

Appendix 'D'

Assessment of Environmental Effects



MOLYNEUX LIFESTYLE VILLAGE LTD

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Request for a Change to the Operative Central Otago District Plan

April 2021

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Job No: A4814
Date: April 2021
Status: FINAL

Prepared For:
Molyneux Lifestyle Village Ltd

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1.0 Introduction

Section 22 of the RMA 91 requires that

- (2) *where environmental effects are anticipated, the request shall describe those effects, taking into account [[clauses 6 and 7]] of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan]*

Schedule (4) provides that the following matters taken into account with any such environmental assessment.

(6) Information required in assessment of environmental effects

- (1) *An assessment of the activity's effects on the environment must include the following information:*
- a) *If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:*
 - b) *An assessment of the actual or potential effect on the environment of the activity:*
 - c) *If the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:*
 - d) *If the activity includes the discharge of any contaminant, a description of –*
 - i. *The nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - ii. *Any possible alternative methods of discharge, including discharge into any other receiving environment:*
 - e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:*
 - f) *identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted: if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved: if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

(7) Matters that must be addressed by assessment of environmental effects

- (1) *An assessment of the activity's effects on the environment must address the following matters:*
- a) *Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
 - b) *Any physical effect on the locality, including any landscape and visual effects:*
 - c) *Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*

- d) Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
- e) Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
- f) Any risk to the neighbourhood, the wider community, or the environment through natural hazards ... or hazardous installations.

This assessment takes into account the technical reports in **Attachments 'D' to 'I'** of the Request, which form an integral part of the Request.

2.0 Affected Persons & Consultation

Letters, including a copy of the preliminary concept plan for a subdivision of the site, were sent out to the following owners of neighbouring properties who are considered to be affected persons, seeking preliminary comments on the Request:

Address	Person/Organisation	Response
307 Dunstan Road	A & R Kvick	Yes
	Alexandra Golf Course	No
43 Waldron Road	D & Y Kidd	No
231 Dunstan Road	F Haldom & A O'Neill	No
66 Waldron Road	R Heyward & C Colhoun	Yes
40 Waldron Road	I & L Gare	Yes
305 Dunstan Road	K Higgle	No
39 Hillview Road	M & S Conway	No
41 Waldron Road	R & S Williams	Yes

Responses received are attached at **Appendix 'A'**. None of the responders were opposed to the development, but one responder requested they be connected to the wastewater reticulation being installed within any future subdivision of the site as a "reasonable compromise".

Several meetings were held with Council's Planning & Infrastructure staff. No infrastructure issues were identified by Council staff. No insurmountable planning impediments were raised by Council planners. A preference was expressed by the planners that the Request is not anti-pathetic to the outcome of the Vincent Spatial Plan consultation exercise.

Aukaha and the Otago Regional Council (ORC) were emailed on 2 December 2020, seeking preliminary comment on the Request. No response has been received from the ORC.

Responses from three Rūnanga were received and are attached at **Appendix A**. Two Rūnanga, Te Rūnanga o Ōtakau and Hokonui Rūnanga, were not opposed to the Request, but highlighted various matters of interest to them. The Requestor has no issues with these, however they are matters that are addressed at the subsequent detailed resource consent application stage to subdivide or develop the site.

Te Kāti Huirapa Rūnaka ki Puketeraki do not support the Request on the following grounds:

- *This Private Plan Change will result in a large subdivision. It will promote urban sprawl and increased residential density, which will impact on the amenity value of the area.*
- *There are concerns around the appropriate servicing of residential development at the site, particularly with regard to the potential contamination of ground and surface of water.*

The Rūnaka's concerns over "urban sprawl and increased residential density" are addressed elsewhere in this AEE . With regard to servicing of the site and contamination of ground and surface water, wastewater from the development will be discharged into the Alexandra town sewer reticulation and the development will be connected to the Alexandra town water reticulation as outlined in the Infrastructure Report at **Appendix J**. There is no surface water within the site and all stormwater will be discharged to land , not water.

All three Rūnaka highlighted their cultural interest in the Māta Au and Manuherikia Rivers and Waikerikeri Creek. The site is remote from all three water bodies with no connected flow path from the site to the water bodies. Subdivision and development of the site will have no effect whatever on these water bodies.

