

Sections 95, 95A-E, 221

Resource Management Act 1991



Decision and Planning Report

Planning Report pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

Decision pursuant to section 113 of the Resource Management Act 1991

APPLICATION NUMBER(S)	RC255352 & RC255430
APPLICANT	Joshua Mitchell
BRIEF DESCRIPTION OF THE APPLICATION	<p>This is a joint application for consent notice variation and land use. The following consents are sought:</p> <ul style="list-style-type: none">• RC255352 - Variation of Consent Notice 12387991.4 to enable the construction of a residential unit with an attached garage that does not comply with the minimum building floor level set out in the consent notice but complies with the Flood Assessment Certificate issued by Selwyn District Council.• RC255430 - Land use consent is sought for an internal boundary setback non-compliance and earthworks exceeding a volume of 350m³ within the SASM 30 overlay.
ADDRESS	172 Seabridge Road, Motukarara, Tai Tapu
LEGAL DESCRIPTION	Lot 1 DP 564058
TITLE REFERENCE	1029281
AREA	1.00 hectares
ZONING / OVERLAYS	<p>Operative Selwyn District Plan (2016), Rural Volume</p> <p>Outer Plains Zone</p> <p>ECan Defined Flood Zone</p> <p>Partially Operative Selwyn District Plan (Appeals Version)</p> <p>General Rural Zone</p> <p>Tsunami Policy Overlay</p> <p>Plains Flood Management Overlay</p> <p>Ngā Tūranga Tūpuna: SASM 30 Overlay</p> <p>Rural Density: SCA-RD2</p>
OVERALL ACTIVITY STATUS	Restricted Discretionary

The Application

1. This application was formally received by the Selwyn District Council on 9 May 2025. Further information was received on 3 June 2025, and this information now forms part of the application.

2. The application proposes to vary Consent Notice 12387991.4 that was registered on the record of title of Lot 1 DP 564058 under subdivision consent RC215150. The proposed variation of the consent notice will enable the establishment of a residential unit with an attached garage with a minimum finished floor level of 2.22m LVD1937, based on the updated flood modelling and site-specific data. The consent notice should be varied to read as follows (deletions have been identified in ~~strike through~~ and additions in underline):

"That this site is located within the Plains Flood Management Overlay. ~~Lake Ellesmere/Te Waihora Flood area.~~ Any new dwelling or other principal building shall not be erected unless a minimum finished ~~building~~ floor level of +2.22m-3m above mean sea level (Lyttelton Datum 1937) or +1.86m (New Zealand Vertical Datum 2016) is identified and the finished building floor level is at or above that level.

This site has been assessed as Technical Category 2 under Ministry of Business, Innovation and Employment (MBIE) December 2012 guidelines. The shallow soils do not meet NZS3604 criteria for "good ground", and further geotechnical assessment will be required at building consent stage.

That unless a project-specific geotechnical assessment has been undertaken by a suitably qualified and experienced geotechnical engineer and its recommendations complied with, no dwelling or principal dwelling shall be erected on this site."

3. During the review of the application it was noted that the proposed residential unit will not comply with the required setback distance of 30m from an internal boundary and that the earthworks to be undertaken for the installation of building foundations for the residential unit will exceed 350m³ as required within the Ngā Tūranga Tūpuna overlay. A land use application was lodged on 3 June 2025 to be processed with the change of consent notice application.

4. The main aspects of the activity are as follows:

- The application site is subject to a consent notice noting that the site is located within the Lake Ellesmere/Te Waihora Flood Area. The consent notice requires that any new dwelling or other principal building shall not be erected unless a minimum building floor level of 3m above mean sea level (Lyttelton Datum 1937) is identified and the building floor level is at or above that level.
- A building consent, BC250467 for the construction of a two-storey three-bedroom residential unit and an attached 3 bay garage has been lodged on 24 March 2025. This building has not yet been constructed.
- A flood assessment certificate, FC250063 was issued by Selwyn District Council on 19 February 2025 and requires that the minimum finished floor level shall be +2.22m LVD1937 or +1.86m NZVD2016.
- The proposed building will be 7m from the southern boundary shared with Lot 2 DP 564058.
- The application site is within SASM 30 overlay, and the installation of building foundations will exceed a volume of 350m³ and will be 379m³.

