

**BEFORE THE COMMISSIONERS APPOINTED BY THE CENTRAL OTAGO  
DISTRICT COUNCIL**

**UNDER** the Resource Management Act 1991

**IN THE MATTER** of RC230179 an application for a 33-lot  
subdivision at Rocky Point on Tarras-  
Cromwell Road (SH8)

**BY** **TKO PROPERTIES LIMITED**  
Applicant

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**STATEMENT OF EVIDENCE OF PATRICK BAXTER**

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Dated: 6<sup>th</sup> November 2024

## **Supplementary statement of evidence of Patrick Baxter**

- [1] Upon review of the evidence as filed, I considered that further clarity and greater detail would be of assistance to the Panel and all parties, in terms of the mitigation of visual effects of built form on allotments 27-29.
- [2] To this end, I have reconfigured proposed planting areas within these allotments, to better demonstrate appropriate locations to soften effects on views from the State Highway through mitigation planting. I have also more clearly identified on these plans, the area of planting and the species list.
- [3] The amended plans are contained at new **attachment IA** within the plan set, as well as the updated overall scheme plan at **attachment A**. A snip comparison of the two plans is also included below, for ease of reference. Other than this change in relation to landscaping of lots 27 – 29, there are no other changes to the plan set.
- [4] This further supports the conclusions in my evidence in chief, that landscape and visual effects from these proposed platforms when viewed from the road will be appropriately mitigated.

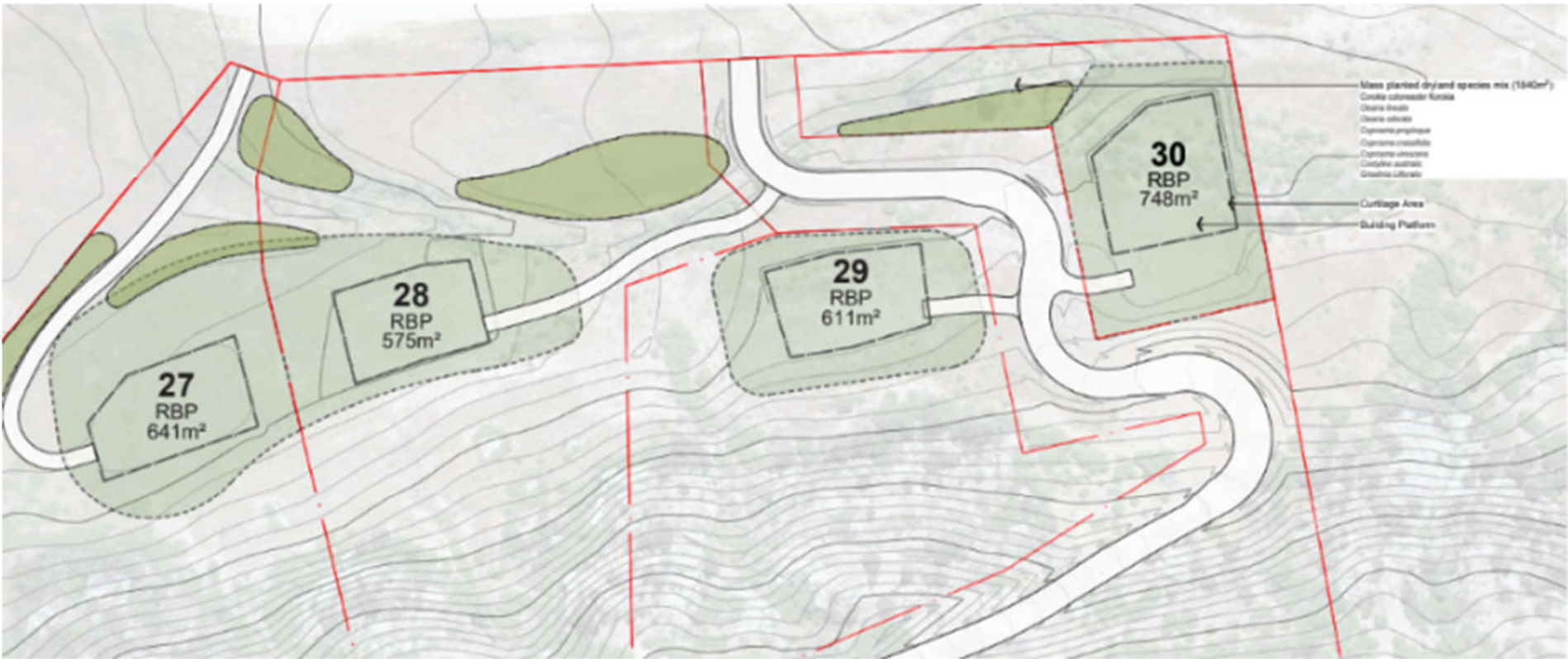
**Patrick Baxter**

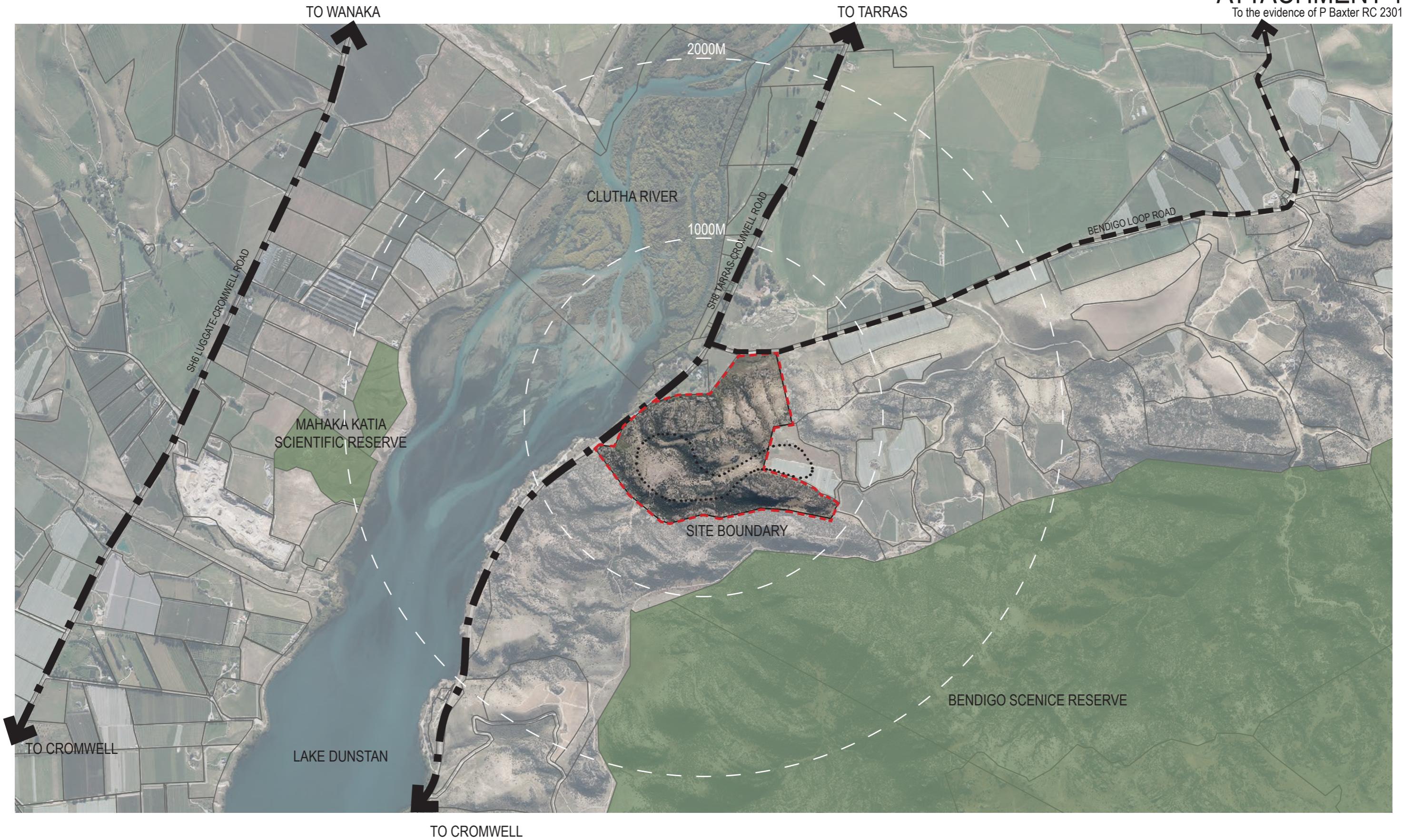
**6<sup>th</sup> November 2024**

*Plan as lodged with evidence in chief:*



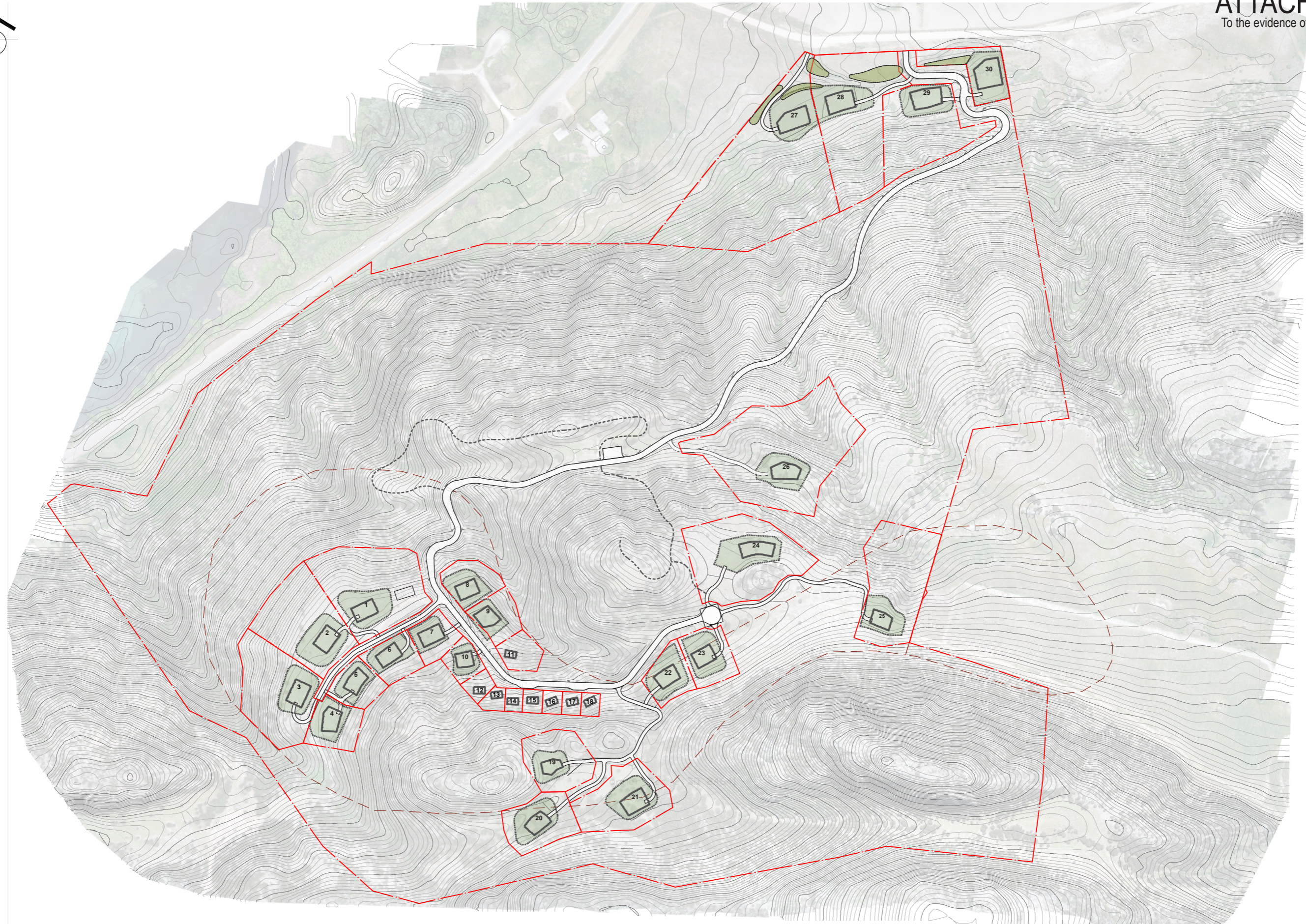
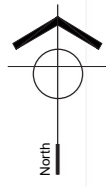
Revised plan (dated 5<sup>th</sup> November 2024)

