

# Application for a resource consent - Form 9

## APP231061960

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### Date and Time Created

27/10/2023 04:30

To cross reference Datacom with MAGIQ please click [Here](#). to add the Resource Consent number.

### Property Details

#### Property Address

5 Māori Point Road, Tarras

#### Valuation Number

2841109600

#### Record of Title Number

658254

#### Legal Description

LOT 2 DP 476419

### What is your role in this application?

Agent acting on behalf of the applicant

## Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

#### Organisation

Paterson Pitts Group

#### First name

Rod

#### Last name

Baxter

#### Phone number

021854759

#### Email address

rod.baxter@ppgroup.co.nz

Note that the owner will also receive a copy of this application.

#### Postal address:

PO Box 84, Cromwell 9342

#### Confirm that you have approval to act on behalf of the applicant

Yes

The applicant is the person(s) or organisation making the application.

### Applicant details

#### Is this applicant an individual or an organisation?

Business / organisation

#### Organisation

Clutha Plains Trust

#### Contact Person

#### First name

Jonny

#### Last name

Trevathen

#### Phone number

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#### Email address

jonnyt@xtra.co.nz

#### Postal address:

PO Box 84, Cromwell 9342

## Authority to apply on behalf

Confirm that the applicant is authorised to apply on behalf of Yes  
the organisation

# Invoicing

Who is to be the receiver of all invoices relating to this consent/application?

Applicant



## DETAILS

### Activity or works proposed

Application type	Subdivision consent
Short description of your proposal	17 Lot subdivision

Provide a detailed description in the Assessment of Environmental Effects (AEE) or other document.

### Assessment of Environmental Effects (AEE)

An application cannot be accepted for processing by the Council under Section 88 of the Resource Management Act 1991, without an Assessment of Environmental Effects (AEE).

Refer to the [guidelines for Assessment of Environmental Effects](#).

[C3001 Subdivision Application Clutha Plains Trust.pdf](#) (2 mb)

### Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- The matters set out in [Schedule 4 of the Resource Management Act 1991](#).
- Any relevant objectives, policies, or rules in a document.
- Any relevant requirements, conditions, or permissions in any rules in a document.
- Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).

Please do not load the same document that you loaded for AEE above

### Other activities

### Other applications

Are you required to apply for any other resource consents for this project? No

Is this project related to a building consent? No

### Pre-application information

Have you discussed this proposal with Council staff prior to this application? No prior discussion

### Site visit requirements

Who is the site contact? Applicant

### Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- If an affected party does not give approval to your proposal this may impact on the way that the application is processed.

- Council's duty planner can provide you with advice on which parties may be affected by your proposal.

[Download an affected party approval template form.](#)

Do you need affected party approval?

Yes

[APA - OSullivan form.pdf](#) (489 kb)

[APA - Rosenberg form.pdf](#) (53 kb)

[APA - Worthington form.pdf](#) (484 kb)

[APA - OSullivan plan.pdf](#) (2 mb)

[APA - Rosenberg plan.pdf](#) (180 kb)

[APA - Worthington plan.pdf](#) (2 mb)

**National Environmental Standard – Contaminated Soil - option selected**

A review has been undertaken of District and Regional Council records and no records have been found suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.

## LIST OF FILES

[C3001 Subdivision Application Clutha Plains Trust.pdf](#) (2 mb)

[APA - OSullivan form.pdf](#) (489 kb)

[APA - Rosenberg form.pdf](#) (53 kb)

[APA - Worthington form.pdf](#) (484 kb)

[APA - OSullivan plan.pdf](#) (2 mb)

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[C3001 SCM 3B.pdf](#) (1 mb)

[230927 Align LVA Maori Point Road FINAL.pdf](#) (3 mb)

[230927 Maori Point Road Graphics Appendix A.pdf](#) (14 mb)

[230926 Maori Point Road Views from Bowman Rd.pdf](#) (4 mb)

[230922 Maori Point Road Landscape Plan R.pdf](#) (22 mb)

[NES230031\\_2023\\_nes.pdf](#) (93 kb)

[MAP48.pdf](#) (403 kb)

[C3001 Subdivision Application CODC Standards Assessment Appendix C.pdf](#) (1 mb)

[RT 658254.pdf](#) (238 kb)

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## Application For Resource Consent For 17 Lot Subdivision