5. The position of the proposed residential unit is shown on the site plan included as **Figure 1** below:

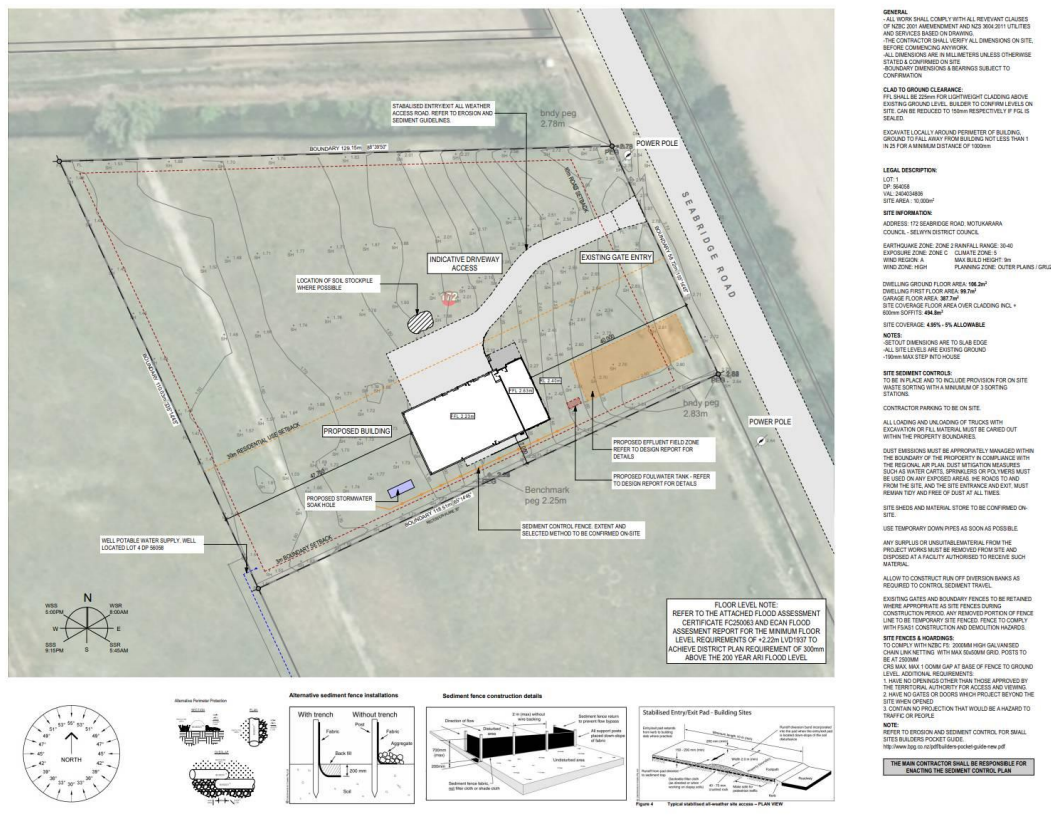


Figure 1: Proposed site plan (Source: Application documents)

6. The variation of the consent notice that was imposed as a subdivision condition and the land use aspects of this proposal have been bundled in one application and will be processed as such, given that there is an overlap between the two such that consideration of one may affect the outcome of the other and it would not be appropriate to separate them. This enables an integrated and holistic assessment of the proposal as a whole.

Background

7. The application site was created as an undersized allotment under subdivision consent, RC215150. Consent was granted for the subdivision of Lot 2 DP 532948 (86.7170 ha) to create Lots 1 to 3 DP 564058 (1.0 hectares each) and Lot 4 DP 564058 (83.7159 hectares).
8. An associated land use consent, RC215151 was issued on 15 October 2021 to allow the establishment of residential units on the undersized allotments created under subdivision consent, RC215150.
9. An extension of time to the lapse date of land use consent RC215151, was granted under RC245415 on 26 September 2024 and the land use consent can be given effect to until 16 October 2030.
10. The application site, Lot 1 DP 564058 is a subject to consent notice 12387991.4 that reads as follows:

"That this site is located within the Lake Ellesmere/Te Waihora Flood area. Any new dwelling or other principal building shall not be erected unless a minimum building floor level of 3m above mean sea level (Lyttelton Datum 1937) is identified and the building floor level is at or above that level.

