RC235464 – Council summary of main points

Procedural matters

a) I note that the submission of Mr Henderson is now formally withdrawn. I can confirm that Mr Henderson did not raise any additional matters that I would not be considering in any event. Therefore, my evidence does not require amendment, except for one matter that I'll touch on in relation to cultural matters within my summary.

Effects on the environment

b) Rural character and amenity – In my view, the effects on rural character and amenity are adequately mitigated, based on the evidence of Mr Craig. I note that the Revised Landscape Mitigation Plan proposes a new shelterbelt 10m from the boundary of 324 Branch Drain Road and I recommend that this is amended to the 20m originally proposed, to align with related provisions in the Partially Operative Plan for wildfire setbacks.

c) Glare and reflectivity – In my view, the effects of glare and reflectivity are sufficiently mitigated, based on the evidence of Mr Van der Velden, inclusive of the amended condition (28) recommended by Ms Kelly that addresses panel 'back-tracking' for the Wāhi Taonga Management Site.

d) Transportation – I consider that the transportation related effects are appropriately mitigated.

e) Noise – In regard to noise, I consider that the effects are adequately mitigated, based on the evidence from Mr Farren. I do recognise a difference in the hours of operation and days of construction from the original application. Mr Reeve considers there will be no notable change in effects as a result and Mr Farren accepts his analysis. However, this does in my view, raise a potential issue of scope in regard to the written approvals obtained by the applicant.

f) Environmental health – In my view, the environmental health related effects are sufficiently mitigated, based on the evidence of Ms Stout. I note that the applicant's evidence has clarified the composition of the panels and piles, which I raised in my s42a report.

g) Highly productive land – In my view, the land can continue to support land-based primary production based on the evidence of Mr Gordon and that the potential loss of 'productive capacity' is minimised.

h) Reverse sensitivity – I consider that reverse sensitivity effects will be appropriately mitigated.

i) Earthworks – In my view, the earthworks related effects will be insignificant.

j) Cultural – In my view, the cultural effects are mitigated to a degree by the conditions recommended by Te Taumutu Rūnanga. However, the applicant has not included the recommended replacement indigenous planting. For completeness, I note that the submission from Mr Henderson on the matter of indigenous planting is now withdrawn.

k) Ecology – I consider that the ecological effects will be appropriately mitigated, inclusive of the recommended conditions.

l) Hazards – In my view, the hazard related adverse effects will be adequately mitigated.

m) Servicing – I consider that the servicing related effects will be insignificant.

Objectives/policies

n) I consider that the proposal is consistent with the objectives and policies of both District Plans, and that significantly greater weight must be given to the Partially Operative Plan.

Other relevant documents

o) I conclude that the proposal is consistent with the relevant CRPS provisions, NPS-REG provisions, NPS-FM provisions, and that the proposal is not inconsistent with the relevant NPS-HPL provisions.

Recommendation

p) Having considered all relevant matters, including the evidence today, I recommend that the application be granted, subject to conditions of consent.

Conditions

q) I've reviewed the applicant's amendments to my recommended conditions of consent, and I agree with their amendments with the exception of the matters I've discussed in this summary.