3.0 Effects Relating to Urban Land Supply & Growth.

An economic assessment of the Request has been prepared by M E Consulting and is attached at **Appendix F**.

In summary, the report finds that the key economic benefits arising from the proposed plan change include:

- *Provides housing capacity in a location of moderate market demand (i.e. in Outer Alexandra). Helps reduce a projected shortfall of dwelling capacity in Outer Alexandra in the long term.*
- *Provides a greater choice of housing for households wanting to move to or stay in Alexandra. The plan change would deliver a lot size not otherwise provided for Alexandra.*
- *The additional capacity, will facilitate greater churn in the local housing market (which can be a stimulus for redevelopment and infill), allowing households to shift within wider Alexandra as their housing needs change with life stage.*
- *Facilitates Alexandra's population growth, including growth of the Alexandra work force – supporting economic growth within Alexandra businesses and increasing the vibrancy of the town centre by facilitating demand for local shops and services.*

- The development of the land at a large lot residential density, as opposed to operative Rural Residential or RuRA zone densities, increases the efficiency of dwelling growth in Outer Alexandra – reducing the consumption of the rural land resource for housing and helping to reduce the fragmentation of rural land and the dispersal of households.
- It concentrates 60 net additional dwellings in close proximity to the current urban edge. The site offers potential for active transport (particularly biking using the Central Otago Rail Trail on the opposite side of Dunstan Road).
- Although large lot residential properties are not targeted at 'affordable housing', it is relatively more affordable than most Rural Residential zone alternatives due to the smaller land area. The additional housing capacity will help (to a minor degree) alleviate rising dwelling prices and rents driven by the type of property delivered to the market and an imbalance between supply and demand across wider Alexandra compared with the status quo.
- The plan change would enable a private landowner to bring 60 new greenfield sections to the market in the short-medium term – increasing the competitiveness of the Alexandra housing market which is effectively controlled by the COD Council.
- The plan change would implement two out of three options proposed for the VSP – being large lot residential land use along this portion of Dunstan Road. It is also likely to deliver that proposed land use outcome sooner than if the site was reliant on a comprehensive plan change initiated by Council (i.e., will deliver housing benefits sooner rather than later).
- Further, if proposed options 1 or 2 are adopted the VSP, development of the plan change site in the short-medium term may help implement the land use outcomes intended elsewhere along Dunstan Road. i.e. it may stimulate the change in land use where zoning is intensified by giving surrounding landowners more confidence to subdivide and meet the market.

The report concludes that the anticipated economic benefits of the private plan change will outweigh the potential economic costs. The plan change would positively contribute to the economic wellbeing of the Alexandra community and is consistent with strategic planning options being considered by Council.

The request will therefore have positive effects on the environment in relation to urban land supply and population growth.

4.0 Effects in Relation to Transportation

The effects of the Request on associated transportation issues are addressed in the supporting Transport Assessment at **Appendix G**. The Assessment concluded as follows:

- Overall it is considered that the traffic generated by the development of the plan change site can be accommodated on the adjacent roading network

without capacity or efficiency issues arising. In practice, the traffic flows on Dunstan Road are very low at present, and development of the site generates relatively little traffic, meaning that the proposed site access will operate under 'free flow' conditions, and Dunstan Road remains operating well within its maximum capacity.

- The crash history in the vicinity of the plan change site does not indicate that there would be any adverse safety effects from the proposal. Dunstan Road is flat and straight and therefore sight distances at the proposed site access will be excellent.
- The internal roads within the site are likely to be able to comply with the Council's standards. Dunstan Road itself presently does not comply with the Council's Engineering Code of Practice, as the carriageway is 6.4m wide rather than the 7.0m width expected under the Code. However in practice the development of the site generates only one additional vehicle movement on the road network at the very busiest of times, and Dunstan Road is already lightly-trafficked, meaning that in practice the current carriageway width will function adequately.
- Although there is presently only a Structure Plan proposed, it is likely that there will be a high degree of compliance with the transportation requirements of the District Plan and at this stage no non-compliances are expected. The plan change is also aligned with overarching strategic documents for the area.
- Overall, and subject to the preceding comments, the plan change request can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the plan change could not be approved.