This site has been assessed as Technical Category 2 under Ministry of Business, Innovation and Employment (MBIE) December 2012 guidelines. The shallow soils do not meet NZS3604 criteria for "good ground", and further geotechnical assessment will be required at building consent stage.

11. *That unless a project-specific geotechnical assessment has been undertaken by a suitably qualified and experienced geotechnical engineer and its recommendations complied with, no dwelling or principal dwelling shall be erected on this site."*

The Existing Environment

12. The application site is legally described as Lot 1 DP 564058 being 1 hectare in area, as contained in Record of Title 1029281.
13. The site has frontage to Seabridge Road which is a formed and unsealed local road. The application site is pastoral land and is currently undeveloped. I visited the site on 6 June 2025, and a caravan was parked on-site near the northern boundary of the site. This is shown on the photo included as **Figure 2** below:



Figure 2: Application site (Source: Site visit)

14. The formed vehicle crossing provided access to the site off Seabridge Road is also shown in **Figure 2**.
15. The two neighbouring lots to the south of the application site were also created as undersized allotments and are still undeveloped.
16. The site is located within the Plains Flood Management and Tsunami Policy Overlay areas. Te Waihora/Lake Ellesmere is located approximately 2km to the south of the application site.
17. The application site is screened from the adjoining site to its north by a mature shelter belt, while its southern boundary contains young vegetation. The main access to the site is from Seabridge Road.
18. The wider area is predominantly pastoral land that is used for grazing stock and consists of properties ranging from 1 hectare to more than 80 hectares.

Activity Status

Statutory Considerations

19. Section 221 of the Resource Management Act states:

221 Territorial authority to issue a consent notice

- (1) *Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.*
- (2) *Every consent notice must be signed by a person authorised by the territorial authority to sign consent notices.*
- (3) *At any time after the deposit of the survey plan,—*

- (a) *the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:*
- (b) *the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.*
- (3A) *Sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).*
- (4) *Every consent notice shall be deemed—*
 - (a) *to be an instrument creating an interest in the land within the meaning of section 51 of the Land Transfer Act 2017, and may be registered accordingly; and*
 - (b) *to be a covenant running with the land when registered under the Land Transfer Act 2017, and shall, notwithstanding anything to the contrary in section 103 of the Land Transfer Act 2017, bind all subsequent owners of the land.*
- (5) *Where a consent notice has been registered under the Land Transfer Act 2017 and any condition in that notice has been varied or cancelled after an application or review under subsection (3) or has expired, the Registrar-General of Land shall, if he or she is satisfied that any condition in that notice has been so varied or cancelled or has expired, make an entry in the register and on any relevant instrument of title noting that the consent notice has been varied or cancelled or has expired, and the condition in the consent notice shall take effect as so varied or cease to have any effect, as the case may be.*

20. An application for to vary a consent notice under s221(3) of the Resource Management Act 1991 (RMA) is assessed as a discretionary activity.

Partially Operative Selwyn District Plan (Appeals Version) ("the Partially Operative Plan")

21. The application site is zoned General Rural. The site is also subject to the Tsunami Policy Overlay, the Plains Flood Management Overlay, the Ngā Tūranga Tūpuna: SASM 30 Overlay and within the rural density area: SCA-RD2.
22. The Council released the Appeals Version of the Partially Operative Plan on 27 November 2023. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act). Those subject to appeal continue to have legal effect pursuant to s 86B.

