

DDPR_feedback_0063s	
Name	James White
Organisation	on behalf of Thompson Holdings Ltd of District Road, Palmerston
Email	james@surveywaitaki.co.nz
Response Date	Aug 29 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here

DRAFT DISTRICT PLAN FEEDBACK

August 2022

To: Draft District Plan Feedback
Waitaki District Council
Private Bag 50058
Ōamaru 9444

Submitter: Thompson Holdings Ltd

Site Location: 46 District Road, Palmerston

Legal Descriptions: Section 34-35 and Section 44-46 Block XXXIII Town of Palmerston (RT OT177/62)

Consultation: The submitter has previously discussed the appropriateness of, and advocated for, changing the zoning of the subject land with officers and the Mayor of the Waitaki District Council.

Operative District Plan: Rural General Zone (Maps 35, 38 & 75)

Draft District Plan: General Rural Zone & Rural Lifestyle Zone



James White
Planner
MPlan

Signed on behalf of the Submitter



FEEDBACK ON DRAFT DISTRICT PLAN

Feedback and Outcome Sought:

This feedback relates to the land located at 46 District Road, Palmerston, being legally described as Section 34-35 and Section 44-46 Block XXXIII Town of Palmerston (RT OT177/62).

The outcomes sought are:

Outcome 1: Change Zoning

This feedback proposes that the subject land be zoned both General Residential Zone and Rural Lifestyle Zone in the new Waitaki District Plan. The proposed zoning is illustrated in on the Plan attached in Appendix A.

Outcome 2: Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m² as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

Outcome 3: Provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m² as Controlled Activities

As well as providing information justifying the requested changes, this feedback document provides an assessment of all the potential considerations and effects for zoning the land General Residential Zone and Rural Lifestyle.

Description of Site:

The land subject to this application is located at 46 District Road, Palmerston (Figure 1). The land is legally described as Section 34-35 and Section 44-46 Block XXXIII Town of Palmerston, is contained within Record of Tile OT177/62 (Appendix B) and is approximately 15.9ha in area in total. Record of Title OT177/62 also contains several historical interests relating to Gazette Notices and these are also attached in Appendix B.

The property is currently zoned Rural General in the Operative Waitaki District Plan (Operative Plan) across Planning Maps 35, 38 and 75, and the zoning is shown in Figure 2 below. No items or matters of interest are shown on the Planning Maps.



Figure 1: Aerial image from Canterbury Maps showing the location of the site in relation to the surrounding environment.

The property contains an existing dwelling at 46 District Road. The dwelling is fenced off and surrounded in established trees and gardens. The property has been used for low intensity dry-stock farming and cropping for many years. The property contains a number of ancillary buildings clustered near the existing dwelling.

In terms of topography, the property is gently rolling with two shallow ephemeral gullies sloping gently downwards to the east (Figure 3).

There are no known HAIL sites within the property and no existing bores – as shown on the Otago Regional Council database.

A subdivision resource consent has been granted (201.2022.1900 granted 27 April 2022) to subdivide the property into 4 separate titles. The resultant new lots/titles to be created are:

- Lot 1 being approximately 7640m² of land containing an existing dwelling, accessory buildings and established landscaping.
- Lot 2 being approximately 4.4ha of bare land
- Lot 3 being approximately 5.6ha of land containing several farm accessory buildings
- Lot 4 being approximately 5.0ha of bare land

A copy of the subdivision consent and approved scheme plan is attached as Appendix E. The subdivision has not yet been completed through to RMA Section 223 and 224(c) certification as the consent holder intends to wait for the outcome of the District Plan review process.



Figure 2: Aerial image from WDC GIS Maps showing the Operative Waitaki District Plan zoning of the property and the zoning of the nearby land.



Figure 3: Aerial image showing the topography across the property (yellow border) (Sourced from GoogleEarth).

District Road is typical of a country road in the area, being of unmarked but sealed formation, approximately 4.8m wide. The existing dwelling at 46 District Road (Lot 1) has an existing vehicle entrance with good sight distances in either direction, and there is another existing access that is proposed to be retained and service Lots 2 and 3.

Palmerston

As a useful overview, the following is an abridged version of the description of Palmerston from Wikipedia (https://en.wikipedia.org/wiki/Palmerston,_New_Zealand):

'The town of Palmerston is the largest town in the Waihemo Ward of the Waitaki District, with a population of 890 residents. Palmerston is located at a major road junction: State Highway 1 links Dunedin and Waikouaiti to the south with Oamaru and Christchurch to the north, while State Highway 85 (known colloquially as "The Pigroot") heads inland to become the principal highway of the Maniototo. The Main South Line railway passes through the town and the Seaside tourist train travels from Dunedin to Palmerston and back once or twice a week. From 1880 until 1989, the town acted as the junction between the main line and a branch line that ran inland, the Dunback and Makareao Branches.

Palmerston stands near the banks of the Shag River, five kilometres inland from the Pacific coast. Between it and the sea stands the lone hill of Puketapu (Māori for sacred hill, known by Southerners as Holy Hill), crowned with a monument to the 19th century Otago politician Sir John McKenzie.

The nearby Shag River is named for the cormorant, a sea bird that ventures a little inland, colloquially known as a 'shag'. The river's Māori name, 'Waihemo', has been translated as 'Dwindle River'. It is thought to arise from the river's tendency to reduce in summer to a small stream. Palmerston used to be the capital of the Waihemo County, the surrounding district, before it was amalgamated with the Waitaki District in 1989.'

Palmerston contains all necessary modern services for residents to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. Palmerston has health services, Council offices, Library, supermarket and food outlets, motor vehicle servicing and fuel supplier, veterinarian services etc. Palmerston School (established 1866) is a coeducational primary school catering for years 1 to 6 with a roll of 113 students (roll as of July 2022). East Otago High School is a coeducational school for years 7 to 13 with a roll of 162 students (roll as of July 2022).

Palmerston is also a service town for Macraes Mine, located approximately 22km west (as the crow flies) of the town, and a large number of mine workers reside in the town.

Population & Demand

Palmerston is the second largest town in Waitaki, and the population appears to be growing.

Demographics sourced from Wikipedia (which references Statistics New Zealand) show that Palmerston had a population of 948 at the 2018 New Zealand census, an increase of 57 people (6.4%) since the 2013 census, and an increase of 27 people (2.9%) since the 2006 census. The population is now estimated to be 1,020 as of June 2021, being an estimated increase of 7.6% (Appendix C).

Along with population growth, demand for new housing options in Palmerston has increased.

Real Estate Agent Kitty Culp of One Agency has provided a market analysis as evidence to support this feedback and the analysis is attached as Appendix D. As part of her report, Ms Kulp writes:

'...there is an excellent market and a real need for residential properties, increasingly over the last 3 years in the Palmerston area– there is strong interest in the township coming from Dunedin and Oamaru as well as the immediate area with miners and retired farmers looking for newer houses or sections to build on. There is currently a real dearth of residential sections and properties, particularly smaller sections catering for the elderly – often the ¼ acre sections are too much for them and we see them having to sell up to move to Oamaru to smaller sections or units, and in my opinion it's a shame as there is a genuine need for sections under 500m2 within the Palmerston township which would keep our elderly living in the town they are accustomed too, many of them having lived in the area for years. I would love to see a small "senior" development geared for seniors who are still capable of living on their own with cottages on small sections, with little to no yard or a shared green space. Palmerston has the amenities and the seniors to support this we just don't have the small serviced sections.

That being said there is also a good market for rural residential blocks for tiny home owners and off grid living, as well as fully serviced blocks for new houses. The current minimum size of 1 ha for rural residential sections is a little large for some of these "lifestylers" who just want the land for self-sufficiency, properties ideally between 0.5 and 1 ha would cater to this market...'

In addition, Real Estate Agent Mandy Elliot of LJ Hookers has provided another market analysis (Appendix D). In her cover letter, Ms Elliot states:

'...the appetite for lifestyle blocks are at an all-time high in the last 5 years that I have been involved in real estate. In particular, allotments in the 4 Ha ,2Ha and the lack of residential small parcels of 500sq -1012m2 size range appear to be the most sought after. There are currently a few sections available at the moment on the market (and surrounds) within this particular bracket. The location is key to this property and within the boundary of existing residential homes obviously contributing towards the level of competition for this property type....

...the proposed vacant blocks at 46 District Road a perfect setting to develop a new subdivision providing it meets the council requirements within the district plan.'

Clearly, the demand for new land and housing options in Palmerston has increased and there is a need for new suitable options.

Waitaki District Plan Review Engagement Report December 2018-September 2019

The Waitaki District Council engaged with the community prior to compiling the draft District Plan over a period of time between December 2018 and September 2019.

Following the consultation Council produced the Waitaki District Plan Review Engagement Report December 2018-September 2019 where all feedback gathered was summarised.

Key community desired outcomes documented in the report (Figure 4) relevant to Palmerston were:

- Support for the provision of low maintenance, affordable housing (specially to cater for mine workers)
- Support for a range of residential lot sizes to accommodate smaller houses including tiny housing, and larger (lifestyle) sections.
- A desire to make available more subdividable land opportunities on the flat land immediately west of the town.
- Support for Council to ensure the existing water supply infrastructure will meet future growth demands.

what you told us



PALMERSTON

- Support for the provision of low maintenance, affordable housing (especially to cater for mine workers).
- Support for a range of residential lot sizes to accommodate smaller houses including tiny housing, and larger (lifestyle) sections.
- A desire to make available more subdividable land opportunities on the flat land immediately west of the town.
- Support for Council to ensure the existing water supply infrastructure will meet future growth demands.