With regard to the comments on access to Dunstan Road in Sec 8.4.4.1 of the Assessment, the Request proposes a rule in the District Plan such that no direct access to Dunstan Road or Waldron Road by any lot is possible and that all access to the site be from a single access onto Dunstan Road.

5.0 Effects in Relation to Infrastructure

The supporting infrastructure report addresses stormwater disposal, wastewater, water supply, reticulated utility services and roading construction.

In summary, development facilitated by this Request is able to be serviced for infrastructure and no adverse effects will arise in relation to infrastructural services.

6.0 Effects in Relation to Natural Hazards or Hazardous Installations

A search of the Otago Regional Council's Natural Hazardous Database showed that the Otago Regional Council has no record of any natural hazard adversely affecting the site. None of the test pits excavated for the infrastructure report showed any sign of deleterious material. The site is flat and ground slope instability is unlikely to be an issue. Any engineered fills will need to be placed, compacted and certified in accordance with NZS4431:1989. This is addressed at the resource consent/land use consent stage of subsequent subdivision and development of the site.

The proposed Residential Resource Area zoning of the site does not anticipate the use of hazardous materials or hazardous installations, as per existing District Plan Rule

7.3.6(ii) which requires all land use activities to be associated with the use of the site only for residential purposes.

The winery to be retained will have existing use rights and the wastewater from the winery will be disposed of entirely within the boundaries of the winery lot, subject to a discharge consent from the ORC that is anticipated to include conditions of consent that mitigate any environmental effects.

7.0 Effects in Relation to Soil Contamination

The Detailed Site Investigation (DSI) prepared by WSP addresses this issue.

The report found that, apart from a very small area of fuel spill around a former above ground storage tank and a small waste pit of burnt material, the site is suitable for residential development.

The remedial work required is to strip the site of the small areas of fuel spill and burnt material in the waste pit and remove from the site to a central landfill. The waste pit will then be filled with certified compacted hard fill in accordance with NZS4431:1989 (Code of Practice for Earth Fill for Residential Development).

These matters are addressed at the subsequent resource consent stage, including provision of an approved Remedial Action Plan (RAP). Overall, there is no impediment to the development of the site for residential purposes from soil contamination that cannot be easily remediated.

8.0 Effects on Cultural Values & Other Special Values

So far as the Requestors are aware, the site does not contain any special ecosystems, natural habitats, or sites of recreational, cultural, scientific, historical or spiritual value.

Possible disturbance of unknown cultural remains is best covered at the subsequent resource consent stage of developing the site by conditions of consent imposing an accidental discovery protocol. Possible disturbance of unknown archaeological sites by earthworks is governed by the requirements of the Heritage NZ Pouhere Taonga Act (2014).

9.0 Discharge of Contaminants & Unreasonable Emission of Noise

Wastewater will be discharged to the Council reticulation and stormwater direct to land within the site. The residential zoning of the site will ensure that there will be no emission of unreasonable noise from the site. Noise emission is governed by existing District Plan Rule 12.7.4. As previously stated, Wastewater from the winery will be discharged to ground entirely within the confines of the winery lot.

10.0 Landscape Effects

The land subject to this Request is in an "Other Rural Landscape" (ORL), the third tier landscape classification in the District Plan, being less sensitive than an Outstanding Natural Landscape (ONL) or a Significant Amenity Landscape (SAL). Public views of the site are available from the immediately adjoining Dunstan & Waldron Roads. Because the site is flat and located in a flat landscape, distant views of the site are limited. Future residential development on the site will also be visible from neighbouring rural lifestyle properties, the Rail Trail and the Alexandra Golf Course.

The Request provides for approximately 60 "large lot" residential sections of a minimum lot size of 2000m².

The attached plan at **Appendix 'B'** illustrates one possible option for the ultimate development of the site, were it to be subdivided to the maximum theoretical lot yield. Note that the Requestor intends for the two existing dwellings on site to remain and for the winery to remain in operation. This will also require relocation of the winery waste disposal field, hence the larger (7000m²) size of the winery lot.

Judging by similar "large lot" areas elsewhere in the District, it can be expected that the lots will contain large standalone single-story dwellings with generous garaging and extensive irrigated landscaping and other accessory buildings such as large sheds/workshops/lofts etc. On-site boat/caravan/motorhome storage is also a feature of these areas.