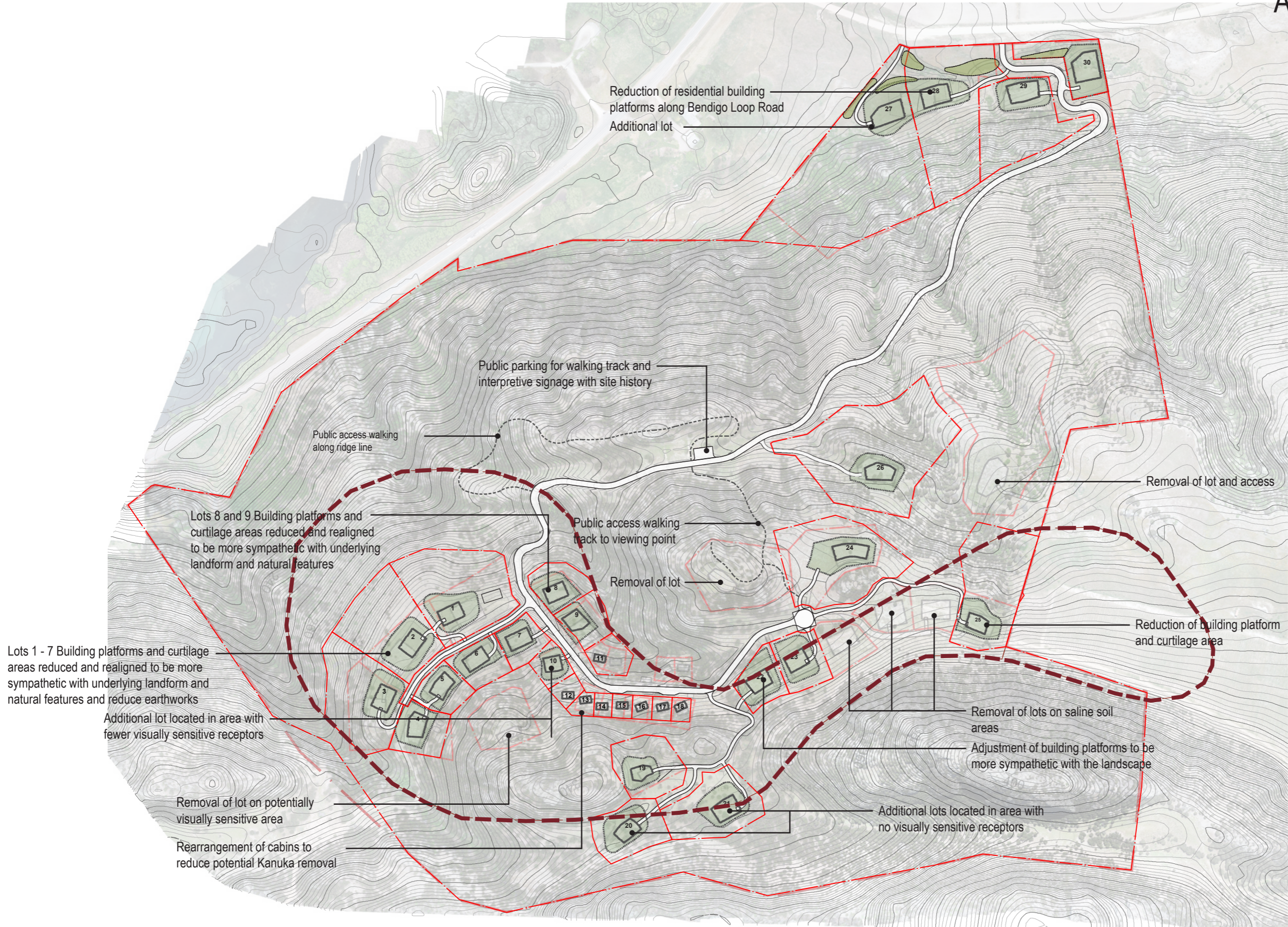


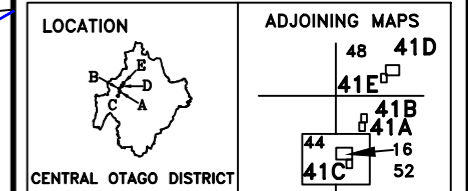
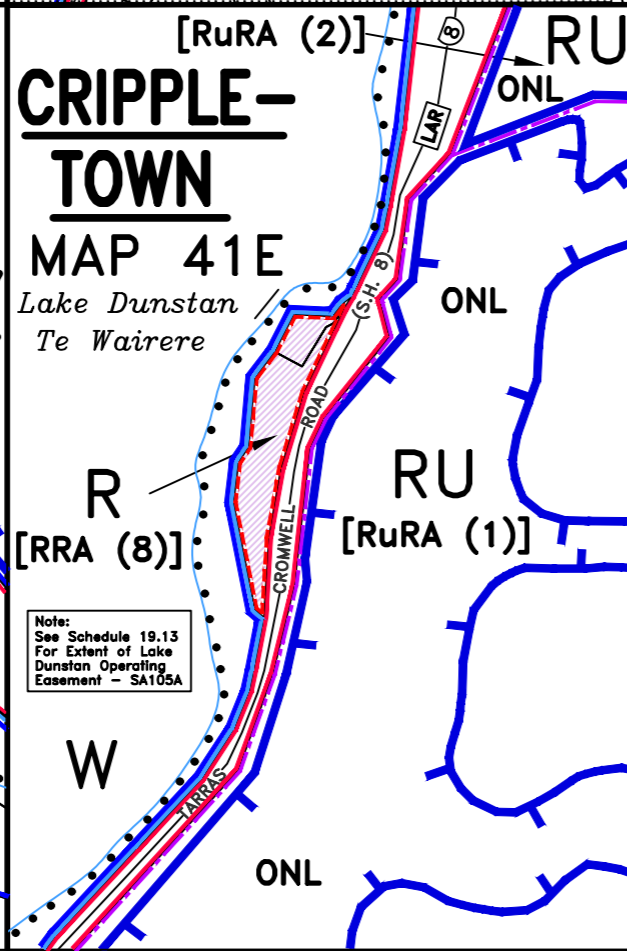
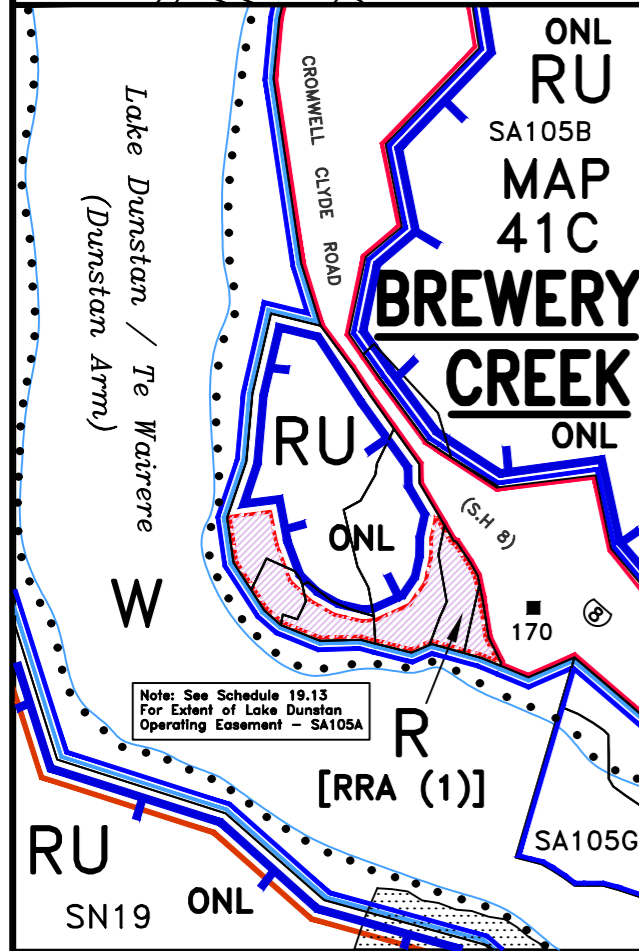
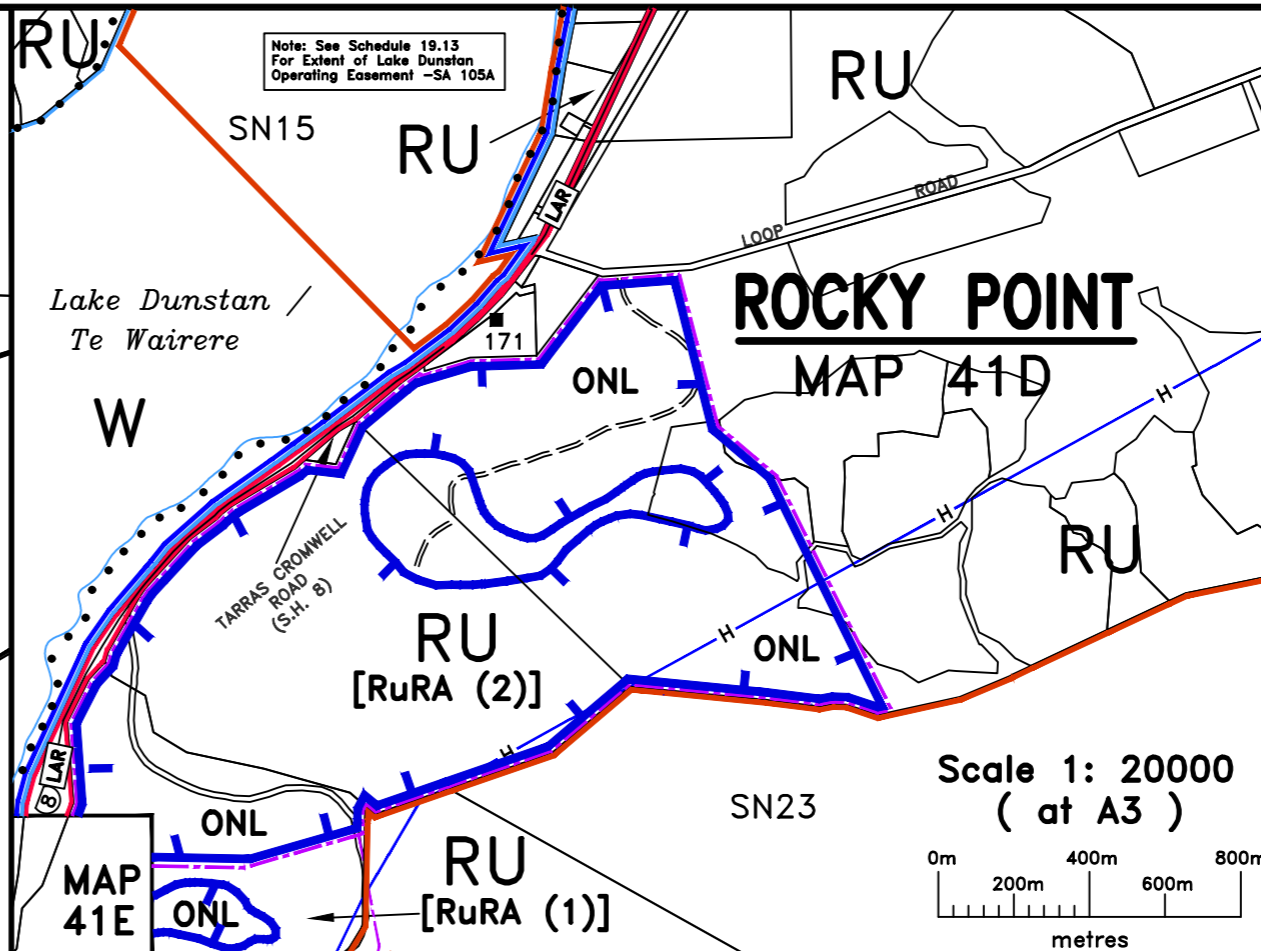
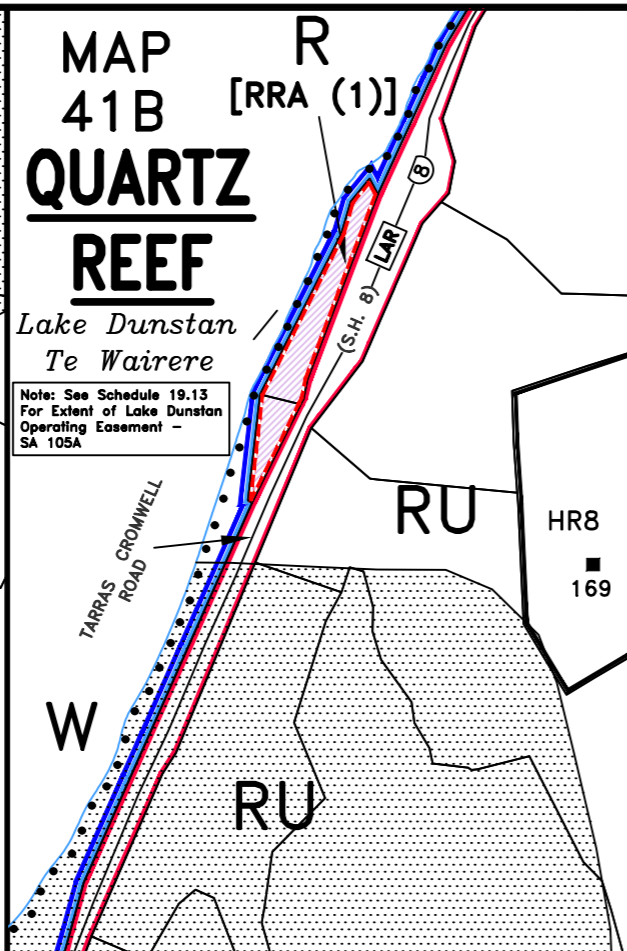
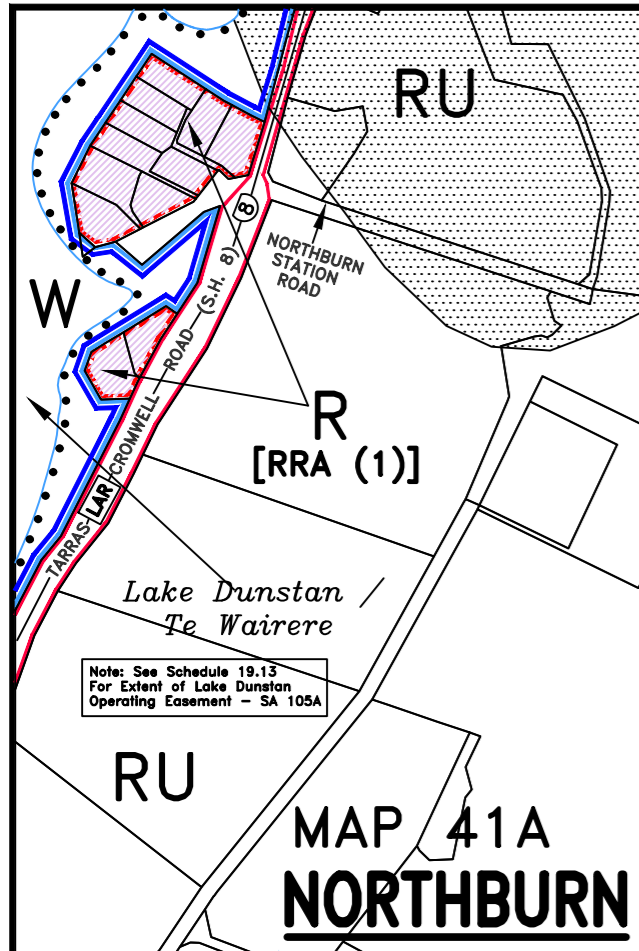


INDICATIVE ONLY

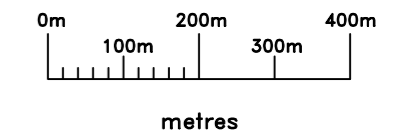