Land use

23. The proposed land use activity does not meet the following rules:

Operative/treated as operative:

RULE	TOPIC	NON-COMPLIANCE	STATUS
GRUZ-REQ4	Structure setbacks (Internal boundary)	A setback of 30m from an internal boundary is required for a residential unit. The proposal is to establish a residential unit with an attached garage within this 30m setback (7m from the southern boundary)	Restricted Discretionary (Rule GRUZ-REQ4.2)
SASM-R2.6.a.vi	Earthworks	Earthworks is a permitted activity for the installation of building foundations for residential units, residential accessory buildings and farm accessory buildings where the volume of earthworks does not exceed 350m ³ . The volume of earthworks proposed for the installation of building foundations will be 379m ³ .	Restricted Discretionary (Rule SASM-R2.2)

24. The application site was created as an undersized allotment under subdivision consent, RC215150. Sufficient balance land was provided at the time the application site (Lot 1 DP 564058) was created, to comply with the minimum site size requirements of one residential unit per 20 hectares. A land use consent, RC215151 was issued on 15 October 2021 to allow the establishment of residential units on the undersized allotments created under subdivision consent, RC215150.
25. The application site is within the Plains Flood Management Overlay. The PODP describes a high hazard area as land within any of the following:
- Coastal Erosion Overlay; or
 - Coastal Inundation Overlay; or
 - Waimakariri Flood Management Overlay; or
 - Plains Flood Management Overlay, but limited to land where, in a 1 in 500 year Average Recurrence Interval flood event, either:
 - a. the water depth (measured in metres) x the water velocity (measured in metres per second) is greater than 1; or
 - b. the water depth is greater than 1m
26. The flood model results on Canterbury Maps show that the application site is subject to a maximum water depth of 0.5m above ground and is therefore not located within a high hazard area. Selwyn District Council has issued Flood Assessment Certificate, FC250063 for the application site on 19 February 2025.
27. Therefore, the land use proposal is a restricted discretionary activity under the Partially Operative Plan.

Status – Partially Operative Plan Only

28. Overall, the bundled proposal is a discretionary activity under the Partially Operative Plan.

Operative Selwyn District Plan (2016), Rural Volume ("the Operative Plan")

29. The application site is zoned Outer Plains. The site is also subject to Ecan Defined Flood Zone.
30. The Council released the Appeals Version of the Partially Operative Selwyn District Plan on 27 November 2023. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act), and the corresponding provisions in the Operative Plan are treated as inoperative.
31. All rules that would apply to this proposal are now treated as inoperative and accordingly no further consideration has been given to the Operative Plan.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

32. The Detailed Site Investigation submitted with the underlying subdivision application, RC215150 and the review by Ecan's Contaminated Site's Team concluded that no HAIL activities were identified and had no concern with the subdivision going ahead.
33. The applicant confirmed in the application form, Form 9 that the land is not currently being used, has not been used in the past or is unlikely to have been used for an activity listed in the Hazardous Activities and Industries List (HAIL). Therefore, the NES-CS does not apply.

Overall Activity Status

34. As per the Activity Status section above, the proposal is being considered as a **discretionary** activity overall.

Written Approvals (Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii))

35. The provision of written approvals is relevant to the notification and substantive assessments of the effects of a proposal under sections 95D, 95E(3)(a) and 104(3)(a)(ii). Where written approval has been provided, the consent authority must not have regard to any effect on that person. In addition, that person is not to be considered an affected person for the purposes of limited notification.
36. The applicant has provided written approval from the owners of:
- Lot 2 DP 564058, Valuation number 2404034807
37. The location of Lot 2 DP 564058 in relation to the application site is shown in **Figure 3** below.



Figure 3: Location of Lot 2 DP 564058 in relation to the application site (Source: SDC Maps)

Notification Assessment

Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

Permitted Baseline

38. Sections 95D(b) and 95E(2)(a) allow that a consent authority “may disregard an adverse effect” if a rule or a national environmental standard permits an activity with that effect, a concept known as ‘the permitted baseline’. The application of the permitted baseline is discretionary, as denoted by the use of the word “may”. It is understood that its intention is to identify and exclude those adverse effects that would be permitted by the Plan from consideration.
39. The Partially Operative Plan requires a minimum setback of 30m between an internal property boundary and a residential unit. The proposed residential unit with an attached garage will be established 7m from the southern internal boundary.
40. The application site is located within the Ngā Tūranga Tūpuna: SASM 30 Overlay and earthworks for the installation of building foundations for residential units, residential accessory buildings and farm accessory buildings where the volume of earthworks does not exceed 350m³ are permitted. The volume of earthworks because of the proposal will be 379m³.

