

**BEFORE THE INDEPENDENT HEARING COMMISSIONER APPOINTED BY
THE CENTRAL OTAGO DISTRICT COUNCIL**

IN THE MATTER
AND

Of the Resource Management Act 1991 (RMA or the Act)

IN THE MATTER
AND

Of proposed Plan Change 18 to the Central Otago District Plan

IN THE MATTER

Of a submission on behalf of the Director General of the
Department of Conservation.

Joint Witness Statement – Planning

Date: 28 July 2023

INTRODUCTION

1. This joint witness statement (JWS) was written following discussion between the experts as instructed by the hearings commissioner:
 - (a) the issues/matters on which the expert witnesses agree; and
 - (b) the issues/matters on which they do not agree, and the reasons for their disagreement.
2. This joint witness statement relates to expert conferencing on management of edge effects and in particular in relation to a requested 25m setback.
3. A conferencing discussion was held on Wednesday 19th July 2023 at the Department of Conservation office, John Wickliffe House, Dunedin. This witness statement was then circulated, refined and agreed between the participants.
4. Participants were:
 - (a) Liz Williams (for Department of Conservation)
 - (b) Ann Rodgers (for Central Otago District Council)
5. In preparing this statement, the experts have read and understood the Code of Conduct for Expert Witnesses as included in the Environment Court of New Zealand Practice Note 2023.
6. The submission from the Director-General of Conservation sought to limit the potential for future industrial development to adversely affect the significant habitat values of the adjacent reserve, through the removal of a 25-metre-wide strip of land on the boundary with the Chafer Beetle Nature Reserve from the proposed industrial zone or a no build restriction be imposed on the industrial zoning provisions.
7. The witnesses are agreed that it is necessary to reduce the likelihood of any edge effects occurring that might have an adverse impact on the Chafer Beetle Nature Reserve habitat and in particular the unique requirements of the Chafer Beetle. A number of options were discussed including joint ownership of the 25-metre buffer strip, a pedestrian walkway along the reserve, or new provisions similar to the Clyde Industrial Extension which provided for a 20m wide Building Line Restriction adjacent to the State Highway (Rule 7.3.6(xiii)) with additional landscaping requirements. However, due to financial and other constraints, these options were not considered to be viable.
8. The witnesses discussed the originally proposed indicative road option presented within the s42a report, which had been dismissed due to Transpower concerns. Ms Rodgers has since discussed the option of aligning the access around the pylon with Transpower who are agreeable to the alternative alignment. The witnesses agreed that this would be the preferred option with the provisions set out below.

9. The witnesses agree to the removal of a 20m wide strip from the proposed Industrial Resource Area, along the western boundary adjoining the Chafer Beetle Nature Reserve, from Bannockburn Road to north of the Transmission Pylon. The strip is 120m long and will retain its current Rural Zoning (total area of 2,400m²). The amended Industrial Resource Area boundary is shown in Appendix 1. It is anticipated that there will be opportunities to establish a reserve in this area in the future that could include an interpretive panel about the Chafer Beetle.
10. The witnesses are agreed that an indicative roading structure plan that provides for a road reserve along the eastern boundary of the Chafer Beetle Nature Reserve from north of the Transmission Pylon to Cemetery Road would be an appropriate way to reduce the likelihood of future edge effects on the reserve. This would also assist with realising the development capacity of the proposed industrial zoning.
11. The indicative roading structure plan will be included in a new Schedule 19.23 to the Central Otago District Plan and provided for through an amendment to Rule 9.3.6 (ix) requiring future subdivision to be designed to include the roading structure plan, specifying that the future legal road width must be at least 20 metres. The new schedule and amended Chapter 9 of the Central Otago District Plan are attached in Appendix 2 and Appendix 3 respectively.
12. The witnesses also agree that Rule 9.3.6 (ix) should be further amended to include a 5-metre-wide landscaping strip requirement for planting of indigenous vegetation in the road reserve adjacent to the Chafer Beetle Nature Reserve and requirement for a landscape plan, along with suggested plantings as indicated in Appendix 3.
13. The witnesses agreed that as the proposed road will create road frontages for industrial properties adjacent to the Cromwell Chafer Beetle Nature Reserve, it is necessary to amend Rule 9.3.6 (ii) to require a 5-metre building setback from the front yard and to incorporate the consideration of shading effects on the reserve as a restricted discretionary matter (amendment to Rule 9.3.3). With the proposed indicative road and 5m building setback, a 25-metre buffer is achieved.
14. The witnesses also discussed provisions addressing lighting controls. It was agreed that there was scope to include this in the provisions given that the Department of Conservation submission raised the issue of potential cumulative effects of artificial lighting on the reserve as a concern. The witnesses had agreed with the lux spill amendment in Rule 12.7.6(i) as originally proposed in the section 42A report. However, given that the indicative road option may result in street lighting, the witnesses agree that Rule 9.3.6 (ix) should be further amended to require a street lighting plan prior to subdivision, requiring street lighting on the road adjacent to the Chafer Beetle Nature Reserve to be amber toned, be located on the eastern boundary of the road and have a maximum kelvin limit of 2200 to further limit the likelihood of lighting affecting the Chafer Beetle habitat.