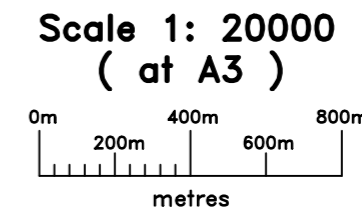








Scale 1: 10000  
( at A3 )



Northpoint Vertical

See LEGEND for key to map notations

Amended: 15 July 2013

Publicly Notified : 18 July 1998

Amended by Decisions : 1 July 2000

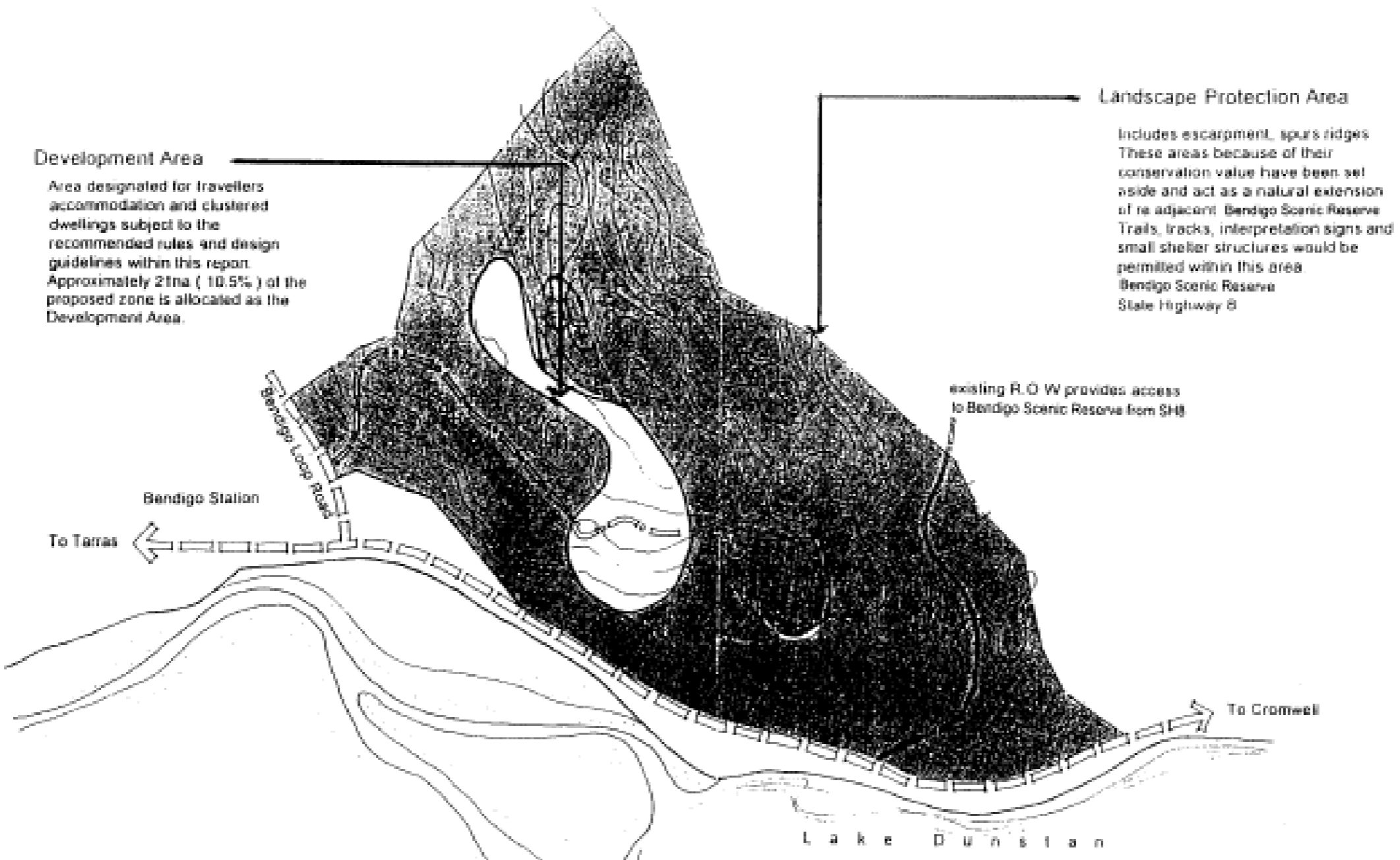
Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