The inevitable result of the re-zoning of the site will therefore be a change from a predominately open rural aspect to that of a more urban character albeit with generous spacing and separation of dwellings and larger trees than normally prevail in higher density residential resource areas. Fig 1 below shows the appearance of the RRA (6) "large lot" zone in Cromwell (Bell Avenue).

A more "softer" semi-rural look to the development can be anticipated with grassed swales instead of a hard "kerb and channel" edge to road carriageways, street trees and no street-lighting or footpaths.



Landscape effects cannot therefore be avoided, but they are not necessarily adverse and will be mitigated by the semi-rural "large lot" nature of the development. Landscape change is inevitable if suitable developed land is to be made available to provide for the future growth of Alexandra.

In time, similar development will occur along Dunstan Road extending from the current town boundary to this site, as anticipated by the Vincent Spatial Plan.

It is concluded that the positive effects of this proposal in providing for the future growth of Alexandra in a manner that satisfies the demand for "large lot" residential living not provided for in the current District Plan outweigh any minor adverse effects on landscape values.

11.0 Effects in Relation to the Land Resource

The site identified on Landcare Research's land use capability database as having "severe limitations for arable or cultivation" (i.e. equivalent to the former "Class IV" Land Inventory Unit). See attached map at **Appendix 'C'**. There is no indication that the land subject to this Request is suitable for horticultural development.

The site is within the lowest rainfall area in New Zealand (350-450mm/annum) and the realisation of any productive potential of the land resource is totally dependent on a suitable irrigation supply.

The site was formerly occupied by the "William Hill" vineyard, but this proved to be uneconomic, and the vineyard went into receivership and has since had to be removed. The site was formerly irrigated from the Manuherikia Irrigation Scheme, but this no longer applies and there are, in any case, no easements to convey and store water from the scheme's head race in Hillview Road through adjoining properties to the site. The Requestor has made strenuous efforts to obtain these easements, to no avail.

The Requestor has a 80m³/day (0.9 litres/sec) water right from the Otago Regional Council to take water from an on-site bore (RM 2001.148). According to the ORC's "Aqualinc Report" (Guidelines for Reasonable Irrigation Requirements in the Otago Region – C15000 dated 2017/07/24), this is sufficient in this location to irrigate only 1.5ha of stone fruit, 3.3ha of grapes or 1.5 ha of pasture/crops.

However, this does not take into account the fact that the bore pump cannot operate continuously 24 hours/day, every day. A higher instantaneous rate of take is therefore required to apply the same amount of water per day. Therefore, a more realistic figure is 1.0ha of stone fruit and pasture and 2.5ha of grapes. In addition, there has to be an allowance for frost fighting as any frost fans located on this site would not comply with the permitted activity rules of the District Plan. Frost fighting typically requires an application rate of 5mm per hour for a 6-hour frost duration. This amounts to some 300m³ per ha at a rate of 14L/s. The applicant's total take allowance is only 80m³ /day at a maximum rate of 4.25L/s

These small irrigable areas are simply not a realistic economic proposition with the water right the Requestor holds out of the onsite bore.

The existing zoning of the site (Rural Residential) also pre-supposes that the predominate use of the site will be for residential purposes, as evident by similar properties fronting Dunstan Road, none of which are subject to any significant productive use. The site can be subdivided into 8 rural residential allotments (more if an element of staging was used) as a controlled activity under its existing zoning and it is very unlikely that any significant commercially viable productive use would be made of these lots, even if there was a suitable irrigation supply. Given how close such lots would be to Alexandra, plus the lack of an irrigation supply, residential use would be the primary activity on them.

It is considered that the Request will have limited effect in terms of maintaining the capability of any productive land resource.

12.0 Effects on Adjoining Properties

The only productive land use in the vicinity is a vineyard across from the north-west corner of the site. However, this is well separated from the site by Dunstan Road and the Rail Trail with intervening large pine trees on the Rail Trail and on the Golf Course.