Figure 4: Excerpt from the Waitaki District Plan Review Engagement Report December 2018-September 2019 – related to Palmerston.

These desired outcomes from the community directly support the proposed changes in zoning and supply of additional suitable land in Palmerston.

Constraints

‘Constraints’ can include known areas where there are values or characteristics which typically require detailed consideration if urban development is proposed to occur.

Constraints can include:

- Natural hazards, such as areas subject to flooding or coastal erosion; and

- Areas with important environmental or cultural features (such as Wāhi Tūpuna) that are not entirely compatible with urban development such as high-class soils, outstanding natural landscapes or significant infrastructure.

There are no known constraints associated with the property.

In contrast to large areas of Palmerston that are subject to constraints in the form of hazards from Alluvial Fans, Liquefaction Susceptibility and Flood Hazard (addressed further later).

Notwithstanding the constraints on the existing Palmerston residentially zoned land, there are no known constraints on the property and it is ideally suited for the suggested zone change.

Urban Accessibility

Urban accessibility is people's ability to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. The land proposed to be zoned General Residential Zone will rank high in terms of urban accessibility.

The new zone lies within easy walking and cycling distance of the Palmerston CBD, which contains all necessary modern services for residents to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. Palmerston has health services, Council offices, Library, supermarket and food outlets, motor vehicle servicing and fuel supplier, veterinarian services etc. Palmerston also caters for primary and high school education, with both schools within easy walking or cycling distance of the new proposed zone.

A newly developed Council walking track between District Road and Ronaldsay Street provides an accessible and suitable pedestrian link almost directly to the proposed new General Residential land.

Assessment of Suggested Zone Change Effects:

In addition to the above information, the following is an assessment of the potential effects of the suggested General Residential Zone change and includes the following considerations:

- Lot Size and Density:
- Property Access
- Waterways & Esplanade Provision
- Natural Hazards
- High Class Soils
- Servicing (water, wastewater, stormwater, trades waste, energy, telecommunications)
- Cultural, Heritage, Landscape, Archaeological and Vegetation
- Earthworks
- Economic

Lot Size and Density:

A change to General Residential Zone and Rural Lifestyle Zone on the property will clearly alter the potential lot size and density of properties in the area. This submission accepts that

all the draft and subsequent proposed General Residential Zone and Rural Lifestyle Zone standards (subject to change as advocated in this feedback) will ensure that amenity values will be maintained and enhanced within the respective re-zoned land.

Rural Lifestyle Zone (RLZ)

This feedback also relates to the Rural Lifestyle Zone provisions within the draft District Plan.

Outcome 2: Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m² as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

The Draft District Plan proposes a residential site density of one residential unit per 1 hectare of net site area within the Rural Lifestyle Zone via the following provisions:

Rural Lifestyle Zone (RLZ)

RLZ Objectives:

RLZ-01: Purpose of the Rural Lifestyle Zone

RLZ-02: Character of the Rural Lifestyle Zone

RLZ Policies:

RLZ-P1: Rural Lifestyle Zone character and amenity values

RLZ Rules:

RLZ-R4: Residential Unit:

- *Permitted where complies with site controls (RLZ-S2-RLZ-S6) and density (RLZ-S1)*
- *Restricted Discretionary where does not meet one or more site controls*
- *Non-Complying where does not meet 1 hectare density*

RLZ Standards:

RLZ-S1: Residential site density:

1. *The maximum density of residential units on any site shall be one residential unit per hectare of net site area.*

Given the above provisions, where a new residential unit does not meet the 1 hectare density provision, it becomes a Non-Complying Activity – which is a very strong signal that such density will not be entertained except under exceptional circumstances (via resource consent).

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the ‘*qualities, character and amenity values of the Rural Lifestyle Zone*’.

A significant percentage of the people who seek these characteristics and amenity values do not want to have to manage a 1 ha property, as that size is neither rural nor residential. It is too big for a conventional garden, too small for keeping livestock, while also taking significant time, effort and money to maintain.

It is entirely possible that, given particular mitigating factors such as topography, built environment, vegetation etc, new residential units could be built at a density of less than 1

hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning and increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m² as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

Subdivision Rules (SUB)

This feedback relates to the Subdivision provisions within the draft District Plan.

Outcome 3: Provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m² as Controlled Activities

The Draft District Plan proposes minimum lot sizes of 1 hectare within the Rural Lifestyle Zone via the following provisions:

Subdivision (SUB)

SUB Objectives:

..

SUB Policies:

...

SUB Rules:

SUB-R64: Subdivision that creates any vacant allotments(s):

- *Controlled where complies with CON-1 being minimum allotment sizes and dimensions (SUB-S1) and standards SUB-S2 through to SUB-S7*
- *Discretionary where does not meet CON-1*

SUB-S1:

Rural Lifestyle Zone: 1ha

Given the above provisions, where a new lot does not meet the 1 hectare minimum lot size, it becomes a Discretionary Activity.

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the 'qualities, character and amenity values of the Rural Lifestyle Zone'.

It is entirely possible that, given compliance with the RLZ development standards, and particular mitigating factors such as topography, built environment, vegetation etc, new allotments created by subdivision and subsequent residential units could be created/developed at a density of less than 1 hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning an increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m² as Controlled Activities subject to compliance with subdivision standards (standards SUB-S2 through to SUB-S7).

Zone/Property Access:

There is a safe and efficient vehicular access option available to support the General Residential Zoning – via District Road.

District Road is typical of a country road in the area, being of unmarked but sealed formation, approximately 4.8m wide. District Road intersects with Gilligan Street to the east and is the main connector road for residents in the area to access the central business area of Palmerston. District Road also connects with Ronaldsay Street (SH 1) at its southern end.

Given the convenience of using District Road to access Palmerston, it is likely future vehicles originating from residential development within the new zoning will prefer to use District Road/Gilligan Street route, rather than Ronaldsay Street (SH 1).

There will, or course, be occasions when the residents may want to travel south of Palmerston, when they would head south on District Road and connect with SH 1. It is submitted that any potential increase in vehicle movements at the intersection of District Road and Ronaldsay Street (SH 1) will be insignificant. Irrespective, the intersection of District Road and SH 1 is considered safe.

Waterways & Esplanade Provision:

Aside from an ephemeral gully, the subject land does not contain any significant waterways, and no esplanade reserves or strips may be warranted.

Natural Hazard:

There are no known natural hazards that might affect the subject land, and none are shown on the draft District Plan maps.

Significantly, large areas of Palmerston Township to the east of the property, including land within the draft General Residential Zone, are shown as being subject to hazards from:

- Alluvial Fans
- Liquefaction Susceptibility
- Flood Hazard

Figure 5 below shows a screenshot from the draft District Plan map with the Natural Hazards layer on showing the hazard areas to the east. These areas predominantly relate to lower lying land adjacent to several waterways that run through the town.

The subject property is free from hazards and presents a safe and viable alternative option to development on the hazard-prone land.

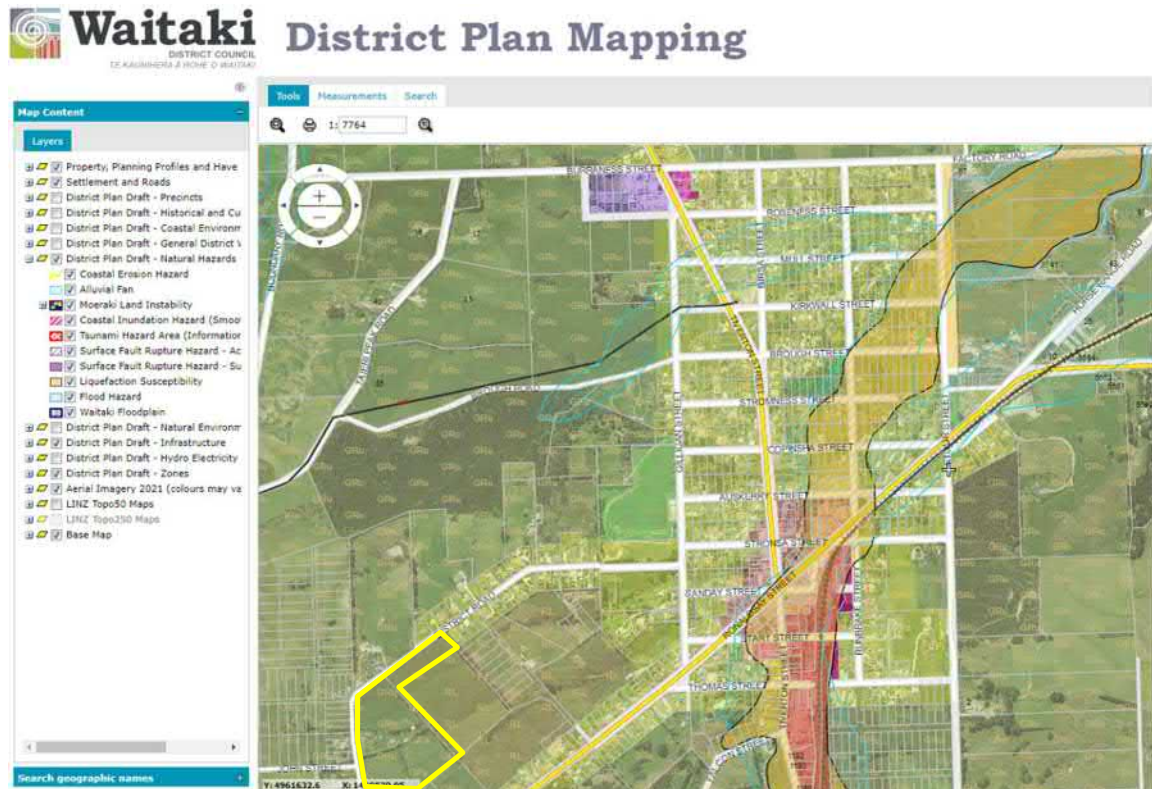


Figure 5: Screenshot from the draft District Plan map with the Natural Hazards layer on showing the hazard areas to the east on the subject land (yellow border).