**MAPS  
41 A-E**  
NORTHBURN,  
QUARTZ REEF,  
BREWERY CREEK,  
CRIPPLETOWN &  
ROCKY POINT



**SCHEDULE 19.16 : CONCEPT PLAN - RURAL RESOURCE AREA (2)** (See Rule 4.7.2(ii)(a)(iii), p 4:38)



**ROCKY POINT RECREATION ZONE  
LANDSCAPE PROTECTION AREA**  
PREPARED AND DRAWN BY BOFFA MISKELL LIMITED, QUEENSTOWN.  
SCALE 1:10,000, 3 OCTOBER 1996, Q6056/3

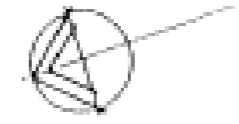
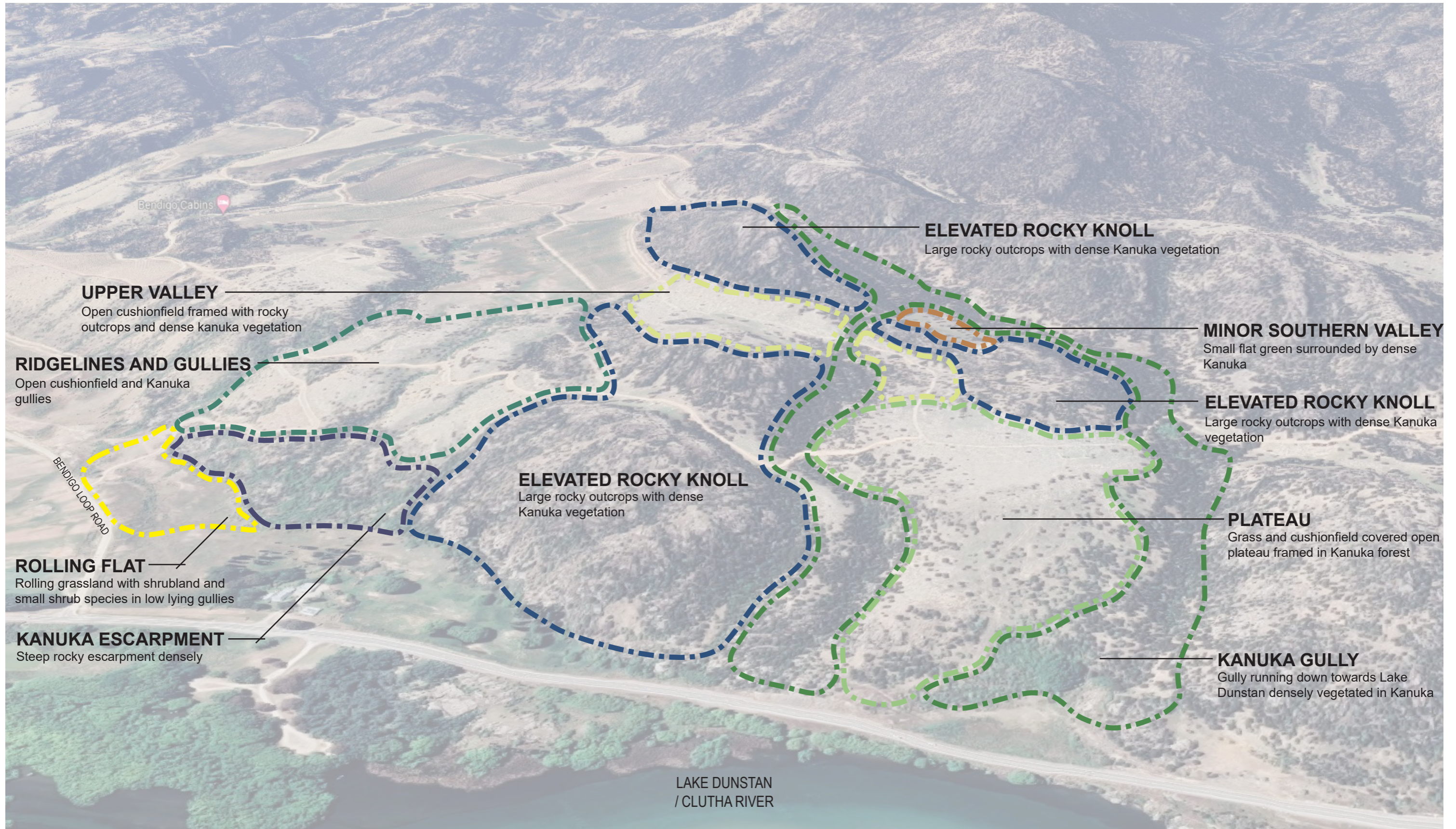