Reverse sensitivity is unlikely to be an issue. The Rural Amenity Values enjoyed by residents of Dunstan and Waldron Roads will be affected to some extent. However, such effects are inevitable where rural land in close proximity to an existing urban area is released for residential subdivision and development. The Requestor believes that it is an unrealistic expectation for such residents that their land will remain rural in

perpetuity, given the demand for land for housing consequent upon an increasing population.

A restrictive "no complaints" private covenant will be registered on all titles for residential lots within the development in favour of the winery lot, which will address any reverse sensitivity issues with a commercial winery operation located in a residential resource area.

13.0 Conclusion

In summary, the Request will have no significant adverse effects on the environment. Any adverse effects are less than minor, have been recognised and their avoidance or mitigation has been provided for in the Request.

The net effects of the Request are, on balance, overwhelmingly positive.

Appendix 'A'
Response to Consultation

23 April 2021

Paterson Pitts Group
P O Box 84
CROMWELL 9342

Attention: Peter Dymock

**Preliminary Statement – Molyneux Lifestyle Village Ltd
Private Plan Change
Dunstan Road, approximately 1km north of the Alexandra Town boundary – Alexandra**

In regards to information received 2 December 2020. We have reviewed the information supplied to date, which at this stage of the project is limited. Our preliminary comments are as follows:

For Te Rūnanga o Ōtakou and Hokonui Rūnanga issues would most likely focus on:

- Management and mitigation measures to be considered for archaeological/cultural heritage values in the surrounding area.
- Management and mitigation measures to be taken on sediment run-off during any earthworks.
- Management and mitigation measures to be taken on effects to any waterway ie. water quality and quantity.
- Management of excess excavated material.
- Management and mitigation measures to be taken on effects to the vegetation in the proposed area of works.
- Management and mitigation measures to be taken regarding the visual and environmental impact of the cultural landscape.
- Management and mitigation measures to be considered for ecological restoration and revitalisation of local native bird populations.

The site is in the vicinity of the Mata-au/Clutha River which is a statutory acknowledgement area. The Mata-au itself is significant as a māhika kai, a means of transport and for the relationship between those living there and the water. The ability to provide highly valued food to visitors was, and remains, important for the mana for local manawhenua. The river itself was an important trail, providing direct access into Lakes Wānaka, Hāwea and Wakatipu/Whākatipu-wai-māori from coastal Otago.

The nearby Manuherekia/Manuherikia River is significant as a kāinga nohoanga and kāinga mahinga kai, particularly for tuna (eels), amongst many other species.

Waikirikiri/Waikerikeri Creek and Kāmoanahaehae (the junction of the Mata-au and Manuherekia) are also significant nearby water bodies.

Te Rūnanga o Ōtākou and Hokonui Rūnanga would request that the following recommendations be added to the archaeological assessment for an archaeological authority:

- If any Māori material is discovered, NZHP will assist Molyneux Lifestyle Village Ltd in contacting all relevant parties, including HNZPT and mana whenua. If any Taoka Tūturu are uncovered, they will, prima facie, belong to the Crown. NZHP, in collaboration with mana whenua, shall submit them for custody until such time as traditional or actual ownership is determined, with an appropriate institution or kaitiaki.
- A manawhenua representative or archaeologist approved by Te Rūnanga Ōtākou, Kāti Huirapa Rūnaka ki Puketeraki, and Hokonui Rūnanga should be contacted and be present should any archaeological finds of Māori origin be uncovered.

Please note that this reply is made without prejudice, and should **not** be seen as written approval. The Rūnanga reserves the right to reconsider its position in light of additional information and/or research.

Thank you for seeking our feedback at this early stage and encourage consultation throughout the development of the above proposal.

Nāku noa, nā



Tania Richardson
Consents Officer

cc Te Rūnanga o Ōtākou
Hokonui Rūnanga





HERITAGE NEW ZEALAND
POUHERE TAONGA

Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol

This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place.

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may be but is not limited to, bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts including but not limited to bottle glass, crockery etc. may be found, or evidence of old foundations, well, drains, or similar structures. Burials/koiwi tangata may be found in association with any of these cultural groups.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (*Heritage New Zealand Pouhere Taonga Act, Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand will advise if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act 2014* is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.