Signed
28 July 2023



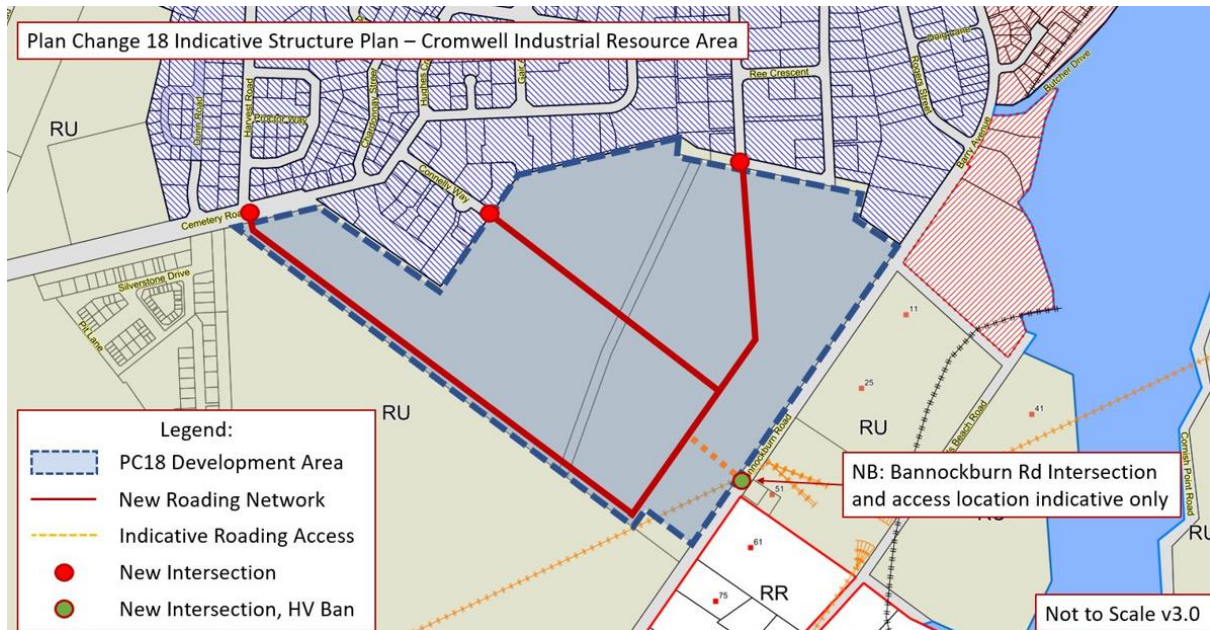
Liz Williams
Department of Conservation



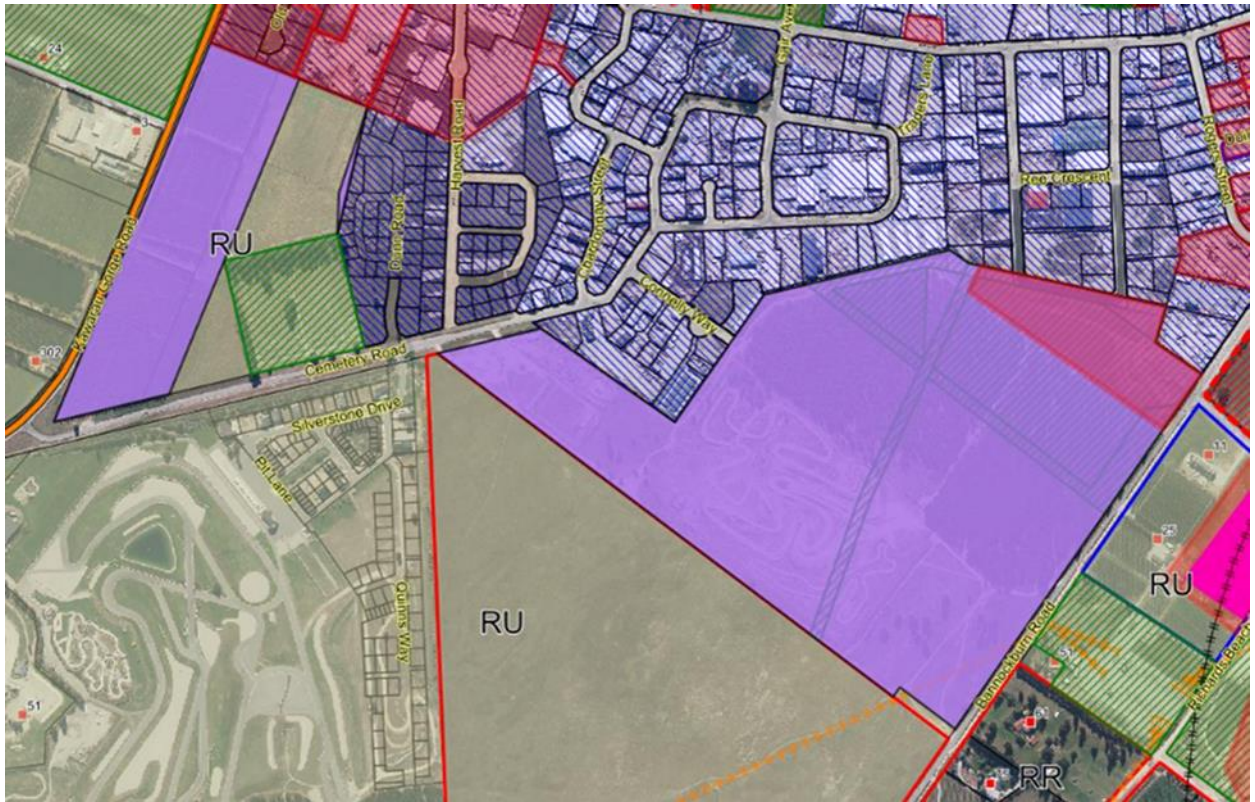
Ann Rodgers
Central Otago District Council

Appendix 1 – Schedule 19:23

SCHEDULE 19.23 : INDICATIVE ROADING STRUCTURE PLAN – CROMWELL INDUSTRIAL EXTENSION (See Rule 9.3.6 (ix))



Appendix 2 – Amended Industrial Zone Mapping



Appendix 3 – Amended Chapter 9

SECTION 9: INDUSTRIAL RESOURCE AREA

Note: Refer to Section 6 for Issues, Methods of Implementation, and Environmental Results Anticipated.

9.1 OBJECTIVES

The objectives contained in this section are specific to the Industrial Resource Area. The objectives contained in the following sections, particularly Section 6, are also relevant to the subdivision, use, development and protection of land in the Industrial Resource Area:

- Section 3.3 (Manawhenua)
- Section 6.3 (Urban Areas)
- Section 12.3 (District Wide Issues)
- Section 13.3 (Infrastructure, Energy and Utilities)
- Section 15.3 (Financial Contributions)
- Section 16.3 (Subdivision)
- Section 17.3 (Hazards)

9.1.1 Objective - Protection of Amenity Values

To manage industrial activities to ensure that:

- (a) Adverse effects on other land uses are avoided, remedied or mitigated, and
- (b) Amenity values of neighbouring resource areas are maintained.