Figure 4.1D





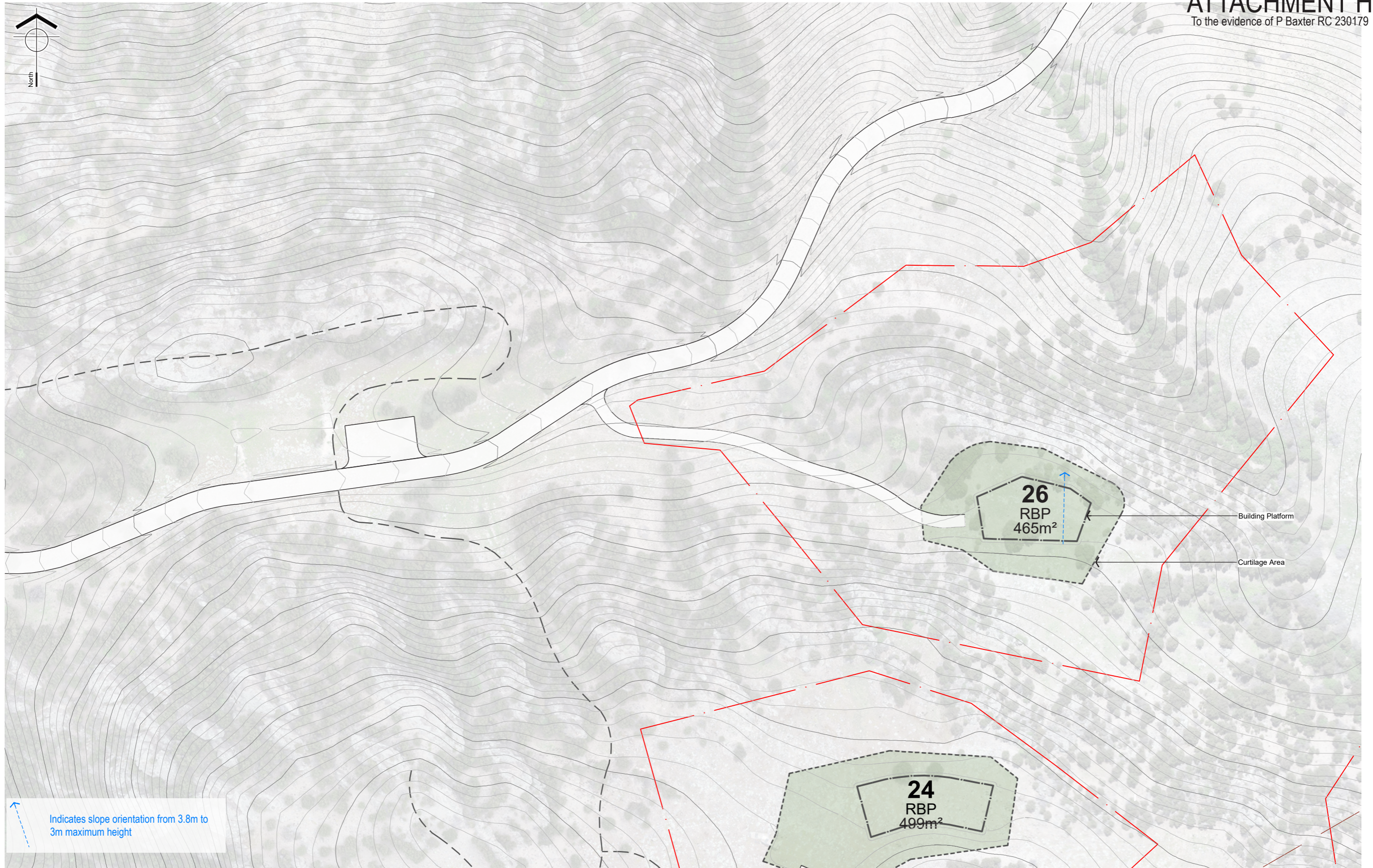






18

Indicates slope orientation from 3.8m to 3m maximum height









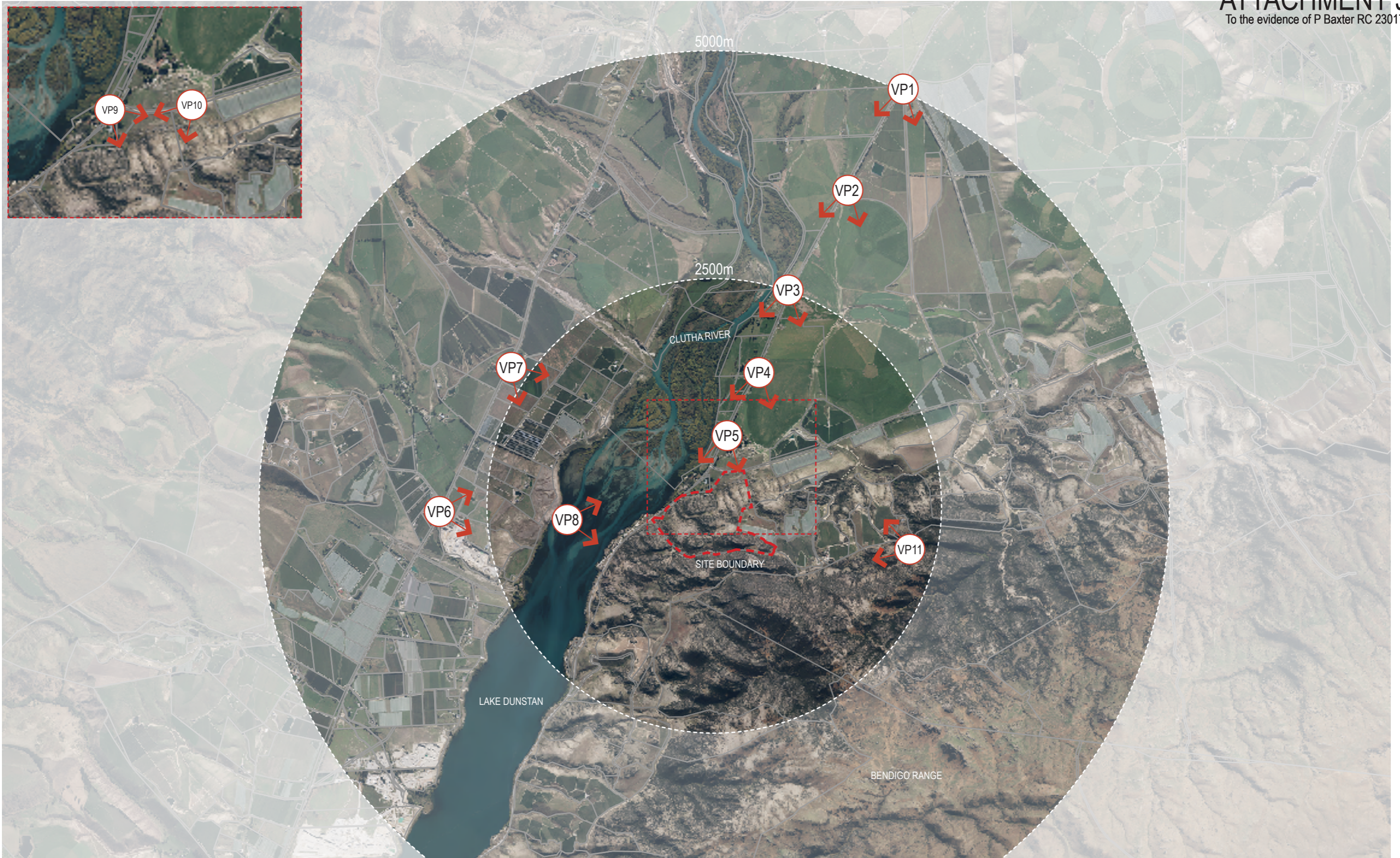




FIG A. Viewpoint Location

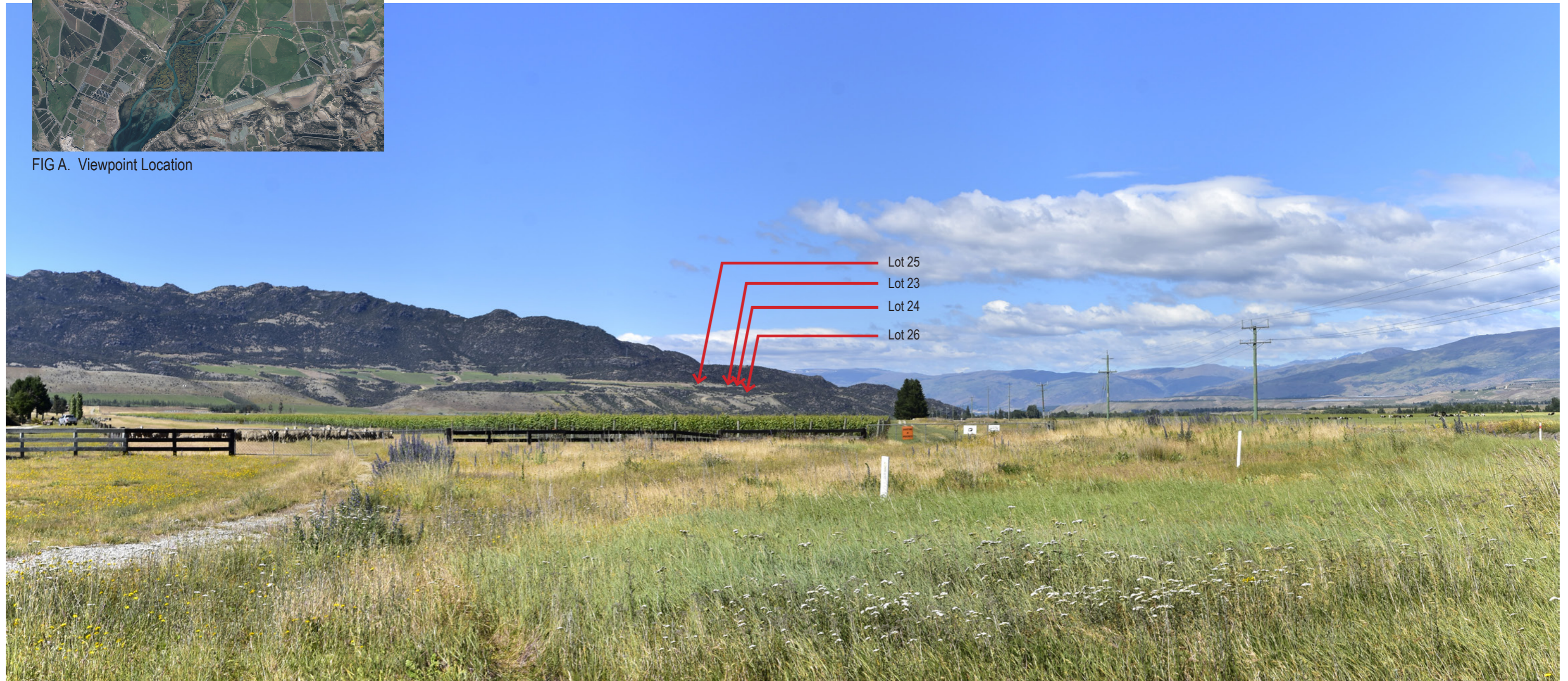


FIG B. Panoramic Image  
Approximately 4700m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location

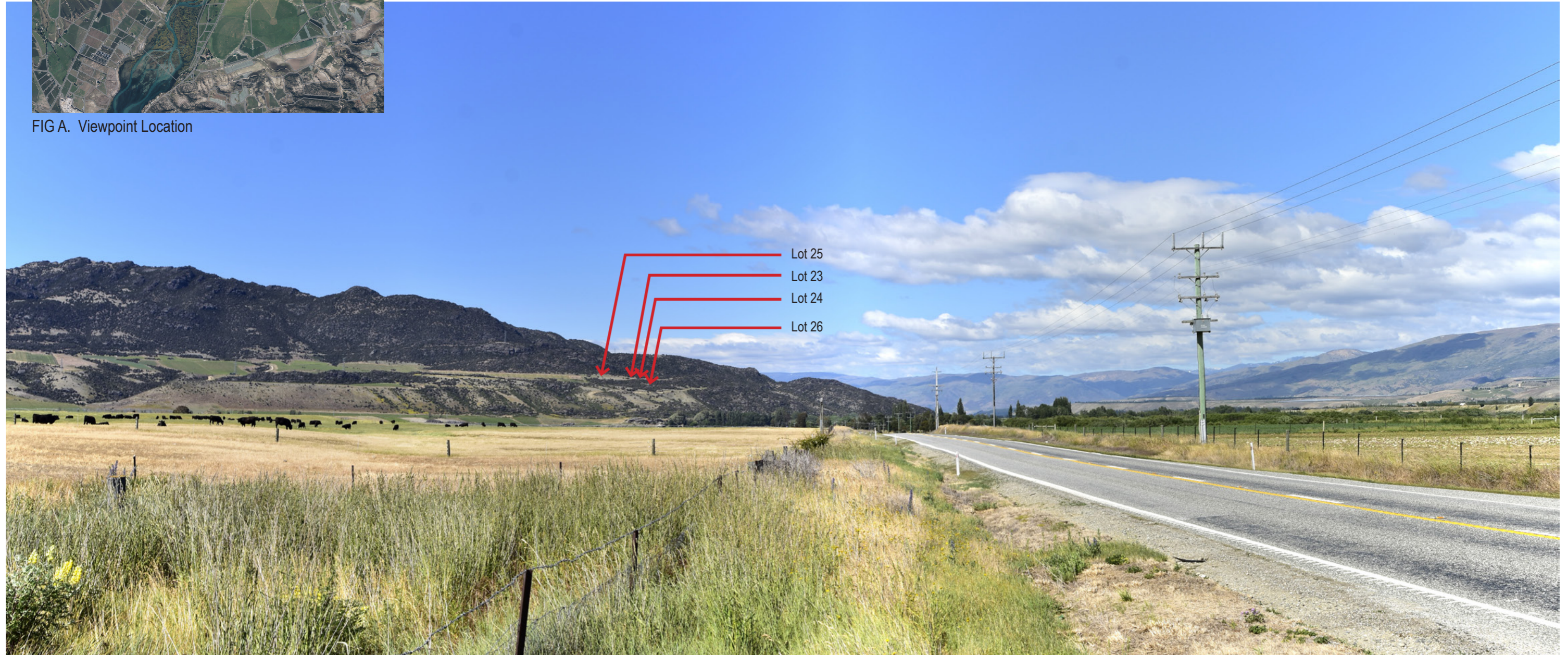


FIG B. Panoramic Image

Approximately 3400m from Lot 32

**NOTE:**

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location



FIG B. Panoramic Image  
Approximately 2000m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

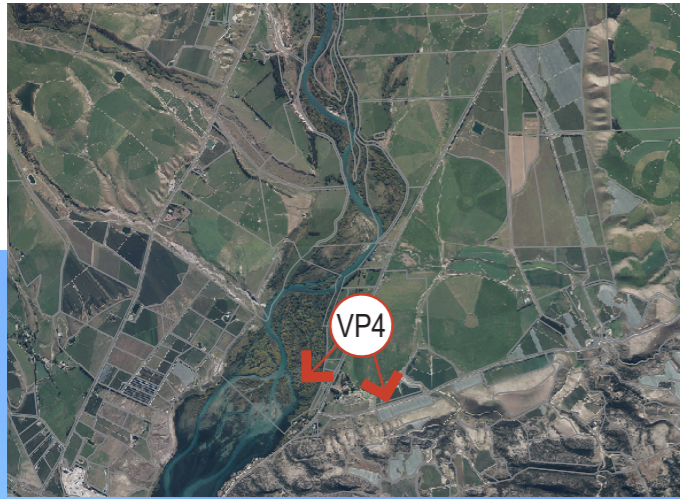


FIG A. Viewpoint Location



FIG B. Panoramic Image  
Approximately 900m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