Heritage New Zealand Archaeologist contact details:

Nikole Wills
Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph. +64 3 470 2364, mobile 027 240 8715
Fax. +46 3 477 3893
nwills@heritage.org.nz

Peter Dymock

From: Robert & Annette Kwick <kwick@xtra.co.nz>
Sent: Tuesday, 12 January 2021 9:35 p.m.
To: Peter Dymock
Subject: "William Hill"

Hi Peter

Thanks for the information and plans concerning the William Hill site.

We think the proposed subdivision looks good and strongly recommend that the subdivision goes ahead, Alexandra needs progress.

Regards

--

Rob & Annette Kwick
Alexandra

Peter Dymock

From: Kate Colhoun <krhcheyward@gmail.com>
Sent: Sunday, 31 January 2021 8:58 a.m.
To: Peter Dymock
Subject: Re: Proposed Private Plan Change - "William Hill" Site - Molyneux Lifestyle Village Ltd.

Hi Peter

Thank you for the opportunity to give feedback on the proposed plan change request. We believe the current zoning of rural residential is appropriate for the area and we would not support a zone/plan change in respect to Molyneaux lifestyle village.

Best wishes
Richard Heyward and Kate Colhoun

Peter Dymock

From: Ian Gare <ianandlyndagare@gmail.com>
Sent: Friday, 12 March 2021 11:49 a.m.
To: Peter Dymock
Cc: rwibbotson@gmail.com
Subject: Proposed William Hill Subdivision

Hi Peter

I wanted to send you through an email with our thoughts on the proposed William Hill subdivision as an immediate neighbour.

After reviewing the plans we are very much in support of the proposal as it stands and would strongly recommend that the subdivision progresses.

Our belief is that this subdivision fills a great need in the Alexandra community that has struggled with section availability over the last several years. It also sits in a niche part of the market that is currently not available in which families want larger residential sections that still have a close proximity to the township. The location of the subdivision adjacent to the rail trail and golf course would be extremely attractive to many and would reduce the vehicle movements that we are getting from some of the far reaching rural subdivisions currently being undertaken.

Kind Regards

Ian & Lynda Gare
40 Waldron Road, Alexandra
027 505 4114

Peter Dymock

From: Simon Williams <simon_williams@ais.com.sg>
Sent: Saturday, 30 January 2021 5:33 p.m.
To: Peter Dymock
Cc: Rebecca Rodgers
Subject: Proposed Private plan change

To Whom it may concern,

In reply to our thoughts on a proposed private plan change on the William Hill site in close proximity to our property at 41 Waldron Road.

The reason we bought property here was the fact that it was semi-rural and more of a lifestyle block that would be quieter than living in town. The proposal of building a significant number of houses neighboring our property will definitely change this.

We are also unsure of the impact this might have on the value of our property moving forward as it would no longer have the appeal of a lifestyle block when it would be close to a residential area.