Cross Reference
Issues 6.2.1, 6.2.8
Policies 9.2.2,
9.2.3, 9.2.4

9.1.2 Objective - Management of the Effects of Industrial Activities

To manage industrial activities within the Industrial Resource Area to ensure that:

- (a) A reasonable working environment for other industrial activities is maintained, and
- (b) The sustainable management of network utility services including roading is promoted, while
- (c) Enabling the operation of a wide range of activities.

Cross Reference
Issues 6.2.1, 6.2.8
Policies 9.2.1 to
9.2.5

9.2 POLICIES

The policies contained in this section are specific to the Industrial Resource Area. The policies contained in the following sections are also relevant to the subdivision, use, development and protection of land in the Industrial Resource Area:

- Section 3.4 (Manawhenua)
- Section 6.4 (Urban Areas)
- Section 12.4 (District Wide Issues)
- Section 13.4 (Infrastructure, Energy and Utilities)
- Section 15.4 (Financial Contributions)
- Section 16.4 (Subdivision)
- Section 17.4 (Hazards)

9.2.1 Policy - Provision for Industrial Activities

To provide for the location of industrial activities to avoid, remedy or mitigate adverse effects on other land use activities.

Cross Reference
Objectives 9.1.1,
9.1.2
Rules 9.3.1, [9.3.56](#)

Explanation

Those areas that were zoned industrial under earlier planning instruments generally have a lower standard of amenity than other areas of the District due to the effects that industrial activities generate. Given that these areas already exist, it is appropriate to continue to provide for a concentration of industrial activities within these areas and to provide for future growth and expansion.

9.2.2 Policy - Maintenance of Visual Amenity Values

To avoid, remedy or mitigate the adverse visual appearance that some industrial areas and activities can have by:

- (a) Ensuring appropriate separation and screening from adjacent resource areas.
- (b) Ensuring that the bulk and location of buildings does not dominate adjacent resource areas.
- (c) Reducing the visual intrusion of signs.

Cross Reference
Objectives 9.1.1,
9.1.2
Rule [9.3.56](#)

Explanation

While these areas have been specifically identified as Industrial Resource Areas on the basis of their existing amenity values, activities operating within these areas must be managed to ensure that they do not have an adverse visual impact on activities located in neighbouring resource areas.

9.2.3 Policy - Adverse Effects

To ensure industrial activities are managed so that:

- (a) Waste products are disposed of adequately, and
- (b) The effects of noise, odour, dust, lightspill and electrical interference on neighbouring areas are avoided, remedied or mitigated, and
- (c) The community's safety and wellbeing is safeguarded from the effects of noxious or objectionable processes.

Cross Reference
Objectives 9.1.1,
9.1.2
Rule 9.3.4

Explanation

The processes involved in industrial activity often generate waste, noise, odour and the like, or contain noxious elements. Such effects must be controlled regardless of their location.

9.2.4 Policy - Maintenance of Industrial Resource Area

To ensure that activities which locate within the Industrial Resource Area that may be sensitive to lower standards of environmental quality recognise the prevailing environmental characteristics of the Industrial Resource Area.

Cross Reference
Objective 9.1.2
Rule 9.3.56 (ii)
and (iii)(b)

Explanation

The effects based regime under the Resource Management Act has the potential to create a situation where a relatively sensitive activity such as, for example, a residential activity, can locate in an area of low environmental standard such as an industrial area because it meets the minimum performance standards of the area. The sensitive activity can be adversely affected by other activities in the area even though they comply with the relevant standards. This has the potential to create conflict. Consequently it is appropriate that non-industrial activities locating within the Industrial Resource Area ensure that they are designed to incorporate measures that will mitigate any effects that may otherwise adversely affect them.

