they implement the statements in the description and reflect the seriousness of future climate disruption.
Frank and Jo Dooley (S478)	S478.019	Natural Hazards	Natural Hazards	Amend	to ensure landowners do not have to engage expensive consultants to know how to achieve compliance.	Introduce a Council operated tool that generates the minimum floor levels required across the overlay when a protection scheme is not in place,
Frank and Jo Dooley (S478)	S478.025	Natural Hazards	Natural Hazards	Amend	Ought to be included within the flood defences offer by this solution.	amend to ensure property be fully included within the limits of future stop bank protection designed to service Westport.
West Coast Regional Council (S488)	S488.020	Natural Hazards	Natural Hazards	Oppose	The natural hazard overlay maps do not follow natural land contours. Maps need to be refined to exclude areas that are not subject to natural hazards, rather than relying on general studies. WCRC are concerned that the general natural hazard provisions are unduly restrictive	The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for Natural Hazards. That the Plan is refined to ensure there are no adverse effects on the social or economic wellbeing of West Coast people and communities, and no undue burden is placed on the West Coast Community from the proposed Plan

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					when flood hazard areas have not been refined in the flood maps.	provisions. WCRC are concerned that the general natural hazard provisions are unduly restrictive when flood hazard areas have not been refined in the flood maps.
Michael Snowden (S492)	S492.007	Natural Hazards	Natural Hazards	Amend	This creates negative emotional triggers	Remove any reference to a 'red zone' in TPP
Michael Snowden (S492)	S492.008	Natural Hazards	Natural Hazards	Amend		Adopt a more realistic timeframe for assessment of coastal hazards than 100 years
Michael Snowden (S492)	S492.009	Natural Hazards	Natural Hazards	Amend		include a method to actively engage with community on mitigation strategies for specific local hazard threats. eg local rating fund or joint investment programme.
Bert Hofmans (S504)	S504.002	Natural Hazards	Natural Hazards	Support		Support a risk based approach to natural hazards.
Lindy Millar (S505)	S505.002	Natural Hazards	Natural Hazards	Support		Support a risk based approach to natural hazards.
Federated Farmers of New Zealand (S524)	S524.044	Natural Hazards	Natural Hazards	Not Stated	There should be provision for unoccupied farm buildings in natural hazard areas as these have a lower risk than occupied buildings	There should be provision for unoccupied farm buildings in natural hazard areas as these have a lower risk than occupied buildings
Lee Cummings (S554)	S554.003	Natural Hazards	Natural Hazards	Support	Support the proposals which have resulted in our property no longer being caught in the requirements for hazard assessment.	Retain the approach to natural hazards
Royal Forest and Bird Protection Society of New	S560.004	Natural Hazards	Natural Hazards	Amend	From 1 December 2022, councils when making and amending regional policies, and regional and district plans, must have	Amend the Plan to have regard to emissions reduction plan and national adaptation plan.