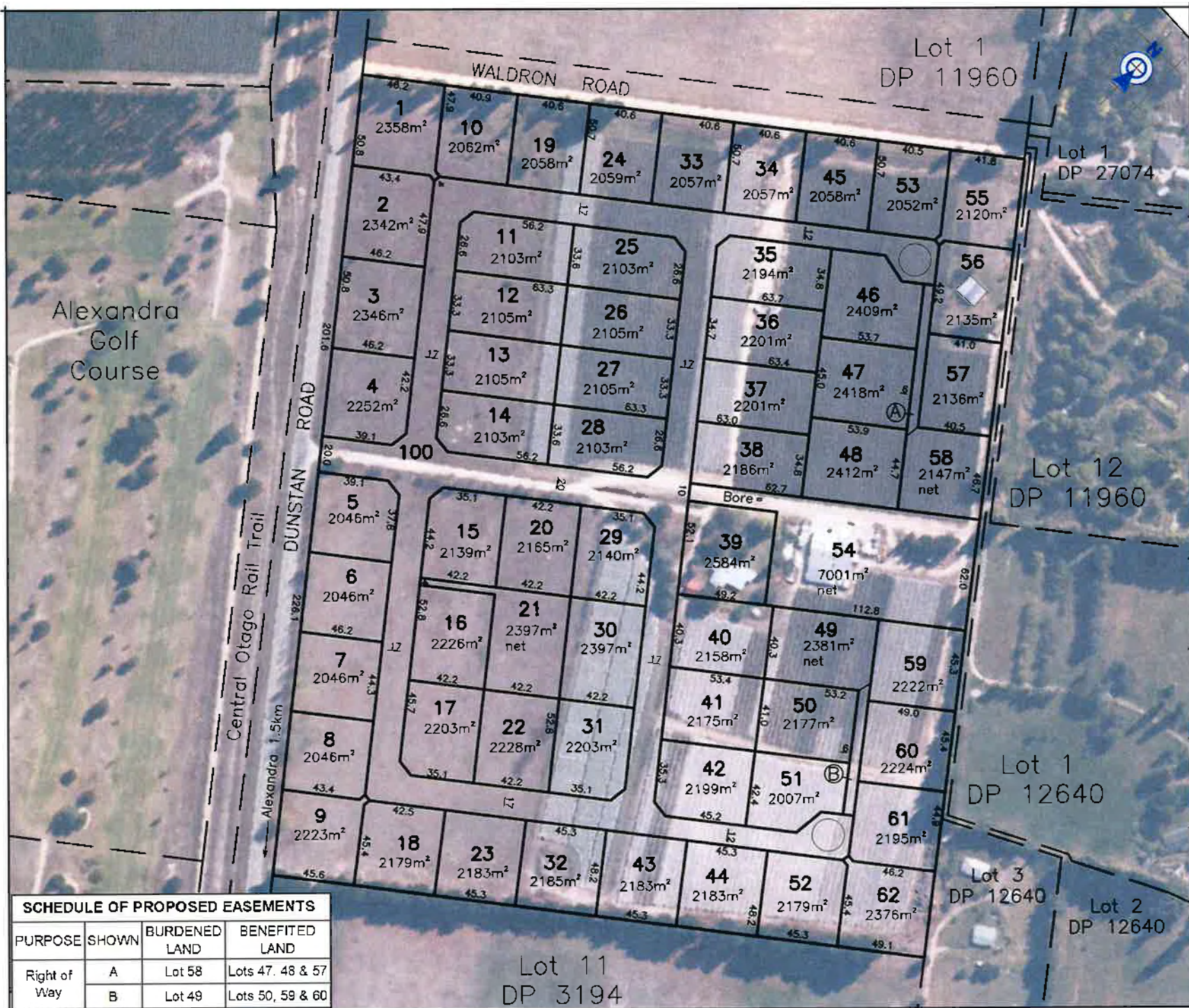
However, while we also don't oppose progress in the area, we would be impacted by this proposal.

As a close neighbour we would like you to consider the possibility of providing us access and connection to your sewage and water system that will be established. We think that connecting us to the systems you put in place for the subdivision would be a fair compromise in this instance and would be interested in hearing your thoughts around this.

Thanks,

Simon & Rebecca Williams

Appendix 'B'
Possible Subdivision



Alexandra Golf Course

Lot 1
DP 11960

Lot 1
DP 27074

Lot 12
DP 11960

Lot 1
DP 12640

Lot 3
DP 12640

Lot 2
DP 12640

Lot 11
DP 3194

Notes

- All lots subject to possible easements for power, telecom, water supply & wastewater.
- Areas & dimensions subject to resource consent and legal survey.
- Lot 100 to vest as legal public road in CODC.