Highly Productive Soils:

The property does not contain any high productive soils, and none are shown on the Operative Plan or draft District Plan mapping.

Water Supply:

The new General Residential Zone can be serviced with a potable water supply from Council's Palmerston potable water reticulation. There is a water main within District Road and it is anticipated this supply will have sufficient capacity (Figure 6). The water main is 100AC to opposite the north-eastern boundary of the property (where a water hydrant is located), before reducing to 32PE.



Figure 6: Aerial image from WDC GIS Maps showing the nearby water reticulation.

Sanitary Sewage Disposal:

The new General Residential Zone can be serviced for wastewater disposal via Council's Palmerston wastewater reticulation. There is a sewer main within District Road and it is anticipated this supply will have sufficient capacity (Figure 7). The sewer main is 150AC and stops just short of the north-eastern boundary of the property.



Figure 7: Aerial image from WDC GIS Maps showing the nearby sewer reticulation.

Stormwater:

It is anticipated that stormwater will be able to be appropriately disposed of via an engineered design. Should the zone be changed, and the site be subsequently developed, it is expected that an Engineering Approval process will follow, and an approved stormwater disposal system will be designed in accordance with the Building Code and its subsequent amendments.

Trade Waste Disposal:

There will be no trade waste disposal aspect to the new zone or subsequent development.

Energy Supply and Telecommunications:

The new zone can be easily supplied with connections to energy and telecommunication supplies. These services are available and with sufficient capacity within District Road.

Cultural, Heritage, Landscape, Archaeological and Vegetation:

The rezoning of the property is not expected to affect values, character or features associated with cultural, heritage, landscape, archaeological or vegetation matters.

Earthworks:

Earthworks will only be required to create individual accesses and building platforms at the time of building development and will be subject to normal engineering design processes and approvals. No bulk earthworks are anticipated to be required.

No special landscape features are associated with the property, and any earthworks will be minor and not be readily discernible from any publicly accessible areas. In terms of vegetation, the site has 100% exotic pasture cover, with no indigenous vegetation or fauna anywhere in the vicinity of the site.

Economic Effects:

Economic effects are a relevant consideration - the definition of environment includes the economic conditions which affect people and communities.

The proposed zoning will economically support local businesses and contractors over time as the land is developed.

As the land is developed and new properties are established, the Council and community will realise additional financial benefits through property rating and Development/Financial Contributions.

In the long term, the proposal will positively contribute to the local Palmerston community and Waitaki District economy through enabling local people to stay local. Retaining people in the area helps both those individuals and the community by maintaining social networks and supporting the local economy.

The Council is urged to consider and give due weight to the positive economic effects resulting from the proposed zoning. When communities are thriving, the local economy is resilient.

Conclusion:

The above feedback has presented a compelling case for zoning the subject site both General Residential Zone and Rural Lifestyle Zone as described.

The population of Palmerston has grown, and new people wish to live there. The demand for new land and housing options in Palmerston has increased and there is a need for new suitable options. Early consultation by the Waitaki District Council confirmed that the community directly support changes in zoning and supply of additional suitable land in Palmerston.

There are no constraining factors or considerations that detract from the suitability of the site for the proposed purpose. In fact, the wider Palmerston township is subject to a number of constraining factors that point towards the subject site being more suitable for such development than much of the existing town.

The new zones can easily be serviced with all necessary services and infrastructure, and all normal subdivision requirements can be met with little to no effects.

The new zone will rank high in terms of urban accessibility, being within easy walking distance of a number of important community locations and the Palmerston CBD which contains a high number of options to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. A new pedestrian walking track provides an excellent safe and accessible off-road link to and from the CBD.

The submitter requests that Council give due consideration to this feedback and is happy to work alongside Council and supply further information if required.

Please call to discuss any queries or questions you may have in regard to this feedback.

We look forward to your response in due course.

Regards

Survey Waitaki Limited



James White
Planner
MPlan

On behalf of the submitter

Addresses for Service:

James White
Survey Waitaki Ltd
PO Box 237
Ōamaru

By email: james@surveywaitaki.co.nz

Thompson Holdings Ltd
46 District Road
Palmerston 9430

By email: [REDACTED]

Appendices:

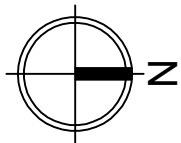
Appendix A – Proposed Zoning Plan

Appendix B – Records of Title

Appendix C – Demographics Information

Appendix D – Real Estate Market Analysis & Reports

Appendix E – Subdivision Resource Consent 201.2022.1900



ZONE CHANGE SOUGHT:

- GR_e
- RL



SURVEY WAITAKI LTD
 PO BOX 237 OAMARU
 Ph 03 434 8020
 cameron@surveywaitaki.co.nz

DRAWN	DATE
CJL	AUG 2022
CHKD	SCALE (A3)
CJL	1:4000

DRAWING TITLE	PROJECT TITLE
DISTRICT PLAN FEEDBACK	Thompson Holdings Ltd 46 District Road, Palmerston
STATUS	OUR REF
For Information	1628-SCH-001
	REV
	A



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **OT177/62**

Part-Cancelled

Land Registration District **Otago**

Date Issued 15 December 1915

Prior References

OT18/186

Estate Fee Simple
Area 15.9648 hectares more or less
Legal Description Section 34-35 and Section 44-46 Block
XXXIII Town of Palmerston

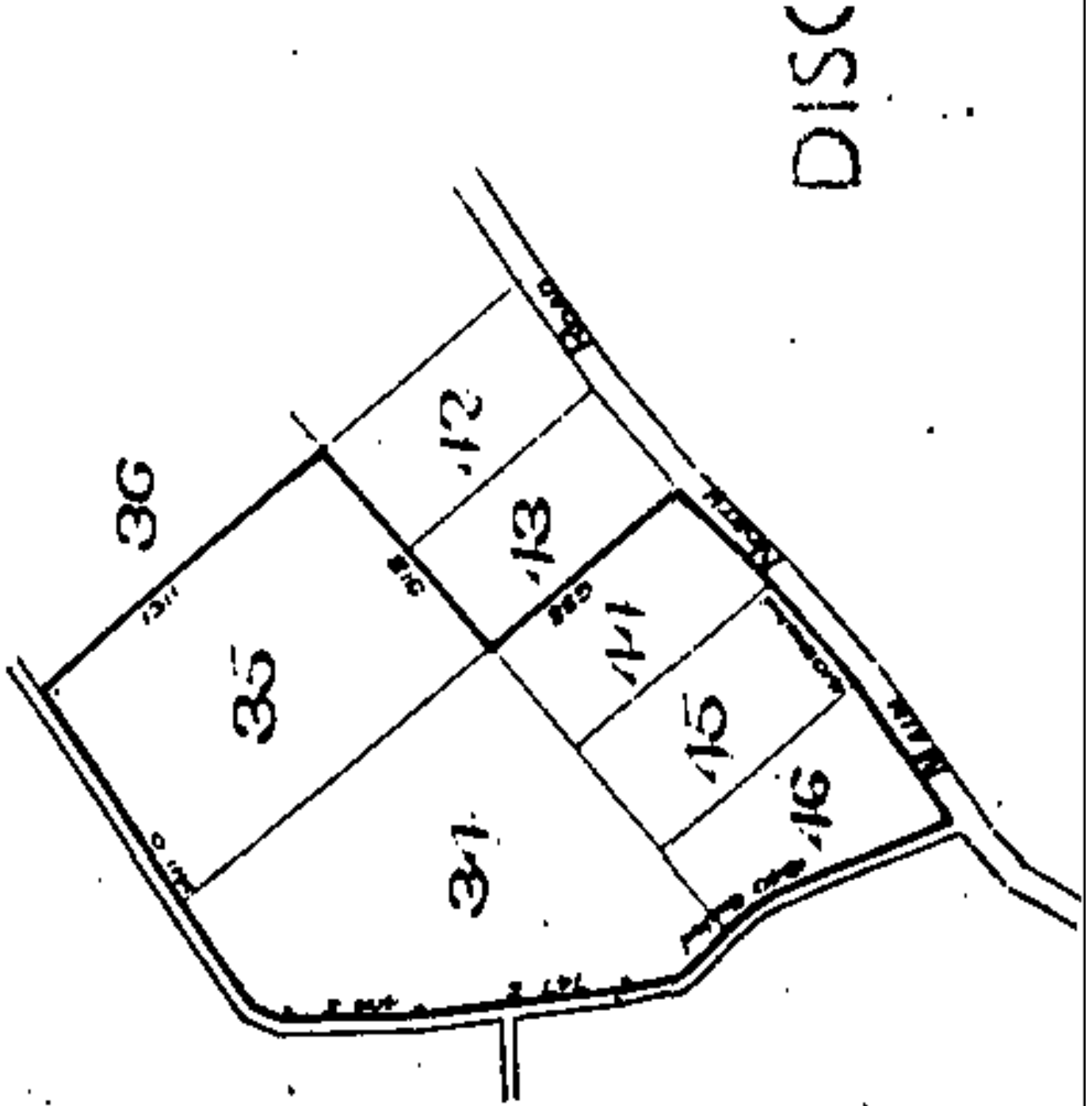
Registered Owners

Thompson Holdings Limited

Interests

474205 Gazette Notice declaring State Highway No1 (Awanui-Bluff) adjoining the within land to be a limited access road as from 13 December 1976 - 4.3.1977 at 10.15 am

948821.1 Gazette Notice (1998 p927) declaring part of the within land shown marked A on SO plan 24647 (60m²) is acquired fo road which shall form part of State Highway No. 1 and vest in the Crown on 12 March 1998 - 4.6.1998 at 3.00 pm



Appendix B: Demographics Information

Palmerston, New Zealand

From Wikipedia, the free encyclopedia

https://en.wikipedia.org/wiki/Palmerston,_New_Zealand#Demographics

Demographics[[edit](#)]

Palmerston is described by Statistics New Zealand as a rural settlement. It covers 8.77 km² (3.39 sq mi)^[1] and had an estimated population of 1,020 as of June 2021,^[2] with a population density of 116 people per km².