9.2.5 Policy – Infrastructure

To ensure that industrial activities avoid, remedy or mitigate adverse effects on infrastructure by:

- (a) Providing appropriate access and facilities for the loading and manoeuvring of vehicles.**
- (b) Maintaining and enhancing the safe and efficient operation of the roading network.**
- (c) Contributing a fair and reasonable proportion to any upgrading or development of infrastructure that may be required as a result of the activity.**

Cross Reference
Objective 9.1.2
Rule 9.3.2

Explanation

Industrial activities often need a high level of services such as water and energy. Development of such activities must ensure that services can be sustainably managed. Industrial activities can also generate high numbers of trade vehicles to their site. This can have implications for the safe and efficient operation of the roading network.

9.3 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

See also Sections 3 and 14 – Manawhenua and Heritage Buildings, Places, Sites, Objects and Trees.

9.3.1 PERMITTED ACTIVITIES

(i) Compliance with Standards

Any activity that is not listed as either a controlled, discretionary (restricted) or discretionary activity and that complies with the rules and standards set out in Sections 12 to 15 of the Plan, and the standards set out in Section [9.3.56](#) is a permitted activity.

*Cross Reference
Policies 9.2.1,
9.2.2, 9.2.3*

Reason

The Industrial Resource Areas are areas within which environmental standards are set at a lower level than in other resource areas. The standards set out in Section [9.3.56](#) will ensure that existing amenity values are maintained and adjoining resource areas are not adversely affected. These standards relate to the following matters:

1. Retail activity
2. Bulk and location of buildings
3. Noise
4. Screening
5. Signs
6. Off road loading
7. Carparking
8. Lightspill

Note: Sections 12 to 15 contain a number of general rules that apply across the district. Section 12 addresses access, parking, noise, signs and lightspill. Section 13 addresses the development of infrastructure, energy production facilities and utilities while Section 14 addresses general heritage issues. Section 15 deals with matters relating to financial contributions. Section 16 that relates to subdivision and Section 17 that relates to hazards contain general provisions to complement Resource Area rules. Section 18 contains the definitions of terms used throughout this plan.

(ii) Scheduled Activities and Existing Community Facilities

Any scheduled activity identified in Clause 19.3.1 of Schedule 19.3 and identified as a scheduled activity on the planning maps and any other community facility lawfully established prior to notification of this plan is a permitted activity.

Reason

See reference at Section 1.2.9 of this Plan (page 1:12)

9.3.2 CONTROLLED ACTIVITIES

*Cross Reference
Policies 9.2.1,*

(i) **Subdivision**

9.2.5

Subdivision in the Industrial Resource Area shall be a controlled activity.

Council shall exercise its control in respect of the following matters:

1. The location, design and construction of access and its adequacy for the intended use of the subdivision.
2. Earthworks necessary to prepare the site for development, occupation and/or use.
3. Subdivisional design including the shape and arrangement of allotments to:
4. Facilitate convenient, safe and efficient access.
5. Mitigate adverse effects on adjoining resource areas, and areas of public open space.
6. With respect to unreticulated areas, the size of the allotment and its ability to effectively dispose of effluent within the site.
Note: this may involve consents from the Otago Regional Council.
7. The provision of or contribution to the open space and recreational needs of the community.
8. The provision of adequate network utility services (including roading) and in particular, the location, design and construction of these services.
9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
10. Any amalgamations and easements that are appropriate.
11. Any other matter identified in section 220 of the Act.

Note: see Section 16.7 General Standards (pg 16:14) for the standards that are likely to be imposed as conditions of consent.

Any application made under this rule will generally not be notified or require the written approval of affected persons except that where a State highway is affected the written comment of Transit New Zealand will be required.

Reason

The adverse effects of subdivision can generally be overcome by appropriate conditions and standards. Provided these are met, consent cannot be refused under controlled activity status.

(ii) **Scheduled Activities and Existing Community Facilities**

Any extension, upgrade or expansion that changes the character or increases the intensity or scale of the effects of a use that has status as a scheduled activity identified in Clause 19.3.1 of Schedule 19.3 and identified as a scheduled activity on the planning maps or any other community facility lawfully established prior to the notification of this plan is a controlled activity.

Council shall restrict the exercise of its control to the following matters:

1. The provision of access, parking, loading and manoeuvring areas.
2. The size, design and location of any signs.

9.3.2(ii)
(cont'd)

3. Methods to avoid, remedy or mitigate effects on existing activities including the provisions of screening, landscaping and noise control.
4. Impact on landscape values.