41. Therefore, the permitted baseline in the Partially Operative Plan in relation to the minimum internal boundary setback and volume of earthworks within the Ngā Tūranga Tūpuna Overlay is of some relevance and will be considered in the following assessment.

Receiving Environment

42. The receiving environment for this proposal includes the existing environment and the future environment as it could be, i.e. as modified by non-fanciful permitted activities and unimplemented resource consents. In this case, the receiving environment is a rural area, where residential units on undersized allotments were consented, and balance land subject to mechanisms preventing the erection of any residential unit, were provided.

Restrictions on Matters Considered

43. The status of the activity is **Discretionary**. As such, the Council's discretion is unrestricted, and all adverse effects must be considered.
44. The objectives, policies, reasons for rules and assessment matters in the Plans provide useful guidance when considering the adverse effects of the proposal, and these are discussed where relevant below.

Effects

45. The adverse effects that might be considered relevant to this proposal are:

- Flood and tsunami effects
- Setback effects
- Cultural effects

Flooding and Tsunami Effects

46. The application proposes to vary Consent Notice 12387991.4 that was registered on the record of title of Lot 1 DP 565048 under subdivision consent RC215150. This consent notice requires that any new dwelling or other principal dwelling building shall not be erected unless a minimum building floor level of 3m above mean sea level (Lyttleton Datum 1937) is identified and the building floor level is at or above the level and was imposed due to the flood risk associated with the Lake Ellesmere/Te Waihora area.
47. However, the applicant consulted Environment Canterbury in respect of the proposal and their flood hazard assessment dated, 31 July 2024, stated that Selwyn District Council has completed rain-on-grid flood modelling for the majority of the district. This modelling includes 200 and 500-year average recurrence interval (ARI) events. In both ARI events, the modelling shows flooding covering the western half of the application site, with the eastern half of the property (towards Seabridge Road) clear of flooding. The flooding of the property reaches a level of 1.9m LVD1937 in a 200-year ARI flood event. Based on this information, Environment Canterbury concluded that there are no high hazard areas on the property and recommended that a residential unit built at the application site, Lot 1 DP 565048, with a floor level at least 2.2m LVD1937 would meet the Partially Operative Plan requirement to be 300mm above the 200-year ARI flood level.
48. Mr M Twaites from Environment Canterbury confirmed on 18 February 2025 that the information in the flood hazard assessment report dated 31 July 2024 is still up-to-date and relevant.
49. The minimum building floor level of 3m above mean sea level (Lyttleton Datum 1937) as required in Consent Notice 12387991.4 was reviewed by Mr Victor Mthamo and Mr Graeme McNicholl, Development Engineers at Selwyn District Council, and they noted that Selwyn District Council's flood modelling takes into account the Lake Ellesmere water levels.
50. The Environment Canterbury assessment identifies an appropriate building site within the application site, and this is illustrated in **Figure 4**:

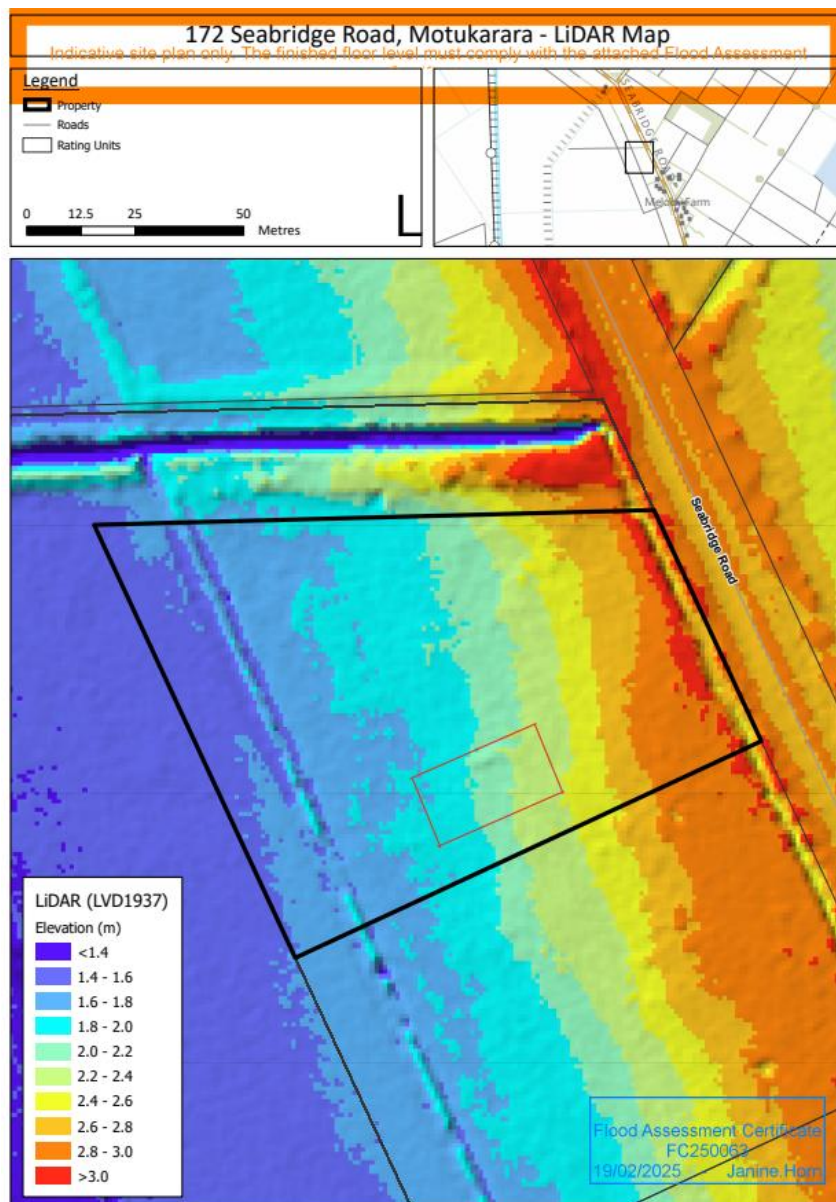


Figure 4: Appropriate building site identified by ECan (Source: FC250063)

51. Based on the information provided by Environment Canterbury and a review by Mr Mthamo, Selwyn District Council Development Engineer, Council has issued Flood Assessment Certificate, FC250063 confirming that Lot 1 DP 564058 is not within a high hazard area and that the minimum finished floor level shall be +2.22m LVD1837.
52. In view of the technical advice above it is considered that varying Consent Notice 12387991.4 to require a minimum finished floor level of +2.22m LVD1937 is acceptable.
53. The site is also subject to a Tsunami Policy Overlay. Whilst there are no applicable rules that apply in the General Rural Zone, there is policy direction and a matter for discretion (NH-P9). NH-P9 seeks to ensure that where use or development within the Tsunami Policy Overlay results in the congregation of vulnerable persons, that adequate provisions has been made for their evacuation in the event of a tsunami. This policy direction is not relevant to this application as there will be no congregation of vulnerable persons.
54. Overall, any adverse flood hazard and tsunami effects are considered to be less than minor in terms of the adjacent persons and the wider environment.