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Dunstan Road Subdivision

Lots 1 - 62 & 100 Being a Subdivision of Pt's Lot's 12 & 13 DP 3194

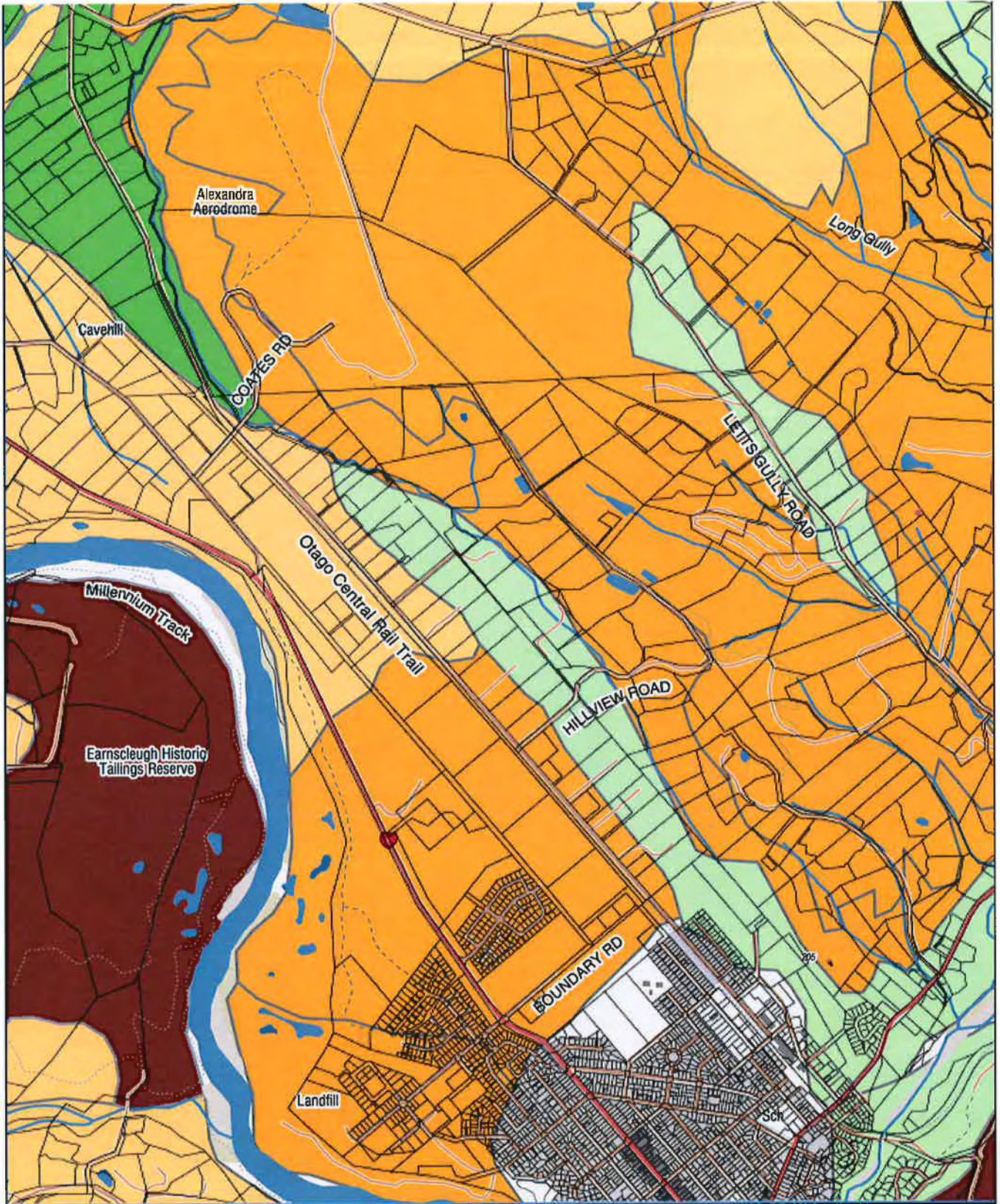
SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way	A	Lot 58	Lots 47, 48 & 57
	B	Lot 49	Lots 50, 59 & 60

Designed by:	PO	Original Date:	Scale:
Drawn by:	KWG	A3	1:2000
Checked by:	PO	DO NOT SCALE	
Approved by:	PO	Sheet No:	Date Created:
File No:	A4814_SCM	2	B 21/09/2020

Appendix 'C'
Land Inventory Map

Land Use Capability



OURENVIRONMENT



Menaaki Whenua
Landcare Research

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Scale: 1:25,000











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Legend

Land Use Capability

-  Arable. Multiple-use land; few limitations
-  Arable. Good land; slight limitations
-  Arable. Moderate limitations; restricting crop types
-  Arable. Severe limitations for arable or cultivation
-  Non-arable. Unsuitable for cropping
-  Non-arable. Productive pastoral hill country
-  Non-arable. Moderate to very severe limitations
-  Non-arable. Very severe to extreme limitations

OUENVIRONMENT



Manaaki Whenua
Landcare Research

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