Any application made under this rule will generally not be notified where the written consent of affected parties is received.

9.3.3 DISCRETIONARY (RESTRICTED) ACTIVITIES

*Cross Reference
Policies 9.2.2,
9.2.5*

Any activity that fails to comply with the standards set out in Rule [9.3.56](#) shall be a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters:

1. The effect on the safe and efficient operation of the roading network.
2. The effect on the health, safety and convenience of people and communities.
3. The effect on amenity values of adjoining properties and adjoining resource areas, and for sites adjacent to the Chafer Beetle Nature Reserve (Lot 1, DP18203) the effects of shading on the reserve.
4. The effect on network utility services.

Any application made under this rule will generally not be notified where the written approval of affected persons is received.

Reason

Failure to conform with these standards results in discretionary (restricted) activity status to enable Council to assess these activities in terms of section 105 of the Act. Council has flexibility in terms of whether to notify any application made under these rules. In some instances discretionary (restricted) activities will only have a minor effect and do not justify notification. Applicants have greater certainty in that attention can be focused upon the matters identified for consideration. This in turn will increase efficiency in processing such applications.

9.3.4 DISCRETIONARY ACTIVITIES

*Cross Reference
Policies 9.2.3,
17.4.5 (pg 17:6)*

Any activity that requires an offensive trade licence under the Health Act 1956 and/or any activity that requires a permit in terms of the Crown Minerals Act 1991 shall be a discretionary activity.

Reason

These activities have the potential to generate significant adverse effects that need assessment through the resource consent process.

9.3.5 NON-COMPLYING ACTIVITIES

Cross Reference
Policy 9.2.1;
Rule 9.3.6 (ix)

(i) Access and Roothing – Cromwell Industrial Extension

Any activity that fails to comply with Rule 9.3.6 (ix) is a non-complying activity.

9.3.5 **STANDARDS**
6

Cross Reference
Policy 9.2.2

The following standards relate specifically to activities which occur within the Industrial Resource Area. There are other rules and standards contained in Sections 12, 13, 14, 15 and 16 of this plan which may also apply to activities which occur in the Industrial Resource Area.

Retail Activity

- (i) Retail activity (excluding retail activity at a service station) shall be ancillary to and form an integrated and complementary part of any industrial activity and shall not occupy more than 10% of the gross floor space of the building or 50m², whichever is the greater.

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

Reason

Retail activity not ancillary to industry would have the potential effect of attracting large numbers of the public to these areas. The prevailing amenity values of these areas are not conducive to this type of activity. Road standards and access to these areas are not conducive to the steady flow of traffic associated with retail activities; they are generally not conveniently located, footpaths and street furniture is lacking, noise, dust and odours are often generated that are not conducive to a pleasant shopping environment, buildings are generally large and not aesthetically pleasant. Furthermore, high levels of car traffic may conflict with the manoeuvring heavy vehicles that service these areas.

Bulk and Location of Buildings

- (ii) **Front yards**

No front yards are required

Except when the property has road frontage that is adjacent to the Cromwell Chafer Beetle Nature Reserve where a front yard setback of 5 metres is required.

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

Note: See also Rule 12.7.7

Side and Rear Yards

Rear and side yards of 5 metres shall be provided where a site adjoins a Residential or Business Resource Area or any area of public open space, without the intervention of a road.

Height

The maximum height for buildings shall be 1.5 times the distance from the boundary of any adjacent Resource Area or 10 metres whichever is the lesser.

Reason

Council considers that yards are only necessary in the Industrial Resource Area where the site adjoins a sensitive environment such as Residential or Business Resource Area or public open space. Yard and height requirements in these circumstances will minimise adverse effects on adjoining properties.