Structure Setback Effects

55. The application proposes to establish a residential unit with an attached garage within the required 30m internal boundary setback. The proposed building will be positioned 7m from the boundary shared between the application site and Lot 2 DP 56058.
56. The adjoining property to the south of the application site, Lot 2 DP 56058 is considered to be the only property to be potentially affected by the internal boundary setback breach. This property is currently undeveloped, and written approval has been obtained from the owner of this property. As such any adverse effects on the adjacent property owner should be disregarded and this person should not be considered an affected person.
57. The surrounding area is rural, and the application site was created as one of three undersized allotments under a previous subdivision, and sufficient balance land was provided to retain the openness and amenity expected within the surrounding rural area. The site has an area of 1 hectare and the proposed position of the building near the southern boundary compared to the positioning of a building in a complying position will allow a more efficient and practical primary production use of the site.
58. As indicated in the assessment of the Flooding and Tsunami effects the location of the proposed building aligns with the building site identified as appropriate in the flood hazard assessment report by Environment Canterbury.
59. In relation to wildfire risk, I have used the matters of discretion in NH-MAT5 to guide my assessment on the adverse effects of internal boundary setback non-compliances on the wildfire risk to life and property.
60. The distance buildings are setback from shelter belts is an influential factor in relation to the probability on how easily wildfire could traverse between a shelter belt and buildings. The proposed building will be 7m from the southern boundary shared with Lot 2 DP 56058. The physical boundary consists of an established wire fence with immature hedging planted along this boundary. The adjoining site is undeveloped and as such the proposal will not result in a wildfire risk to any residential unit or other principal building on the adjoining site.
61. In conclusion, I consider that all adjacent person considered affected has provided written approval, and any adverse effects on the wider environment as a result of the non-complying internal boundary setback will be less than minor.

Cultural Effects

62. The application site is subject to the Ngā Tūrangā Tūpuna: SASM 30 Overlay, and as such Mahaanui Kurataio Ltd has requested to review the application to provide feedback on the application on behalf of the local runanga. This application was sent to Mahaanui Kurataio Ltd for review on 11 June 2025.
63. SASM-R2.6.a.vi permits earthworks for the installation of building foundations for residential units, residential accessory buildings and farm accessory buildings where the volume of earthworks does not exceed 350m³. The volume of earthworks for the installation of the proposed building will be 379m³ and as such compliance with this rule is not achieved.
64. SASM-R2.9 requires that any application arising from the above non-compliance shall not be subject to public notification. Where advice from the Rūnanga is received in respect of an application following engagement undertaken by either the applicant or the Council, that advice shall inform whether notification of the application is to be served on the relevant Rūnanga. At the time of writing this report the advice from Rūnanga has not been received, and the applicant requested that the application be limited notified to them.
65. The Partially Operative Plan also requires that notice shall only be served on Heritage New Zealand Pouhere Taonga, absent their written approval. The applicant requested that the application be limited notified to Heritage New Zealand as no written approval has been obtained from them.

Positive Effects

66. Positive effects are not relevant to the consideration of notification and will be considered as part of the s 104 assessment later in this report.

Public Notification (Section 95A)

67. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(2) AND 95A(3))	
Has the applicant requested the application is publicly notified?	No
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	No
Has the application has been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(4) AND 95A(5))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	No
Is the application for one or more of the following, but no other types of activities: A controlled activity? A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	No

STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(7) AND 95A(8))	
Is the activity subject to a rule or national environmental standard that requires public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES (SECTION 95A(9))	
Do special circumstances exist in relation to the application that warrant public notification?	No

Conclusion

68. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified and a determination on limited notification must be made, as follows.

Limited Notification (Section 95B)

69. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(1)-(4))	
Are there any affected protected customary rights groups, as defined in s 95F?	No
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	No
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	No

STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95B(5) AND 95B(6))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude limited notification?	No

Is the application for a controlled activity under the district plan only and not a subdivision of land?	No
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STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(7)-(9))	
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	No
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	Yes

STEP 4: LIMITED NOTIFICATION IN SPECIAL CIRCUMSTANCES	
Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?	No

Conclusion

70. In conclusion, in accordance with the provisions of section 95B, the application must be limited notified. As concluded above in the Assessment of Adverse Environmental Effects, the following are affected persons; therefore, they must be served notice.
71. The owners and occupiers of:
- Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga.
 - Heritage New Zealand Pouhere Taonga


Notification Recommendation

72. I recommend that the applications RC255352 and RC245430 be processed on a **Limited Notification** basis in accordance with sections 95A-E of the Resource Management Act 1991.

Report by: Narda Botha Resource Management Planner	Date: 18/6/2025
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Notification Decision

73. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.

 Commissioner O'Connell	Date: 18 June 2025
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