Historical population		
Year	Pop.	±% p.a.
2006	921	—
2013	891	−0.47%
2018	948	+1.25%

Source: ^[3]

Palmerston had a population of 948 at the [2018 New Zealand census](#), an increase of 57 people (6.4%) since the [2013 census](#), and an increase of 27 people (2.9%) since the [2006 census](#). There were 429 households. There were 468 males and 480 females, giving a sex ratio of 0.97 males per female. The median age was 50.9 years (compared with 37.4 years nationally), with 147 people (15.5%) aged under 15 years, 114 (12.0%) aged 15 to 29, 399 (42.1%) aged 30 to 64, and 291 (30.7%) aged 65 or older.

Ethnicities were 91.8% European/Pākehā, 14.6% Māori, 1.3% Pacific peoples, 1.9% Asian, and 1.9% other ethnicities (totals add to more than 100% since people could identify with multiple ethnicities).

The proportion of people born overseas was 8.9%, compared with 27.1% nationally.

Although some people objected to giving their religion, 51.9% had no religion, 38.9% were Christian, 0.3% were Buddhist and 1.9% had other religions.

Of those at least 15 years old, 72 (9.0%) people had a bachelor or higher degree, and 246 (30.7%) people had no formal qualifications. The median income was \$22,800, compared with \$31,800 nationally. 87 people (10.9%) earned over \$70,000 compared to 17.2% nationally. The employment status of those at least 15 was that 291 (36.3%) people were employed full-time, 138 (17.2%) were part-time, and 27 (3.4%) were unemployed.^[3]

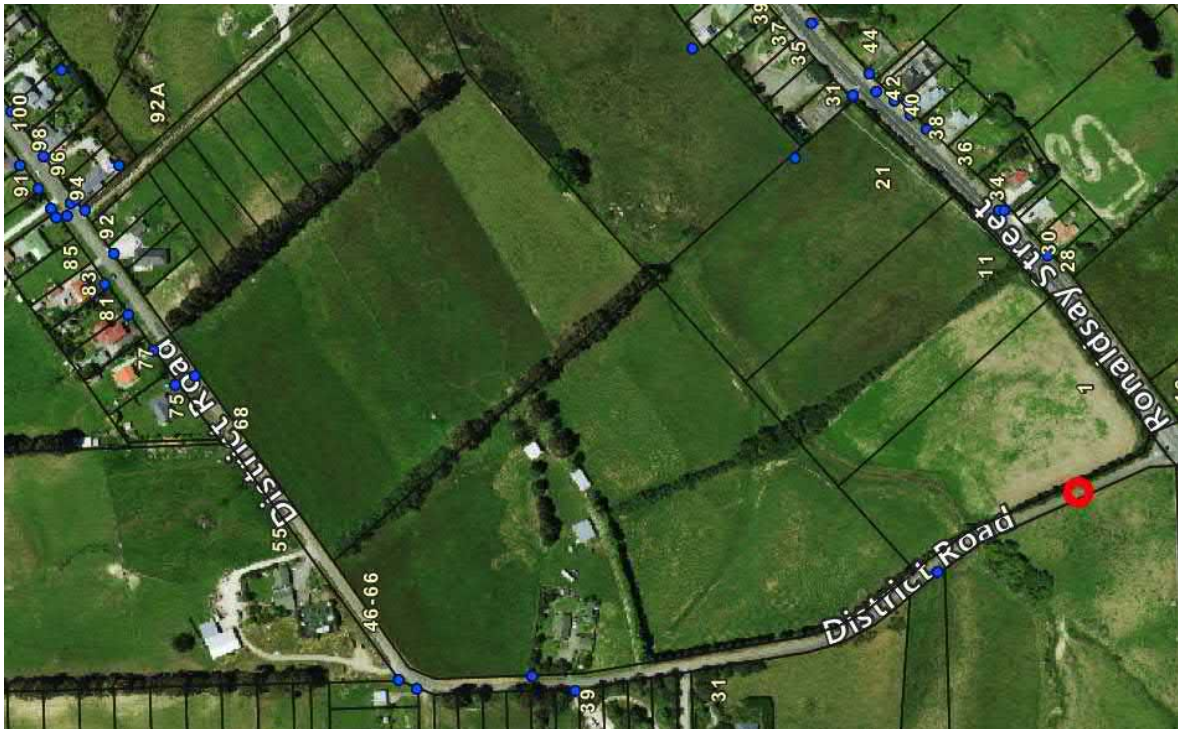
References[[edit](#)]



Wikimedia Commons has media related to [Palmerston, New Zealand](#).

- ¹ ^ Jump up to: # "ArcGIS Web Application". *statsnz.maps.arcgis.com*. Retrieved 3 December 2021.

2. ^ Jump up to:^a ^b ["Population estimate tables - NZ.Stat". *Statistics New Zealand*](#). Retrieved 22 October 2021.
3. ^ Jump up to:^a ^b ["Statistical area 1 dataset for 2018 Census". *Statistics New Zealand*](#). March 2020. Palmerston (344700). [2018 Census place summary: Palmerston](#)
4. ^ [Education Counts: Palmerston School](#)
5. ^ ["Education Board". *Otago Daily Times*](#). 11 May 1866.
6. ^ [Education Counts: East Otago High School](#)
7. ^ ["Palmerston – Palmerston District High School". *The Cyclopedia of New Zealand*](#). Vol. Otago & Southland Provincial Districts. 1905.
8. ^ Campbell, Bill (18 December 2008). ["Last run for school bus contractor". *Otago Daily Times*](#).
9. ^ ["New Zealand Schools Directory". *New Zealand Ministry of Education*](#). Retrieved 19 August 2022.



PROPERTY DETAILS

46 DISTRICT ROAD PALMERSTON WAITAKI

PREPARED FOR

PREPARED BY:

Katrina Culp

M: 0273460846

kitty.culp@oatps.nz

Licensed Real Estate Agent REAA 2008



Regarding: submission for rezoning 46 District Road, Palmerston.

To Whom it may concern,

I am a real estate agent covering the Waitaki region, and have sold rural and residential properties in the Palmerston area over the last 8 years. I understand that Anne Thompson, of Thompson Holdings Ltd, being the property owner of 46 District Road, is submitting an application to change the new district plan to have the property rezoned with a mixture of residential and rural residential sections.

I can confirm that there is an excellent market and a real need for residential properties, increasingly over the last 3 years in the Palmerston area– there is strong interest in the township coming from Dunedin and Oamaru as well as the immediate area with miners and retired farmers looking for newer houses or sections to build on. There is currently a real dearth of residential sections and properties, particularly smaller sections catering for the elderly – often the ¼ acre sections are too much for them and we see them having to sell up to move to Oamaru to smaller sections or units, and in my opinion it's a shame as there is a genuine need for sections under 500m² within the Palmerston township which would keep our elderly living in the town they are accustomed too, many of them having lived in the area for years. I would love to see a small "senior" development geared for seniors who are still capable of living on their own with cottages on small sections, with little to no yard or a shared green space. Palmerston has the amenities and the seniors to support this we just don't have the small serviced sections.

That being said there is also a good market for rural residential blocks for tiny home owners and off grid living, as well as fully serviced blocks for new houses. The current minimum size of 1ha for rural residential sections is a little large for some of these “lifestylers” who just want the land for self-sufficiency, properties ideally between 0.5 and 1 ha would cater to this market.

I understand from Ms Thompson that her submission will include residential sections along the District Road boundary, carrying on from the existing residential zoned land and existing services, as well as along the flat ridge between District Road to the top of the Northern paddock. These all would offer amazing views and easy access to walking paths and town amenities. I feel the district road sections would be a popular option for the smaller residential sections working back into bigger sections on the top and off grid tiny home development towards the highway. The top site offers a good entranceway next to the existing home which would allow good access to the whole property, and I agree with Ms Thompson that there is a need for a mixture of sizes, ranging from 0.5 acre to 1ha, which offers a good range of both off grid and fully serviced sections, offering a diverse range for a diverse market.

I can confirm that there is still strong interest in both residential properties/sections and bare land blocks in the Palmerston and particularly in the township, and I have no hesitation in supporting Ms Thompson's submission to rezone the whole property in a mixture of smaller residential and rural residential sections.