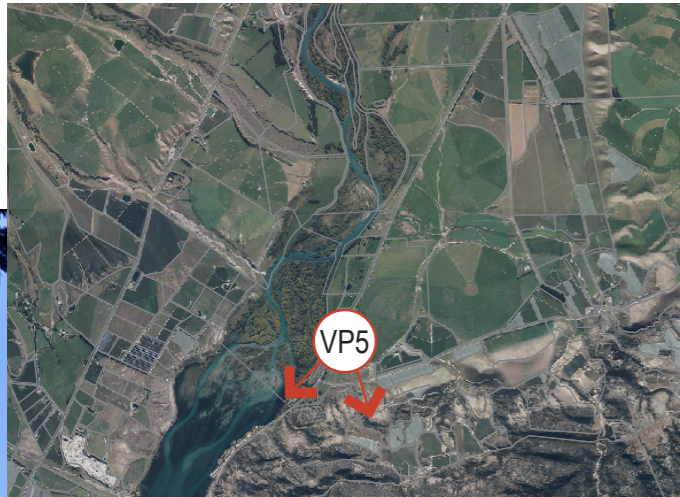


FIG A. Viewpoint Location



FIG B. Panoramic Image  
Approximately 400m from Lot 32

**NOTE:**

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG A. Viewpoint Location

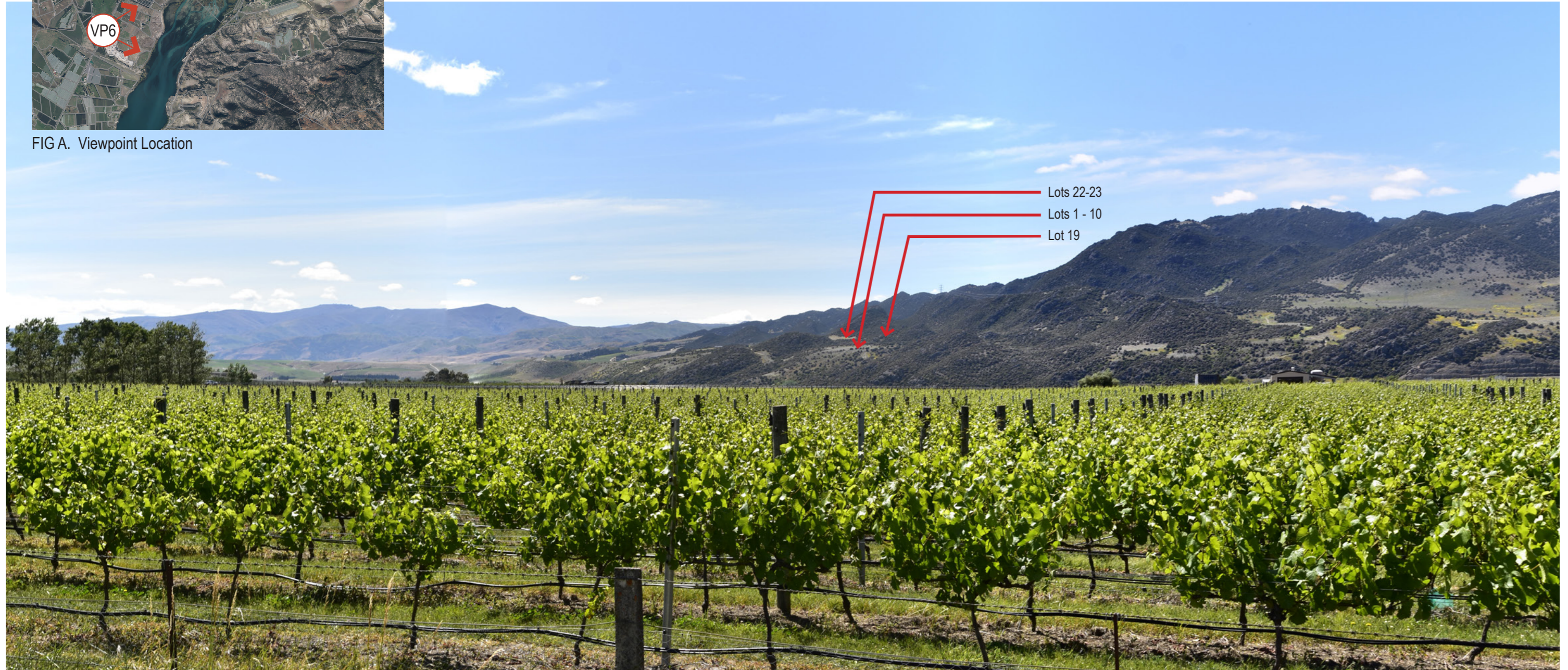


FIG B. Panoramic Image  
Approximately 2650m from Lot 2

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

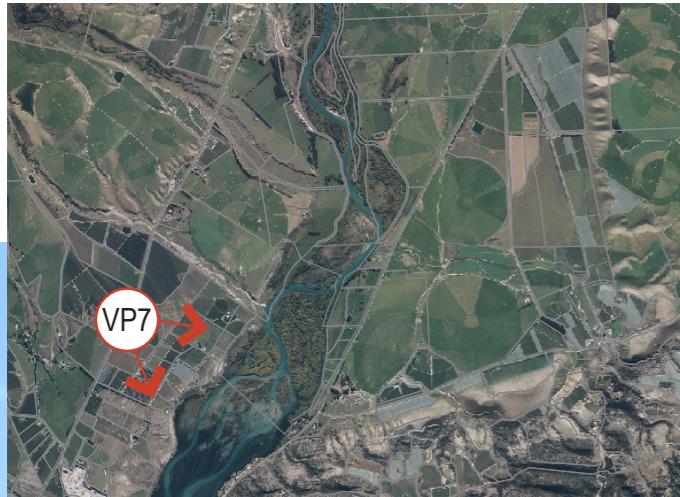


FIG A. Viewpoint Location

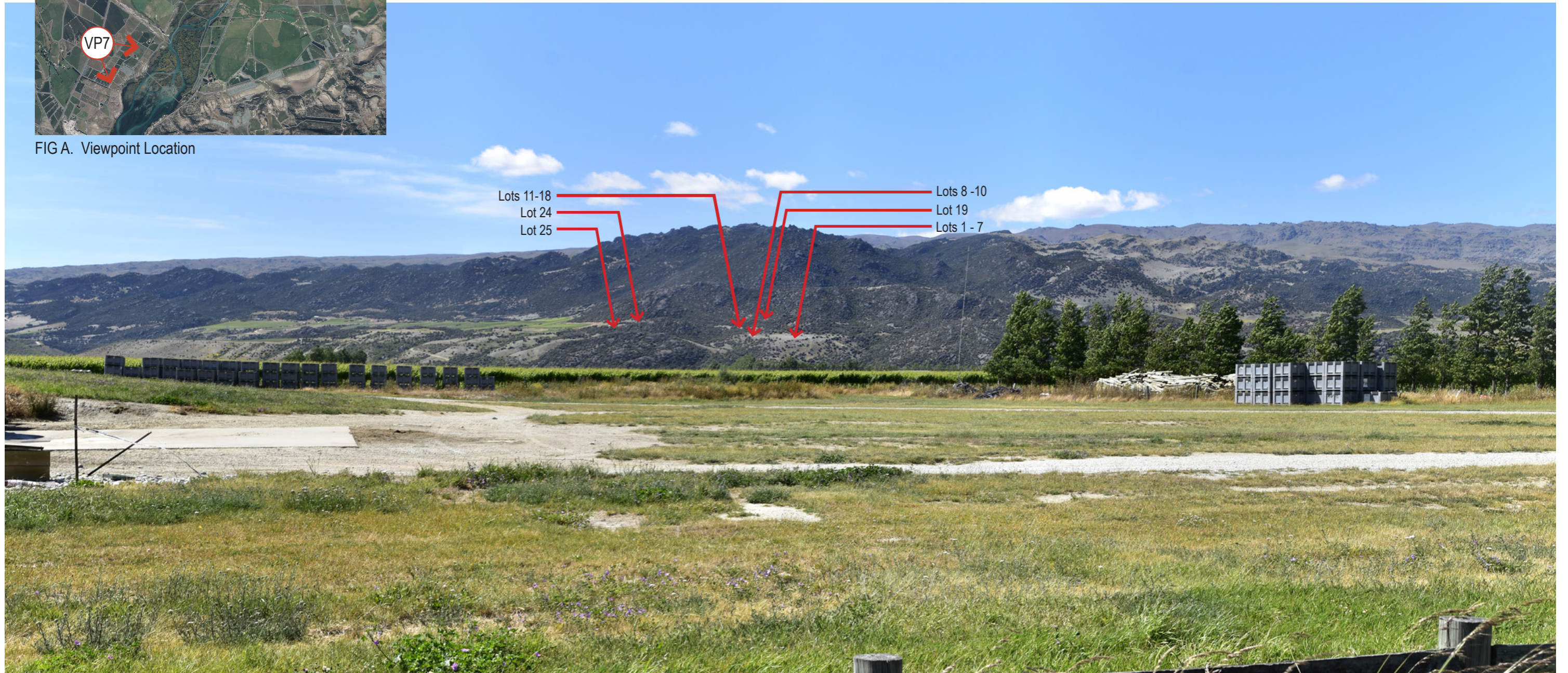


FIG B. Panoramic Image  
Approximately 2650m from Lot 2

**NOTE:**

Arrows indicate approximate location of structures potentially visible from this viewpoint

Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.





