Example:

**Assessment of Environmental Effects – Earthworks at XXXX**

**In *Rural General Zone***

Assessment matters limited to:

1. siting, slope and camber of the track;
2. manner of forming a track;
3. terrain disturbance including vegetation clearance, volumes and materials to be removed;
4. rehabilitation of disturbed ground

**Siting, slope and camber of the track**

The site is *“gently sloping and the siting of the dwelling is on a knoll, with services placed underground, as per the site plan. The low slope angle will not result in sediment runoff. The building site is surrounded by pasture grass, which will trap any sediment runoff.”*

**Manner of forming a track**

Earthworks will be carried out using a range of machinery and tools as follows:

* *Site scrape for house – mini-digger*
* *House piles - motorised auger*
* *Effluent disposal field – mini digger/trenching machine*
* *Stormwater overflow from on-site storage tanks – to sump formed by mini digger/auger*
* *Services (water, electricity) - mini digger for trenches and/or mole plough for pulling in water pipes.*
* *Spreading of excess soil – mini digger and hand tools*

**Terrain disturbance including vegetation clearance, volumes and materials to be removed**

*The site is currently in pasture, the topsoil of which will be stripped for the house site and spread to the north and west of the site up to Xcm deep. Areas and volumes as follows:*

*Extend existing driveway and form manoeuvring area – XXm2 and XXm3*

*Building platform – XXm2 and XXm3*

*Effluent disposal field – XXm2 and XXm3*

*Stormwater soakhole – XXm2 and XXm3*

*Services – up to XXm wide trench, up to Xm deep and Xm long (power), Xm long (water) and less than Xm long for each of stormwater and septic tank pipe trenches. Backfilled after services laid.*

**Rehabilitation of disturbed ground**

*All soil disturbance for services will be reinstated on top of any trenches and vegetated over within the next growing season.*

*Soil disturbed for the house site will be spread to the north and east of the house site up to Xcm deep, within Xm horizontally from the house and revegetated within the next growing season.*

**District Plan Objectives and Policies**

16.5.1 Objective 4 and Policies 6 are to protect rural amenity while allowing for land use to occur.

16.8.2 Objective and 16.8.3.8 Policies 6 g) and h) for earthworks, noting that these are more aimed at sensitive landscapes and Rural Scenic Zone, which this site is not.

*This proposal will not affect the life supporting capacity of the land as most of the earthworks will be reinstated and the house site is a tiny portion of the total site area.  The effect on rural amenity will be minor as earthworks and houses in the Rural General Zone are anticipated and also form part of the existing environment nearby.*

*After consideration against the objectives and policies for the Rural zone, the proposal is consistent with the objectives and policies for the zone. The building for which the earthworks are required is a permitted activity in the Plan and the earthworks are not affected by any of the above provisions.*

**National Policy Statement for Highly Productive Land (NPS HPL)**

*The subject site is classed as LUC 3 and is therefore considered to be highly productive land and is subject to the NPS-HPL. The following objectives and policies of the NPS HPL are considered to be relevant:*

* *Objective – Highly productive land is protected for use in land-based primary production, both now and for future generations.*
* *Policy 8 – Highly productive land is protected from inappropriate use and development.*

*Establishing a permitted activity dwelling on the site through controlled earthworks activities will allow for on-site supervision of activities that support land-based primary production and is therefore an appropriate use and development of the site.*

*The NPS-HPL guidance dated September 2022, confirms that if a land use activity is currently a controlled activity on highly productive land, then an application for resource consent must still be granted until plans are updated.  The application is for a Controlled Activity in this instance.*

*Under Section 104A, when considering an application for a resource consent for a controlled activity, a consent authority must only consider only those matters over which it has reserved its control in its plan or proposed plan. Therefore, Council must only have regard to provisions of the NPS-HPL if they relate to these matters of control when considering which conditions to impose prior to consent being granted for controlled activity consent application.*

**National Environmental Standards**

*The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.*

*There are no known hazardous activities or industries which have taken place on the subject site, and the site is not recorded as having contaminated land by the Canterbury Regional Council. Only low-level fertiliser application has been applied to the land at a rate not exceeding XXXkg/ha once in the last 10 years. No HAIL activities have previously occurred on the subject site. As such, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered relevant to this proposal.*

Interests on title (attached):

State how these are relevant/not relevant