Kitty Culp-Land Agent

RESIDENTIAL INSIGHTS

Suburb: Palmerston

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	7	10	36
Percentage of Palmerston's Properties Sold	1.74%	2.49%	8.96%

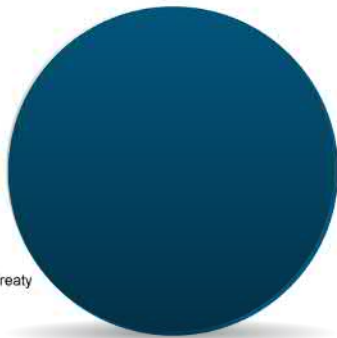
Sale Performance



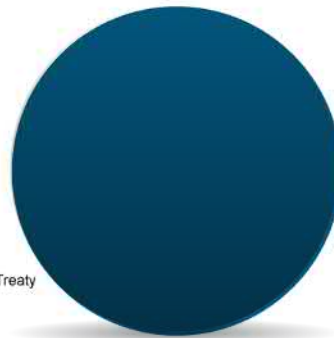
	June 2022	June 2021	% Change		Jul 2022
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

Sale Types in June 2022

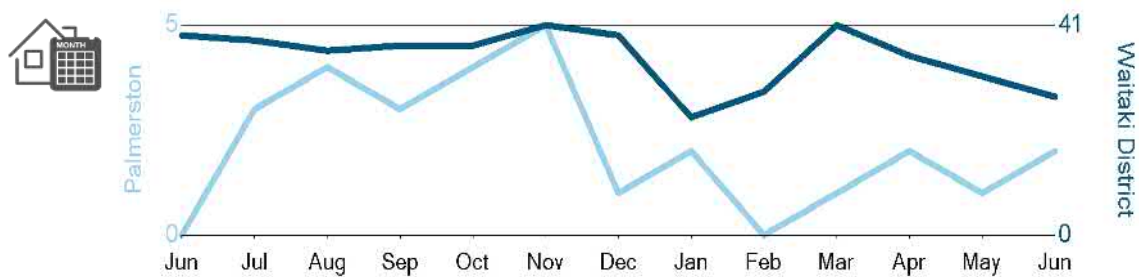
PALMERSTON



WAITAKI DISTRICT

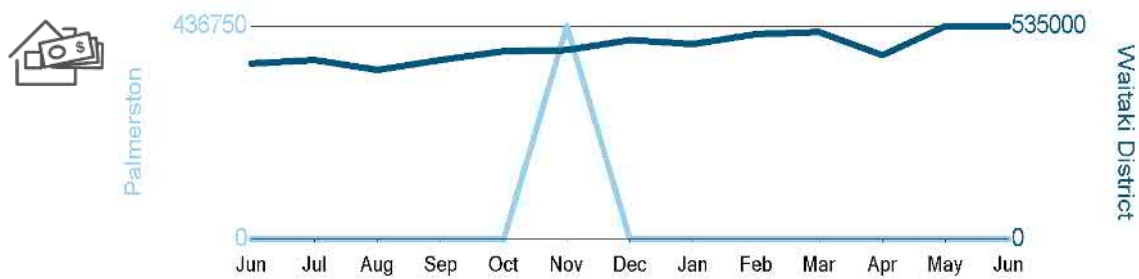


Number of Sales/Month in Palmerston and Waitaki District



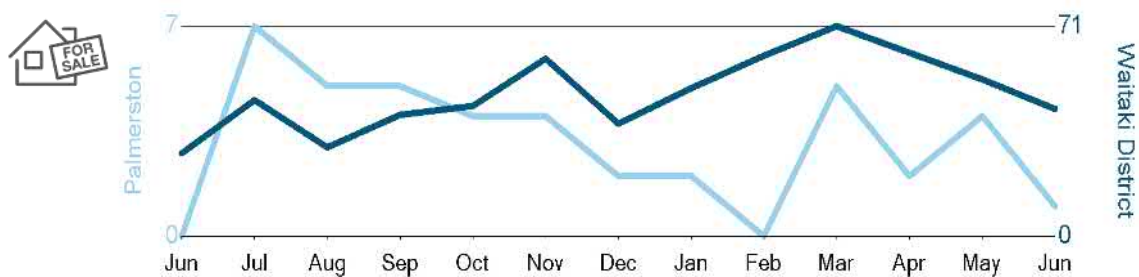
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Median Sale Price in Palmerston and Waitaki District



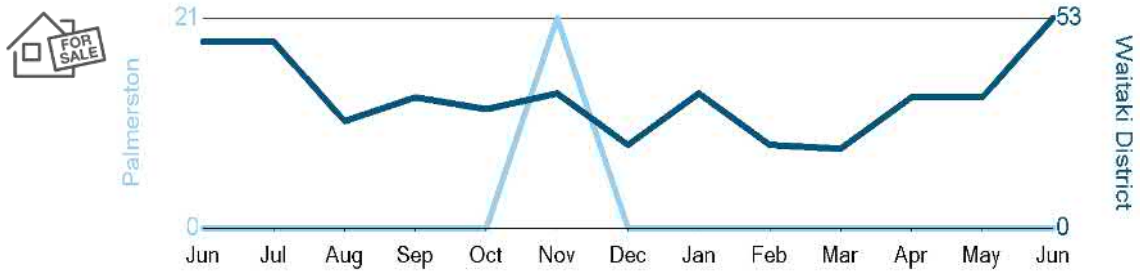
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Palmerston and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

Median Days to Sell in Palmerston and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Census Data for Palmerston

AGE BROAD LEVELS



Age	Palmerston
0-14	16%
15-29	13%
30-49	21%
50-64	21%
65+	29%

FAMILY TYPE



Family Type	Palmerston
Couple (no kids)	41%
Couple (with kids)	48%
Solo parent	11%

OWNERSHIP



Ownership	Palmerston
Own or Partly Own	68%
Held in a Family Trust	9%
Do not own and do not hold in a family trust	23%
Not elsewhere included*	0%

NUMBER OF BEDROOMS



Bedrooms	Palmerston
One bedroom	6%
Two bedrooms	22%
Three bedrooms	49%
Four bedrooms	20%
Five or more bedrooms	3%
Total dwellings stated	432
Not elsewhere included*	0%

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.

DISCLAIMER

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This Comparative Market Analysis is confidential to the named recipient. The information referred to in this CMA may contain personal information belonging to other property owners. The report and information in it must not be published or disclosed by you or used in any way other than to enable you and your professional advisors to assess the property's potential sale price.

3 August 2022

Re: Proposed Development of 46 District Road Palmerston

To whom it may concern,

I've been asked to provide some information pertaining to the current demand for Rural-Residential land in the suburb of Palmerston marketplace, and more specifically the demand of the proposed allotments located at 46 District Road Palmerston.

I can confirm that the appetite for lifestyle blocks are at an all-time high in the last 5 years that I have been involved in real estate. In particular, allotments in the 4 Ha ,2Ha and the lack of residential small parcels of 500sq -1012m2 size range appear to be the most sought after. There are currently a few sections available at the moment on the market (and surrounds) within this particular bracket,.The location is key to this property and within the boundary of existing residential homes obviously contributing towards the level of competition for this property type.

Since the pandemic began, lifestyle properties have been highly sought after due to the ability of more people being able work from home, in addition to the appeal of being able to operate with a greater degree of self-sufficiency. There are no particular locations that are of the most interest to buyers, generally speaking, although I would view the proposed vacant blocks at 46 District Road a perfect setting to develop a new sub division providing it meets the council requirements within the district plan. .

If you have any further queries relating to the above, then I'd be happy to be contacted anytime.

Kind Regards

Mandy Elliott

Licensee

Mobile: 0272286352

Direct Dial: 03 479 6799 Email: mandy@ljhdunedin.co.nz

mandy@ljhdunedin.co.nz





PROPERTY DETAILS

**46 DISTRICT ROAD
PALMERSTON
WAITAKI**

PREPARED FOR

ANNE THOMPSON



Mandy Elliott
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Po box 1655
Dunedin
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mandy@ljhdunedin.co.nz
Licensed Real Estate Agent REAA 2008



PROPERTY DETAILS

ADDRESS

46 District Road
Palmerston
Waitaki

PREPARED FOR

Anne Thompson

LAST SOLD

30 November 2021 \$1,100,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 46 District Road, Palmerston, Waitaki.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area - plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$90,000 and \$535,000.