FIG A. Viewpoint Location



FIG B. Panoramic Image  
Approximately 1350m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

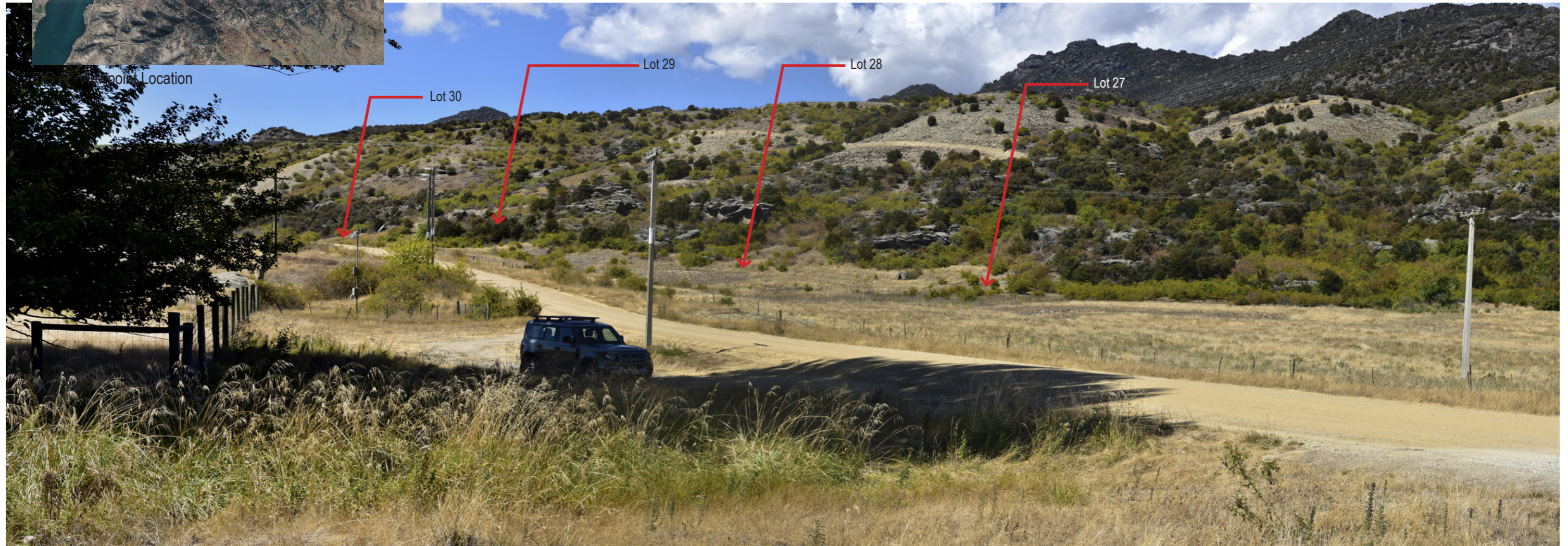


FIG B. Panoramic Image  
Approximately 220m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



FIG B. Panoramic Image  
Approximately 350m from Lot 32

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.

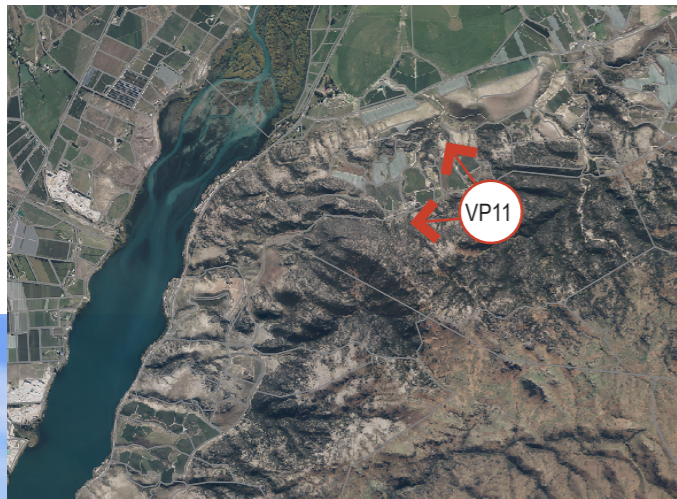
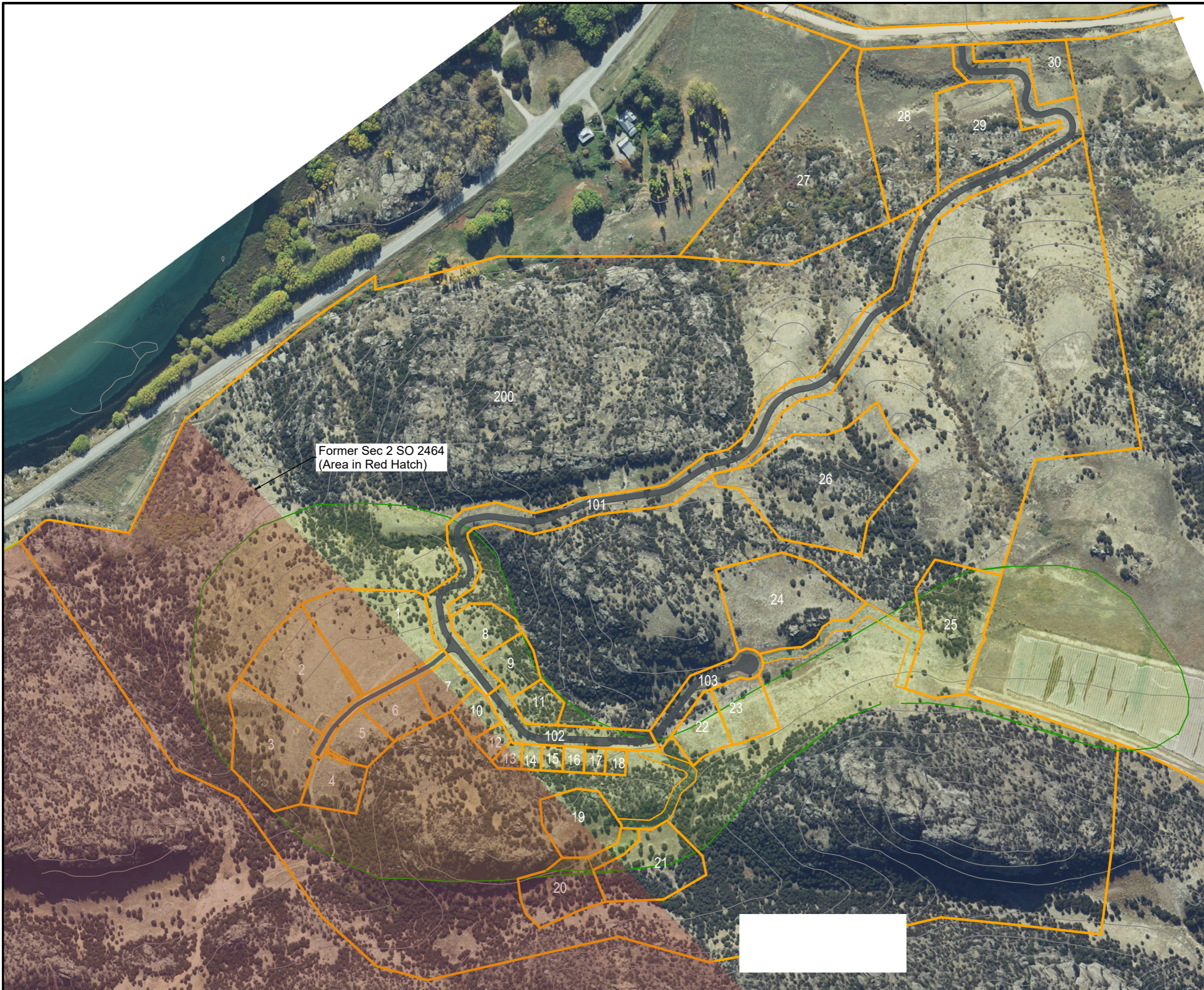


FIG A. Viewpoint Location



FIG B. Panoramic Image  
Approximately 2000m from Lot 26

**NOTE:**  
Arrows indicate approximate location of structures potentially visible from this viewpoint  
Panoramic image created from four portrait images captured at 50mm Full Frame Equivalent with minimum 25% overlap then stitched together using Image Composite Editor.



Former Sec 2 SO 2464  
(Area in Red Hatch)

# ATTACHMENT L

- 1) To the evidence of P Baxter RC 230179
- 2) Area marked --A-- is approximate extent of area designated as "Development Area" on CODC District Plan Schedule 19:16.
- 3) Areas and dimensions are subject to survey.
- 4) Aerial image on Sheet 1 has been sourced from Landpro Ltd. Detailed aerial on Sheets 2-4 C Hughes and Assoc Ltd UAV.
- 5) Residential building platforms have varying sizes.
- 6) Refer Landscape Architect design guidelines for site coverage and other building restrictions for specific sites
- 7) Lots 24, 29-30 are intended for commercial use.
- 8) Proposal includes minor boundary adjustment with Lot 2 DP 523873.

REVISION	DETAIL	DATE
B	Subdivision layout	29 Nov 2022
C	Layout	30 Jan 2023
D	Lots 29,30 & tracks	3 Feb 2023
E	Entrance and Lots 30-32	11 May 2023
F	Road alignments and Platforms	9 June 2023

**COTERRA.**

<b>WANAKA</b>	<b>CROMWELL</b>
LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	17A MURRAY TERRACE P.O. BOX 51 03 445 0376

[coterra.co.nz](http://coterra.co.nz)

