

Mahoetahi Road subdivision – further information

- The applicant accepts and agrees that the no further dwellings of any type are to be constructed on either lot and that a consent notice is fully expected and again accepted in this regard.
- The applicant accepts the shelterbelt hedge separating the two dwellings serves to mitigate the visual clustering effects as only one house can be viewed on approach from either direction along Mahoetahi Road by completely screening the other dwelling.
- The second dwelling was granted consent to infringe the 30m front yard setback on the basis that the adverse effects on rural character would be less than minor and that the dwelling was partly screened by an existing small 'hillock' adjacent to the front boundary. However, while the Council were previously satisfied that these effects were less than minor, the applicant is agreeable to establishing more vegetation between the second dwelling and the road boundary if deemed necessary by the Council and is accepting of condition to this effect.
- In respect to the Council's concerns about fragmentation, almost half of the 4,260m² area of Lot 1 is attributable to the residential curtilage area of the existing house. The balance is a flat grassed area that is used for the rearing of miniature horses along with the balance lot. Given this activity, both lots are more than sufficient to maintain a rural use while Lot 2 (the balance lot) having an area of 3.896ha and generally undulating will readily be able to continue its rural use as a miniature horse farm over this area of land.
- The creation of Lot 1 is for the applicant's daughter and son in-law and their children so that they have legal tenure to the land rather than 'living on their parent's property'. The use of the land and the relationship between the properties is not anticipated to change in the foreseeable future. The applicant's daughter is simply wanting a place they can call theirs that will not change the character of the area or the use of the land and that is the basis for this application.

Given the foregoing, the reasons set out in the AEE accompanying the application and that the persons who may be considered to be adversely affected have provided their written approval any adverse effects on the environment and people can be considered to be less than minor and the application need not be notified, particularly there is nothing that the Council may learn or gain from notification that would assist its determination in a situation like this where the environment exists and is the basis for granting consent.