CAPITAL VALUE

\$780,000

LAND AREA

15.9588 ha

LAND VALUE

\$500,000

FLOOR AREA

120 m²

BEDROOMS

3

BATHROOMS

1

CAR SPACES

FEATURES

AGE OF BUILDING

1960-1969

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SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$90,000 to \$535,000	Median	\$365,000	Mean	\$343,750	For the property at the median, the sale price was 55.7% above CV.
C.V	\$65,000 to \$350,000	Median	\$227,500	Mean	\$223,875	



5 Stronsa Street, Palmerston, Waitaki

3 1 2

Last Sold	\$445,000 - 15 Jul 22	Floor Area	126 m ²
Capital Value	\$340,000 - 01 Sep 20	Roof	Steel/G-Iron
Land Value	\$65,000 - 01 Sep 20	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1940-1949
Land Area	1,012 m ²		



13 Stronsa Street, Palmerston, Waitaki

2 1 2

Last Sold	\$300,000 - 08 Jul 22	Floor Area	70 m ²
Capital Value	\$160,000 - 01 Sep 20	Roof	Steel/G-Iron
Land Value	\$65,000 - 01 Sep 20	Walls	Roughcast, etc
Land Use	Residence	Building Age	1940-1949
Land Area	1,012 m ²		



1 Tiverton Street, Palmerston, Waitaki

3 1 2

Last Sold	\$310,000 - 27 Jun 22	Floor Area	80 m ²
Capital Value	\$190,000 - 01 Sep 20	Roof	Steel/G-Iron
Land Value	\$65,000 - 01 Sep 20	Walls	Roughcast, etc
Land Use	Residence	Building Age	Prior to 1920 - exact age unknown
Land Area	1,012 m ²		

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24 Roseness Street, Palmerston, Waitaki

3 1 1

Last Sold	\$535,000 - 15 Jun 22	Floor Area	116 m ²
Capital Value	\$350,000 - 01 Sep 20	Roof	Tile Profile
Land Value	\$65,000 - 01 Sep 20	Walls	Roughcast, etc
Land Use	Residence	Building Age	1950-1959
Land Area	1,012 m ²		



35 Taieri Peak Road, Palmerston, Waitaki

Last Sold	\$420,000 - 13 Jun 22	Land Area	6.6360 ha
Capital Value	\$265,000 - 01 Sep 20	Floor Area	
Land Value	\$260,000 - 01 Sep 20	Roof	Unknown
Land Use	Lifestyle Blocks Bareland	Walls	Unknown
		Building Age	Unknown



8 Brough Street, Palmerston, Waitaki

Last Sold	\$90,000 - 27 May 22	Floor Area	
Capital Value	\$65,000 - 01 Sep 20	Roof	Unknown
Land Value	\$65,000 - 01 Sep 20	Walls	Unknown
Land Use	Residential Section	Building Age	Unknown
Land Area	1,012 m ²		



26 Burransess Street, Palmerston, Waitaki

4 2 2

Last Sold	\$470,000 - 24 May 22	Floor Area	140 m ²
Capital Value	\$350,000 - 01 Sep 20	Roof	Tile Profile
Land Value	\$65,000 - 01 Sep 20	Walls	Fibre Cement
Land Use	Residence	Building Age	1980-1989
Land Area	1,012 m ²		

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122 District Road, Palmerston, Waitaki

Last Sold	\$180,000 - 23 May 22	Floor Area	
Capital Value	\$71,000 - 01 Sep 20	Roof	Unknown
Land Value	\$65,000 - 01 Sep 20	Walls	Unknown
Land Use	Residential	Building Age	Unknown
Land Area	1,007 m ²		

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FOR SALE NEARBY

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



88 Tiverton Street, Palmerston, Waitaki

3 1 1

Listed	27 Jul 2022 Asking Price \$429,000	Floor Area	110 m ²
Capital Value	\$280,000	Roof	Steel/G-Iron
Land Value	\$105,000	Walls	Wood (incl Weatherboard)
Category	Residential House	Building Age	1910-1919
Land Area	2,630 m ²		



70 Ronaldsay Street, Palmerston, Waitaki

2 1

Listed	16 Jul 2022 Deadline Sale	Floor Area	90 m ²
Capital Value	\$160,000	Roof	Steel/G-Iron
Land Value	\$55,000	Walls	Wood (incl Weatherboard)
Category	Residential House	Building Age	1940-1949
Land Area	801 m ²		



29 Copinsha Street, Palmerston, Waitaki

3 2 3


Listed	5 Jul 2022 Enquiries Over \$599,000	Land Area	1,012 m ²
Capital Value	\$420,000	Floor Area	126 m ²
Land Value	\$65,000	Roof	Steel/G-Iron
Category	Residential House	Walls	Brick
		Building Age	Unknown




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102 Ronaldsay Street, Palmerston, Waitaki  5  2  3

Listed	2 Jun 2022 Enquiries Over \$650,000	Land Area	910 m ²
Capital Value	\$540,000	Floor Area	320 m ²
Land Value	\$65,000	Roof	Steel/G-Iron
Category	Residential House	Walls	Brick
		Building Age	1990-1999




79 Ronaldsay Street, Palmerston, Waitaki  3  1  1

Listed	6 Apr 2022 \$370,000	Roof	Steel/G-Iron
Capital Value	\$310,000	Walls	Wood (incl Weatherboard)
Land Value	\$65,000	Building Age	Prior to 1920 - exact age unknown
Category	Residential House		
Land Area	1,012 m ²		
Floor Area	90 m ²		



72 Ronaldsay Street, Palmerston, Waitaki

Listed	18 Mar 2022 Buyer Enquiry Over \$175,000	Land Area	1.1650 ha
Capital Value	\$95,000	Floor Area	Unknown
Land Value	\$92,000	Walls	Unknown
Category	Residential Section	Building Age	Unknown



23 Mull Street, Palmerston, Waitaki

Listed	28 Feb 2022 Negotiation	Land Area	1,012 m ²
Capital Value	\$65,000	Floor Area	Unknown
Land Value	\$65,000	Roof	Unknown
Category	Residential Lifestyle Section	Walls	Unknown
		Building Age	Unknown

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46 Auskerry Street, Palmerston, Waitaki

Listed	11 Nov 2021	\$115,000	Floor Area	
Capital Value	\$75,000		Roof	Unknown
Land Value	\$75,000		Walls	Unknown
Category	Residential Section		Building Age	Unknown
Land Area	1,684 m ²			

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RESIDENTIAL INSIGHTS

Suburb: Palmerston

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	7	10	36
Percentage of Palmerston's Properties Sold	1.74%	2.49%	8.96%

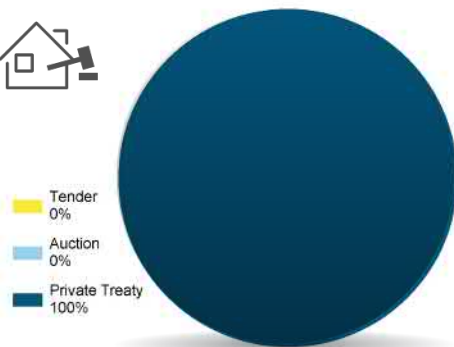
Sale Performance



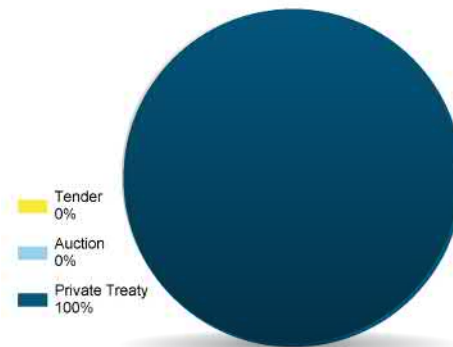
	June 2022	June 2021	% Change		Jul 2022
Median Days To Sell	Insufficient Data	Insufficient Data	Insufficient Data	Average Valuation	\$
Median Sale Price	Insufficient Data	Insufficient Data	Insufficient Data	Median List Price	NA

Sale Types in June 2022

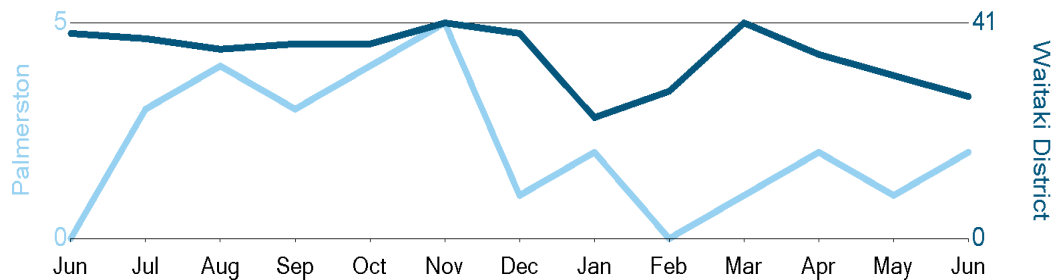
PALMERSTON



WAITAKI DISTRICT



Number of Sales/Month in Palmerston and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

PREPARED BY:

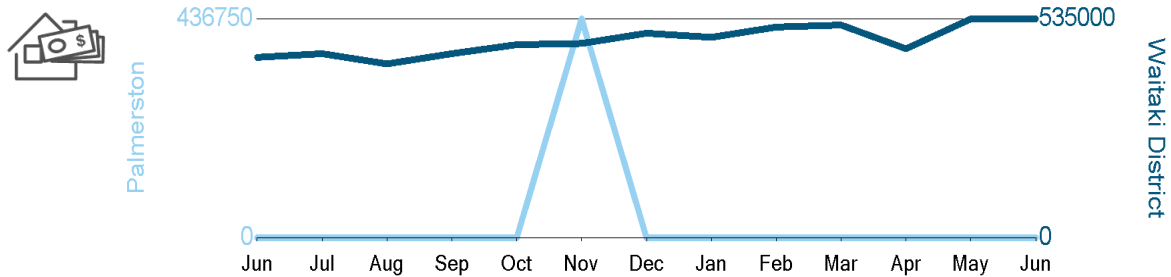
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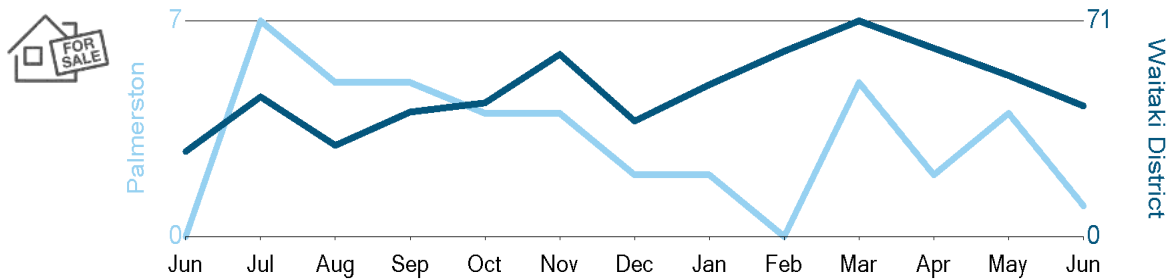