Project

**ROCKY POINT**  
TKO Properties Ltd  
Overall layout

Title

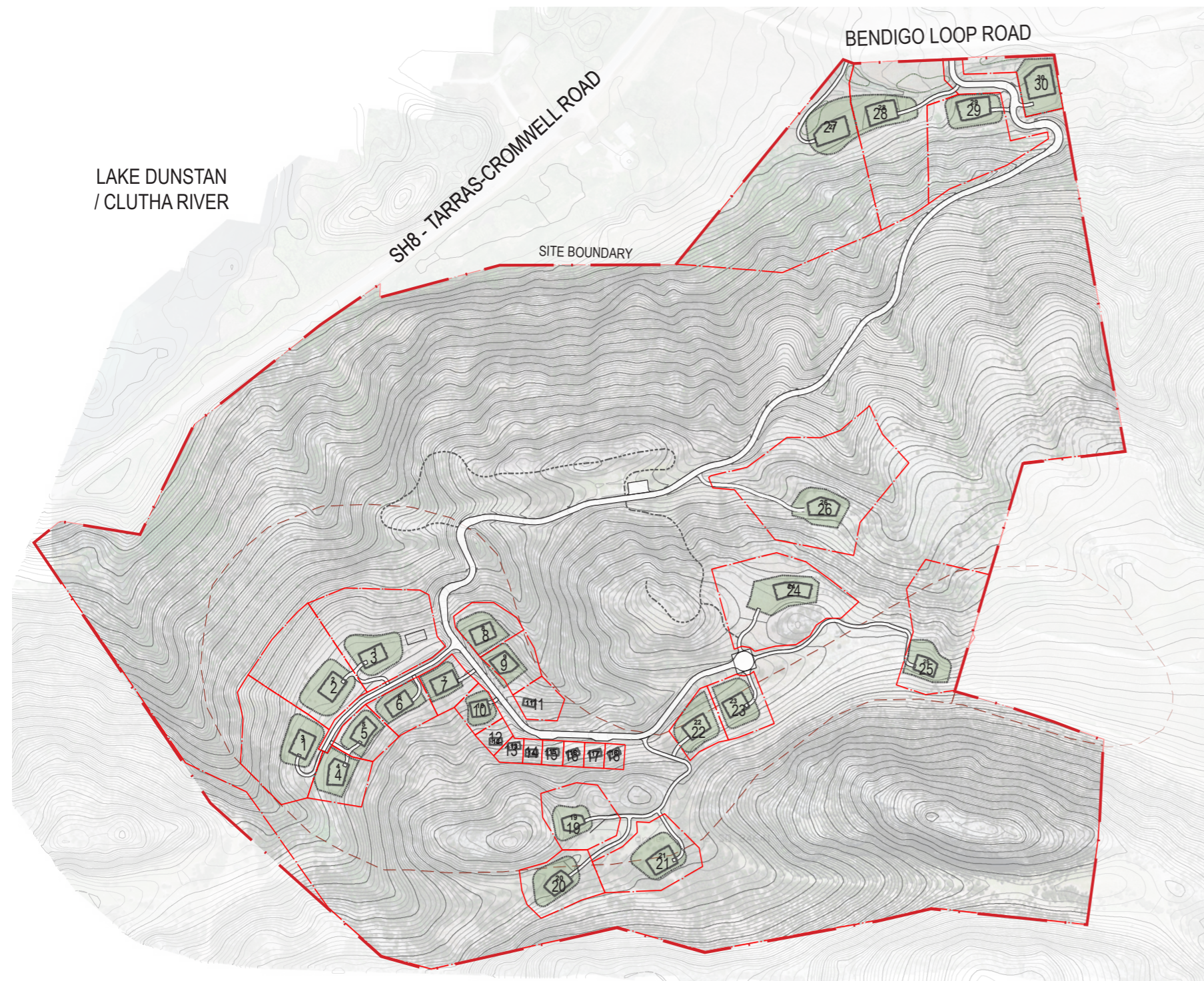
**Proposed Subdivision  
of Lot 1 DP 596985.**  
**FOR CONSENT**

Copyright of this drawing is vested in Coterra Limited.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Coterra Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:3500

Job No: 5925	Drawn By: MJS	Datum: LP2000
Drawing No: W1665	Sheet No: 1	Revision: Date Created: G June 2024

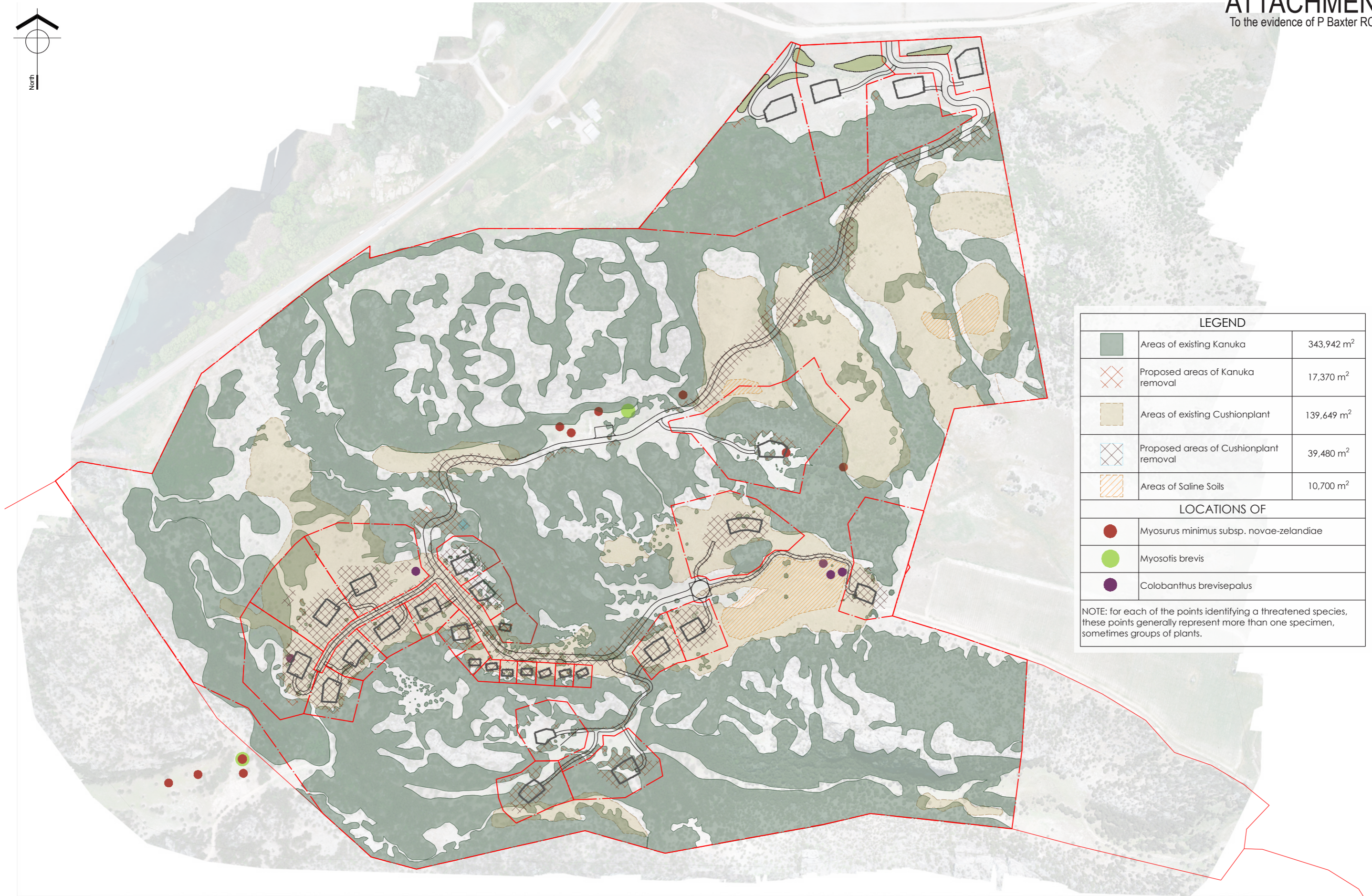
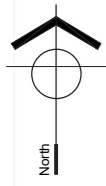


Lot	Residential Building Platform (M <sup>2</sup> )	Maximum Site Coverage (M <sup>2</sup> )	Site Coverage of RBP	Curtilage Area (M <sup>2</sup> )	Platform RL	Maximum Height RL	Maximum Building Height
1	400m <sup>2</sup>	220m <sup>2</sup>	55%	1823m <sup>2</sup>	+292.50	+296.30	3.8m
2	450m <sup>2</sup>	220m <sup>2</sup>	49%	2019m <sup>2</sup>	+291.25	+295.05	3.8m
3	450m <sup>2</sup>	220m <sup>2</sup>	49%	1603m <sup>2</sup>	+292.50	+295.05	3.8m
4	421m <sup>2</sup>	220m <sup>2</sup>	52%	1411m <sup>2</sup>	+297.50	+281.30	3.8m
5	393m <sup>2</sup>	220m <sup>2</sup>	56%	1104m <sup>2</sup>	+297.50	+281.30	3.8m
6	392m <sup>2</sup>	220m <sup>2</sup>	56%	1191m <sup>2</sup>	+298.50	+302.30	3.8m
7	400m <sup>2</sup>	220m <sup>2</sup>	55%	985m <sup>2</sup>	+299.50	+303.30	3.8m
8	360m <sup>2</sup>	200m <sup>2</sup>	55%	1313m <sup>2</sup>	+296.50	+300.30	3.8m
9	373m <sup>2</sup>	200m <sup>2</sup>	54%	1084m <sup>2</sup>	+300.50	+304.30	3.8m
10	279m <sup>2</sup>	150m <sup>2</sup>	54%	718m <sup>2</sup>	+304.75	+308.55	3.8m
11	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
12	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
13	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
14	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
15	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
16	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
17	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
18	84m <sup>2</sup>	84m <sup>2</sup>	100%	-	-	-	5.0m
19	272m <sup>2</sup>	250m <sup>2</sup>	91%	1080m <sup>2</sup>	+332.50	+337.00	4.5m
20	395m <sup>2</sup>	250m <sup>2</sup>	63%	1564m <sup>2</sup>	+330.00	+334.50	4.5m
21	508m <sup>2</sup>	250m <sup>2</sup>	49%	1666m <sup>2</sup>	+333.50	+338.00	4.5m
22	400m <sup>2</sup>	250m <sup>2</sup>	63%	1703m <sup>2</sup>	+322.50	+327.00	4.5m
23	385m <sup>2</sup>	250m <sup>2</sup>	65%	1545m <sup>2</sup>	+322.50	+327.00	4.5m
24	499m <sup>2</sup>	250m <sup>2</sup>	50%	2059m <sup>2</sup>	+322.50	+327.00	4.5m
25	332m <sup>2</sup>	220m <sup>2</sup>	66%	1440m <sup>2</sup>	+328.50	+332.30	3.8m
26	465m <sup>2</sup>	260m <sup>2</sup>	56%	1652m <sup>2</sup>	+303.50	+307.30	3.8m
27	641m <sup>2</sup>	350m <sup>2</sup>	55%	2207m <sup>2</sup>	+204.00	+209.00	5.0m
28	575m <sup>2</sup>	350m <sup>2</sup>	61%	2035m <sup>2</sup>	+205.00	+210.00	5.0m
29	611m <sup>2</sup>	350m <sup>2</sup>	57%	1671m <sup>2</sup>	+210.50	+215.50	5.0m
30	748m <sup>2</sup>	350m <sup>2</sup>	47%	2089m <sup>2</sup>	+210.50	+215.50	5.0m

Fig 1.0: Schedule of building platforms

**note:**  
Roads and driveways to be designed by engineer or surveyor





LEGEND		
	Areas of existing Kanuka	343,942 m <sup>2</sup>
	Proposed areas of Kanuka removal	17,370 m <sup>2</sup>
	Areas of existing Cushionplant	139,649 m <sup>2</sup>
	Proposed areas of Cushionplant removal	39,480 m <sup>2</sup>
	Areas of Saline Soils	10,700 m <sup>2</sup>
LOCATIONS OF		
	<i>Myosurus minimus</i> subsp. <i>novae-zelandiae</i>	
	<i>Myosotis brevis</i>	
	<i>Colobanthus brevisepalus</i>	
NOTE: for each of the points identifying a threatened species, these points generally represent more than one specimen, sometimes groups of plants.		