- (iii) **Noise**

- (a) All activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within any Industrial Resource Area,

Cross Reference
Policies 9.2.2,
9.2.4
Breach:
discretionary
(restricted)

On any day	7:00am - 10:00pm	65dBA L ₁₀	<i>activity see Rule</i>
	10:00pm - 7:00am the following day	45dBA L ₁₀	<i>9.3.3</i>
		85dBA L _{max}	

Provided that the following noise limits shall not be exceeded at any point within the Residential Resource Area:

On any day	7:00am - 10:00pm	55dBA L ₁₀
	10:00pm - 7:00am the following day	45dBA L ₁₀
		70dBA L _{max}

9.3.56 (iii)(a)
(cont'd)

Provided that the above noise limits shall not apply to any temporary activity (as defined).

- (b) Where any new activity locates within any part of the Industrial Resource Area and that activity includes any noise sensitive activity, the activity or any building associated with the noise sensitive activity shall be sited, oriented and constructed so as to ensure that habitable spaces within the building shall be adequately isolated from any noise source on another site. Adequate sound isolation shall be achieved by siting and constructing the building to achieve an indoor design sound level of 45 dBA L_{max} within any habitable room where the exterior noise source is within any Industrial Resource Area. The indoor design level shall be achieved with windows and doors open unless adequate alternative ventilation means is provided, used, and maintained in operating order.

Reason

The noise standards selected reflect the traditional and accepted noise levels permitted in the District. It was also considered appropriate that non-industrial activities which locate in the Industrial Area should be required to take steps to mitigate the effects of any noise generated by industrial activities in the area.

(iv) **Screening**

- (a) All site boundaries adjacent to Residential or Business Resource Areas, shall have a solid fence of not less than 2 metres in height.

Such fencing shall be erected to adequately mitigate:

1. Any adverse visual effects of the site or activity.
2. Any adverse effects of noise, dust or lightspill emitted from the site.

Cross Reference
Policies 9.2.2,
9.2.4

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

PROVIDED THAT

- a. Any fencing shall not impede visibility on roads or at access points and intersections.
 - b. All fencing shall be maintained, at all times, in a tidy condition.
- (b) The perimeter of any open space (excluding carparking or service courts) associated with any residential activity adjacent to any industrial or trade premises shall be screened in a manner that mitigates the visual impact of any adjoining activity.

- (c) On all site boundaries adjacent to State Highway 6 a landscaped strip of not less than 10 metres in width shall be provided. The strip shall not be paved or have any structures erected on it (including fences) and shall create the opportunity for landscaping to provide visual enhancement or screening. Landscaping shall not impede traffic visibility or shade State Highway 6 and shall be maintained in a healthy and tidy condition at all times. Provision shall be made for the landscaped strip on the plan of subdivision for Lot 2 DP 346988 and landscaping shall be established along the entire landscaped strip at the time of subdivision. The retention and future maintenance of the landscaping in the landscaped strip shall be provided for as a condition of subdivision consent that is to be subject to a consent notice.

9.3.56 (iv)
(cont'd)

Reason

Industrial and trade premises can have adverse visual effects on the amenity values of the District. The provision of landscaping can soften the visual impact of these buildings. Council also considers it appropriate to require residential activities which locate within the industrial resource area to screen their own property from adverse visual effects of adjoining activities.

(v) **Signs**

Signs shall conform with the following standards:

- (a) No sign shall be erected or painted on a building in a position that is higher than the road facade of that part of the building upon which the sign is placed or affixed.
- (b) Any sign suspended under a verandah shall have a minimum clearance of 2.5 metres from the footpath.
- (c) Signs shall have a minimum clearance of 450mm from the kerb line.
- (d) Free standing signs shall comply with the following:
- i) Not more than three freestanding signs shall be erected per site except as provided for in (v) and (vi) below.
 - ii) One double sided sign with a maximum height of 7.5 metres and a maximum area of 14m² per side and two smaller double sided signs with a maximum height of 2.5 metres are permitted.
 - iii) Signs shall be located completely within the site to which the sign relates.
 - iv) Notwithstanding (a) above a freestanding sign may be higher than the highest point of the roof.
 - v) Freestanding signs are permitted for the purpose of directing traffic within the site provided that they:
 - Do not exceed 1 metre in height.
 - Do not exceed 0.5m² in area.
 - Are limited to directional arrows and “entry” or “exit” or similar technology.
 - Are located completely within the site.