Median Sale Price in Palmerston and Waitaki District



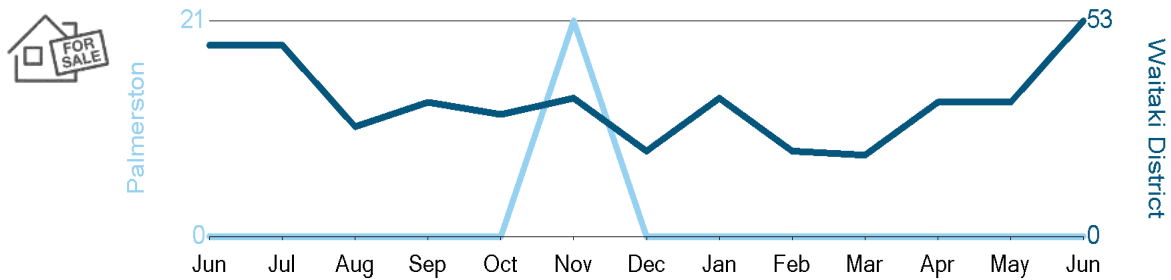
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

Number of Listings/Month in Palmerston and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

Median Days to Sell in Palmerston and Waitaki District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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Census Data for Palmerston

AGE BROAD LEVELS



Age	Palmerston
0-14	16%
15-29	13%
30-49	21%
50-64	21%
65+	29%

FAMILY TYPE



Family Type	Palmerston
Couple (no kids)	41%
Couple (with kids)	48%
Solo parent	11%

OWNERSHIP



Ownership	Palmerston
Own or Partly Own	68%
Held in a Family Trust	9%
Do not own and do not hold in a family trust	23%
Not elsewhere included*	0%

NUMBER OF BEDROOMS



Bedrooms	Palmerston
One bedroom	6%
Two bedrooms	22%
Three bedrooms	49%
Four bedrooms	20%
Five or more bedrooms	3%
Total dwellings stated	432
Not elsewhere included*	0%

* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.

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NEARBY SCHOOLS

School data from the Ministry of Education.

Advisory: School zones and other details are subject to change and you should not rely on this information alone. To check current boundaries or other details you should contact the school concerned. RVL accepts no responsibility for any action taken on the basis of information provided below, or for any errors or omissions.

Palmerston School Stromness Street Palmerston Tel: 03 465 1361	Co-Educational Contributing State	Decile 6 103 students 1.6 km from subject property.	Not Zoned
East Otago High School Stour Street Palmerston Tel: 03 465 1513	Co-Educational Secondary (Year 7-15) State	Decile 6 171 students 1.9 km from subject property.	Not Zoned
Waikouaiti School 6 Malloch Street Waikouaiti Tel: 03 465 7225	Co-Educational Contributing State	Decile 6 96 students 12.0 km from subject property.	Not Zoned
Karitane School Coast Road Karitane Tel: 03 465 7475	Co-Educational Contributing State	Decile 6 27 students 17.5 km from subject property.	Not Zoned
Hampden School 41-47 Norwich Street Hampden Tel: 03 439 4603	Co-Educational Full Primary State	Decile 4 47 students 20.3 km from subject property.	Not Zoned
Macraes Moonlight School 6 Hyde Street Macraes Flat Palmerston Tel: 03 465 2420	Co-Educational Full Primary State	Decile 10 26 students 24.7 km from subject property.	Not Zoned
Warrington School Ferguson Street Warrington Tel: 03 482 2605	Co-Educational Full Primary State	Decile 8 57 students 25.8 km from subject property.	Not Zoned

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Waitati School Mount Cargill Road Waitati Tel: 03 482 2888	Co-Educational Full Primary State	Decile 9 100 students 31.1 km from subject property.	Not Zoned
Purakaunui School 8 Mihiwaka Station Road Purakaunui Tel: 03 482 1026	Co-Educational Full Primary State	Decile 10 16 students 31.9 km from subject property.	Not Zoned
Kakanui School Fyfe Place Kakanui Tel: 03 439 5837	Co-Educational Full Primary State	Decile 1 45 students 36.8 km from subject property.	Not Zoned
St Joseph's School (Port Chalmers) 12 Bernicia Street Port Chalmers Tel: 03 472 8657	Co-Educational Full Primary State : Integrated	Decile 7 7 students 37.3 km from subject property.	Not Zoned
Maheno School Short Street Maheno Tel: 03 439 5707	Co-Educational Full Primary State	Decile 6 50 students 37.3 km from subject property.	Not Zoned
Port Chalmers School 30A Albertson Avenue Port Chalmers Tel: 03 472 8685	Co-Educational Full Primary State	Decile 6 110 students 37.4 km from subject property.	Not Zoned
Portobello School 30 Harington Point Road Portobello Dunedin Tel: 03 478 0605	Co-Educational Full Primary State	Decile 8 50 students 38.9 km from subject property.	Not Zoned
Broad Bay School 4 Roebuck Rise Broad Bay Dunedin Tel: 03 478 0706	Co-Educational Full Primary State	Decile 9 29 students 40.2 km from subject property.	Not Zoned

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St Leonard's School (Dunedin) 29 St Leonards Drive Saint Leonards Dunedin Tel: 03 471 0501	Co-Educational Contributing State	Decile 10 29 students 40.8 km from subject property.	Not Zoned
North East Valley Normal School 248 North Road North East Valley Dunedin Tel: 03 473 8246	Co-Educational Contributing State	Decile 7 218 students 42.1 km from subject property.	Not Zoned
Pine Hill School (Dunedin) 11 Hislop Street Pine Hill Dunedin Tel: 03 473 9148	Co-Educational Contributing State	Decile 3 43 students 42.2 km from subject property.	Not Zoned
Dunedin Rudolf Steiner School 1 Fern Road Maia Dunedin Tel: 03 471 2163	Co-Educational Full Primary State : Integrated	Decile 9 55 students 42.4 km from subject property.	Not Zoned

This school information (with the exception of the distance and "in zone" calculations) is copyright © Ministry of Education 2016 and used under the Creative Commons Attribution 4.0 International licence.

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6 May 2022

Thompson Holdings Limited
Email: james@surveywaitaki.co.nz

Phone 03 433 0300
Web www.waitaki.govt.nz
Office 20 Thames Street
Private bag 50058
Oamaru 9444

Dear James

Council has granted consent 201.2022.1900 pursuant to s104 of the Resource Management Act 1991.

The decision on your resource consent was made by the Planning Manager pursuant to authority delegated in accordance with Section 34A (1) of the Resource Management Act 1991.

Consent Number: 201.2022.1900.

Granted to: Thompson Holdings Ltd

Consent to: Subdivide Rural Land

Date Granted: 27 April 2022

Legal Description: Section 34-35 and Section 44-46 Block XXXIII Town of Palmerston (RT OT177/62)

Location: 46 District Road Palmerston

Activity Status: Non-Complying

Zoning: Rural General

District Plan Map: 35, 38 & 75

Commencement of Consent

Your attention is drawn to Section 116 of the Resource Management Act 1991 which provides that any resource consent which has been granted shall, unless stated otherwise, commence either, when the time for lodging appeals expires and no appeals have been lodged, or when the Environment Court determines the appeals or all appeals are withdrawn.

Lapsing of Consent

Your attention is also drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date granted of the consent unless before the consent lapses the consent is given effect to or an application is made to the Council to extend the period after which the consent lapses, and the Council decides to grant an extension.

Right of Objection

Please note that pursuant to Section 357A of the Resource Management Act 1991, you may, within 15 working days of being notified of this decision, object by notice in writing to the Council in respect of any aspect of this decision. The Council is required by the Act to consider any objection and to decide whether to dismiss or uphold the objection wholly or partly. (There is a right of appeal, pursuant to Section 358 of the Resource Management Act 1991, to the Environment Court against Council's decision on any such objection).

Right of Appeal

As an alternative to your right of objection pursuant to Section 357 of the Resource Management Act 1991, please note that pursuant to Section 120 of the Resource Management Act 1991, you may, within 15 working days of receiving notification of this decision, appeal to the Environmental Court against the whole or any part of Council's decision, in accordance with Section 121 of the Act, by writing to:

The Registrar, Environment Court, P O Box 2069 Christchurch.

Cost of Processing Consent

Where the costs incurred in processing the application exceed the deposit paid, an invoice will be sent to the applicant within the next few weeks. If you would like to make alternative arrangements for paying the invoice, then please contact us.

Customer Survey

To enable us to provide an efficient and friendly service to our customers we would appreciate your feedback on how we in the Planning Department handled your resource consent.

By answering a few short questions in our on-line survey we can continuously improve our service to you. The link may be found as follows:

www.surveymonkey.com/r/wdcplanningsurvey

Yours faithfully



Lee-Ann mustard
Planning Administration

Email: planningadmin@waitaki.govt.nz

**DECISION OF WAITAKI DISTRICT COUNCIL ON A NON-NOTIFIED ACTIVITY STATUS SUBDIVISION
RESOURCE CONSENT APPLICATION**

Considered under Delegated Authority Section 34 of the Resource Management Act 1991. This resource consent is Granted by the Waitaki District Council pursuant to sections 104D of the Resource Management Act 1991 (the Act) and is subject to the attached conditions imposed in accordance with sections 108 and 220 of the Act.

