



When replying please quote document no: SUB21/47978
Property: 6968

28 January 2022

POPUANUI CHICKENS LIMITED
C/- JUFFERMANS SURVEYORS LIMITED
PO Box 193
NEW PLYMOUTH 4340

Dear Rex,

RESOURCE CONSENT APPLICATION – FURTHER INFORMATION REQUEST

Application number: SUB21/47978
Applicant name: POPUANUI CHICKENS LIMITED
Address: 24 Te Arei Road West NEW PLYMOUTH 4373
Activity Description: 5-lot subdivision

I am requesting further information to better understand your proposal's effect on the environment and the ways any adverse effects might be mitigated.

Requested information

1. Record of title
 - a) Please provide a copy of the relevant interests of the record of title.
 - b) Please provide an assessment of the relevant interests on the record of title.

2. Poultry farm operation
 - c) Please provide information regarding how the chicken farm management will be undertaken without the ability to have a live on site farm worker/ manager.
 - d) Please provide details about the occupier/ manager of the poultry sheds? Is this a third party or the land owner?
 - e) Please provide an assessment of effects on the operation of the poultry farm if relevant (in the case the applicant is not the manager of the sheds).

3. Building platforms
 - f) Please demonstrate that a dwelling can be constructed as a permitted activity within Lots 1-4 (Rule Rur82).

Comments: The application states compliance with Rule Rur82 can be achieved. The application also sets out that dwellings on the vacant lots would be a controlled activity (Rule Rur30-31). If a land use consent is required for a dwelling on these

lots then the subdivision cannot be a controlled activity under Rule Rur82. Please confirm.

- g) If a land use consent is required for dwellings please advise if this is being applied for concurrently to demonstrate the sites can be built on.
- h) If a land use consent is not being applied for concurrently, provide an appropriate assessment of adverse effects relating to rural residential allotments that cannot be developed with residential activities as a permitted activity.
- i) Provide confirmation that the dwelling within Lot 5 will comply with the poultry setback rules in ODP rules Rur28-31 to demonstrate its compliance with Rule Rur83.

4. Proposed Mitigation

- j) Provide a draft set of conditions that contains the proposed mitigation described in the application including but not limited to:
 - Location of planting, planting plans, retention of planting;
 - Restriction on buildings within the sites;
 - Lot 4 Consent notice for electricity.
- k) To support the draft conditions, provide a plan that shows landscaping to be retained within each allotment and the location of proposed planting.
- l) Demonstrate how/ where road side planting will be installed and its relationship with proposed vehicle crossings.

5. NES CS

- m) Please provide an assessment under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Subdivision is an activity to which the NES CS applies under Regulation 5(5).

6. LVIA update

- n) Please update the LVIA to take into account that no written approvals were received with the application and provide an assessment of the proposal on the owners of 39 Te Arei Road West.

7. Esplanade Strip

- o) Please clarify if an Esplanade Strip or riparian strip (or both) is proposed as part of this application.
- p) Please provide an assessment effects relating to the waterbody and proposal to waive the requirement for an a esplanade strip (if that is the intention) using the ODP and PDP for context.

Comment: There is no effects assessment in section 10 of the AEE and the application relies on an agreement with Iwi. The ODP and PDP both apply to the proposal.

- q) Please identify in the application where explicit agreement for a riparian strip alternative to an Esplanade Strip has been obtained from Te Atiawa Iwi.

Comment: I can't see the agreement made in Appendix D, is the agreement explicit to the riparian strip or the general comments made about the proposal?

8. Access

- r) Please demonstrate that a complying location for crossings exists within Lot 2 and Lot 4.

Please provide this information in writing within 15 working days being 21 February. Before this ends, please let me know if you can't respond in time and need an alternative date or if you refuse to provide the information. While I am waiting for you to respond, I will not work on your application and the days will be excluded from the timeframe.

Refusing to provide the information

If you refuse to provide the information, or if you do not submit the information within 15 days (or by another other agreed time), the Resource Management Act requires that we publicly notify your application.

If this happens, you will be required to pay the fee for notification in full before we proceed with the notification of your application.

Next steps

Once you have provided the requested information, I will review what you have provided to make sure it adequately addresses all of the points of this request and will provide a revised date for the decision.

Please feel free to contact me on 06-759 6060 and quote the application number above, if you wish to discuss your application further. The Ministry for the Environment website has useful resources for applicants on www.mfe.govt.nz/rma.

Yours sincerely



Nicola Laurenson
Environmental Planner