Cross Reference
Policy 9.2.2

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

- vi) One information sign not exceeding 2.8m² in area associated with any on-site carwash facility is permitted.
- (e) Signs may be illuminated but shall not be moving or flashing.
- (f) Signs shall not obscure driver visibility to and from access ways.

Reason

These standards will ensure the amenity values of adjoining resource areas are not adversely affected by signs associated with industrial activities.

(vi) Off Road Loading

Off road loading facilities shall be provided for each site, in accordance with Rule 12.7.3 page 12:17 provided that off road loading facilities together with access and turning space shall be designed so that it is not necessary to reverse vehicles either onto or off the following roads;

1. Boundary Road, Alexandra
2. Barry Avenue, Cromwell
3. McNulty Road, Cromwell
4. All State highways

The area and layout required shall conform with the standards contained in Figure 12.8 on page 12:32 for a 90 percentile design truck.

Reason

The provision of off road loading facilities will minimise conflict between the roading network and adjacent land uses.

(vii) Carparking

Refer to Rule 12.7.2 page 12:16.

(viii) Lightspill

Refer to Rule 12.7.6 page 12:23.

(ix) Access and Roding – Cromwell Industrial Extension

- a) Access to properties in the Cromwell Industrial Extension is to be from existing or future legal roads constructed in accordance with the Indicative Roding Structure Plan-Cromwell Industrial Extension in Schedule 19.23, and Rule 12.7.1 on page 12:13 provided that there shall be no direct property access to the following roads:

1. Banockburn Road
2. State Highway 6

Cross Reference
Policy 9.2.2

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

Cross Reference
Policy 9.2.2

Breach vii & viii:
discretionary
(restricted)
activity see Rule
9.3.3

Cross Reference
Policy 9.2.2

Cross Reference
Policy 9.2.1

Breach ix:
non-complying
activity see Rule
9.3.5

- b) Any new intersection with Bannockburn Road from the Cromwell Industrial Extension shall be constructed to a standard suitable for light vehicle only.
- c) The legal road adjoining the Cromwell Chafer Beetle Reserve shall have a minimum width of 20m.
- d) Any subdivision involving the formation of the legal road adjoining the Chafer Beetle Reserve shall (Lot 1, DP18203) include a landscape and street lighting plan. The plan shall include the following:
- i. The landscaping plan shall be prepared to show the Planting proposed within the 5-metre landscape strip in line with the requirements specified in Rule 9.3.6 (e).
 - ii. Street lighting with a maximum of 2200 kelvin, amber toned and shielded (downward facing, directed towards the road).
 - iii. The location of street lighting shall be limited to the industrial zoned side (eastern boundary) of the road.
- e) The legal road along the boundary with the Chafer Beetle Nature Reserve (Lot 1, DP18203) shall include a 5.0m wider buffer of dense indigenous vegetation within the road reserve comprising a combination of plants arranged with the lower (ground plants) next to the boundary, followed by taller plants (tussocks), and the tallest (trees and shrubs) adjacent to the physical road.

The plants shall be chosen from the following:

(i) Ground plants

- Raoulia australis and R. hookeri (Scab weed)
- Scleranthus uniflorus ('Knawel')
- Epilobium spp. (willowherbs)
- Luzula celata (woodrush)

(ii) Taller

- Poa cita (silver tussock)
- Poa colensoi
- Carex breviculmis
- Celmisia gracilentia

(iii) Shrubs & trees

- Kanuka
- Sophora microphylla (Sth Island Kowhai)
- Olearia (tree daisy)
- Coprosma propinqua

Reasons

Restricting property access will minimise the impact of heavy vehicles on the safety and efficiency of the roading network.

Providing for a road along the boundary with the Chafer Beetle Nature Reserve will create a buffer between industrial activities and associated structures, minimising the likelihood of potential shading effects.

Dense planting of indigenous vegetation along the boundary with the Chafer Beetle Nature Reserve will assist in minimising potential edge effects associated with run-off that may result in changes to habitat.

Lighting controls will minimise the effects of artificial lighting on the Chafer Beetle Reserve.