The recommendation contained within the Officer's Section 42A Report has been reviewed and adopted as the reasons for decision under Section 113 of the Resource Management Act 1991.

That the Waitaki District Council grants resource consent to Thompson Holdings to subdivide rural land at 46 District Road Palmerston, subject to conditions:

1. That the subdivision be in general accordance (taking into account any conditions imposed) with the application and plans submitted with application 202.2022.1900 received by Council on 11 April 2022 with Survey Waitaki site plan dated Jan 2022 drawn by CJL reference 1450-SCH-001 REV A. A copy of the approved plan is attached.

Easements

2. Prior to certification pursuant to Section 223 under the Resource Management Act 1991, the consent holder shall ensure that all easements as required are duly shown on the Land Transfer Plan, or in a memorandum of easements attached to the Land Transfer Plan. This shall include:
 - (a) A right of way for Lot 2 across Lot 3 for access to District Road.
3. The consent holder shall be responsible for all costs in association with the creation and registration of any easements.

Access

4. A new vehicle crossing is required to access proposed Lot 4. A Vehicle Crossing application is to be made to Council's Roding Department by the consent holder and an authorised roading contractor must carry out the construction. The vehicle crossing shall be formed and sealed from the road edge to the property boundary.
5. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide photographic evidence of the completed new vehicle crossing to Lot 4 and access for Lots 2 and 3. A completed Work Completion Notice shall be supplied to Council's Roding Department.

Consent Notices Lots 2 and 3:

6. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a consent notice is prepared pursuant to Section 221 of the Resource Management Act 1991 and is registered on the titles of Lots 2 and Lot 3 (arising from this subdivision) to include the following:
 - a) In the event of any building activity on the site, stormwater shall be contained within the property boundary of the lot and discharged to an approved stormwater disposal system located within the site in accordance with the Building Code and its subsequent amendments.
 - b) The existing shelter belt trees adjacent to District Road and State Highway 1 shall be sufficiently maintained by the property owner to reduce shading on to each road.
 - c) Any dwelling or other noise sensitive location on Lots 2 and 3 in or partly within 100m of the edge of the State Highway 1 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

Consent Notice Lot 4

7. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a consent notice is prepared pursuant to Section 221 of the Resource Management Act 1991 and is registered on the title of Lot 4 (arising from this subdivision) to include the following:
 - a) In the event of any building activity on the site, stormwater shall be contained within the property boundary of the lot and discharged to an approved stormwater disposal system located within the site in accordance with the Building Code and its subsequent amendments.

Monitoring and Review:

8. Pursuant to Section 36 of the Resource Management Act 1991, in addition to the fees payable for the processing of this application, where further site inspections are required because of non-compliance with any of the conditions, the Council may render an account to the consent holder for additional monitoring fees based on time involved.
9. Within six months of the date of this decision; and/or upon the receipt of the information identifying non-compliance with the conditions of consent, and/or within twenty working days of each anniversary of the date of this decision, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which is appropriate to deal with at a later stage.
 - b) To deal with any adverse effects on the environment which may arise from the exercise of the consent, and which could not be properly assessed at the time the application was considered.
 - c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent, and which have been caused by a change in circumstances or which may be more appropriately addresses as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Financial Contribution

10. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall have paid to Council a financial contribution for open space and recreation of Two Thousand, Two Hundred and Fifty Dollars (\$2,250.00 GST inclusive) calculated in accordance with Rule 14.5.4 of the Waitaki District Plan.

Advisory Notes:

- a. As water supply and sewerage are in close proximity to Lots 2, 3 and 4, easements should be created for future installation of those services.
- b. Roading Development Contributions will not be charged on this subdivision resource consent but will be assessed on each building consent application received in the future. Roading Development Contributions are not related to vehicle crossings which may access the property.
- c. All construction sediment and dust shall be contained within the extents of the site. This includes no tracking of mud and debris on to the surrounding roads.
- d. Subbase and Basecourse testing can be carried out using a Nuclear Density Meter (NDM) or Clegg Impact Hammer device by a trained professional.
- e. The consent holder shall ensure that, should any human remains or archaeological items be exposed while undertaking works to give effect to conditions of consent, works in that area will cease immediately. The Police, Heritage New Zealand, and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained.

Reasons for Decision:

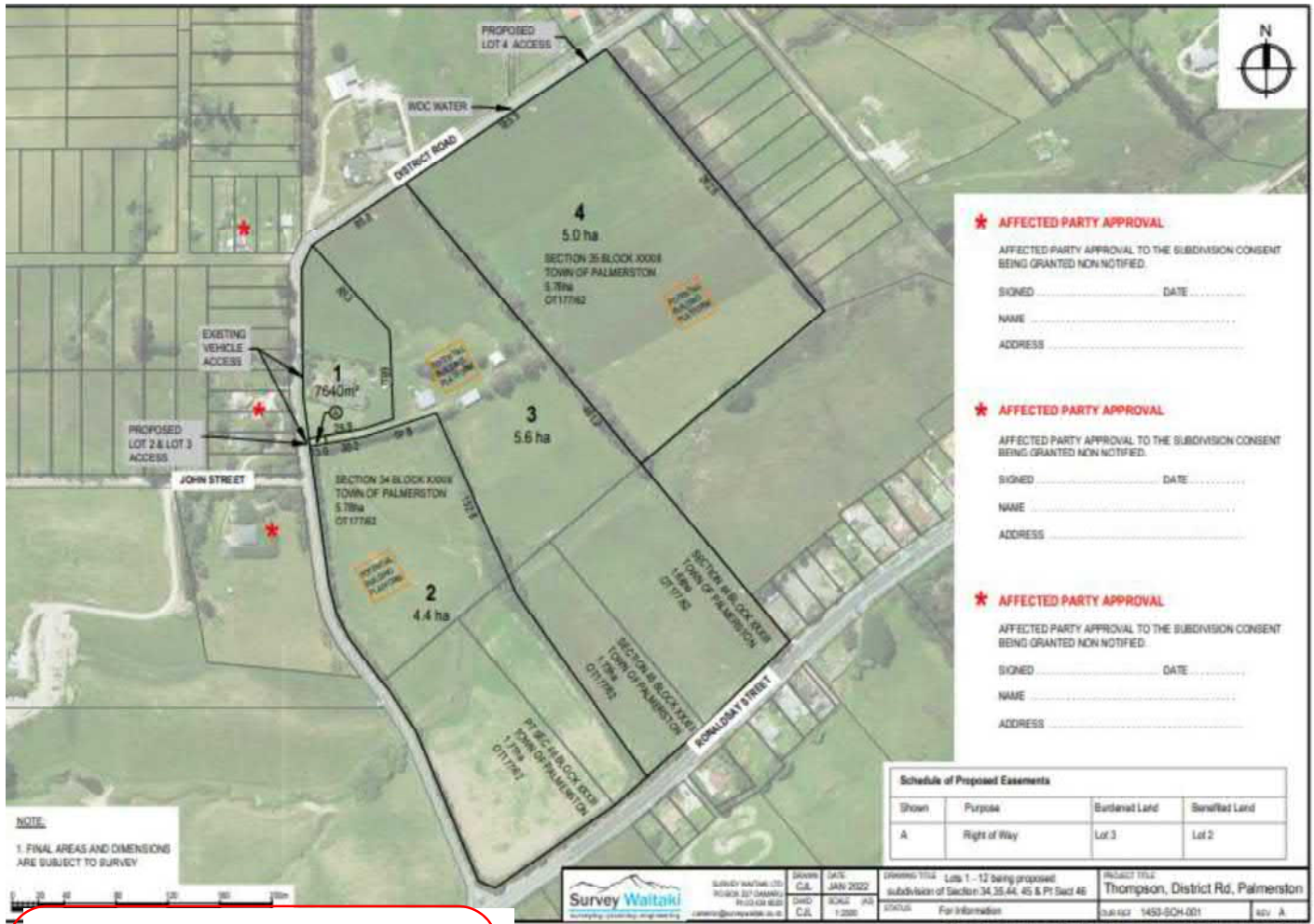
- A. Having considered the effects of the activity on the environment in accordance with Section 104(1)(a) of the Resource Management Act 1991, Council is satisfied that the actual and potential effects of the activity on the environment will be less than minor provided that the recommended conditions are complied with.
- B. The granting of the consent will not be contrary to the intent of the policies and objectives contained within the Operative Waitaki District Plan in accordance with Section 104(1)(b) of the Resource Management Act 1991.
- C. Notification was not required under Section 95A of the Resource Management Act 1991. Persons considered to be affected pursuant to Section 95B and 95E of the Resource Management Act 1991 have given their written approval. Limited notification was not required under Section 95B of the Resource Management Act 1991.
- D. This subdivision proposal is located in the Rural Zone and has been assessed as a non-complying Activity under the Operative Waitaki District Plan for which consent may be granted under Section 104D of the Resource Management Act 1991.
- E. Pursuant to Sections 108 and 220 of the Resource Management Act 1991 specific conditions have been imposed to mitigate any adverse effects of the activity on the environment.

Consent Granted

Date: 27 April 2022



David Campbell
Heritage & Planning Manager



WAITAKI DISTRICT COUNCIL

Resource Consent 202.2022.1900

Signed *Maria Weaver*

Date 26 April 2022