5 Māori Point Road  
Lot 2 DP 476419

**Clutha Plains Trust**

---

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**DOCUMENT CONTROL**

<b>Project</b>	17-Lot Subdivision 5 Māori Point Road, Tarras
<b>Client</b>	Clutha Plains Trust
<b>Project No.</b>	C3001
<b>Revision</b>	00
<b>Date of Issue</b>	25/10/2023
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**AUTHOR(S)**

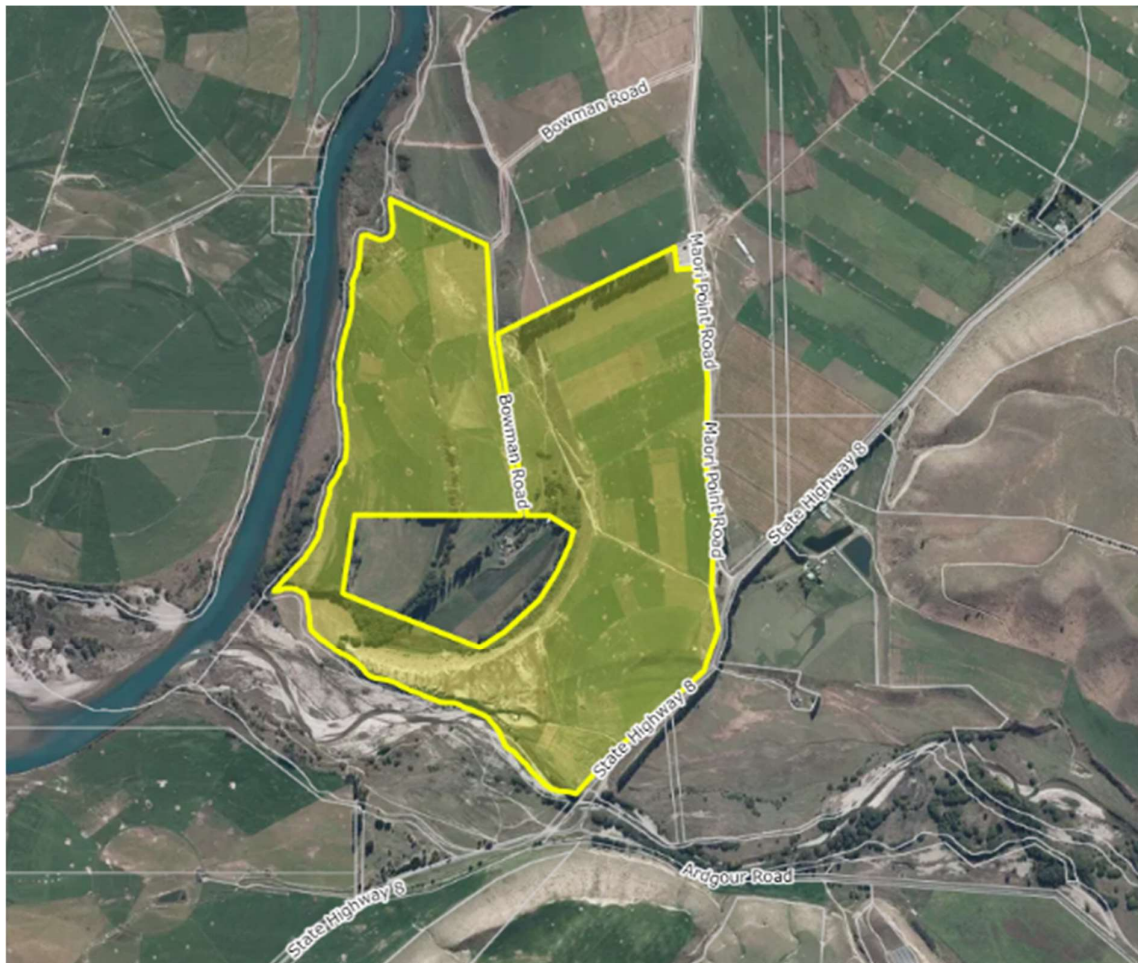
<b>Prepared</b>	Rod Baxter Surveyor/Planner
<b>Reviewed</b>	Duncan White Principal Planner

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## 1.0 APPLICATION DETAILS

<b>Applicant(s):</b>	Clutha Plains Trust
<b>Site Address:</b>	5 Māori Point Road, Tarras
<b>Legal Description:</b>	Lot 2 DP 476419
<b>Record of Title:</b>	658254
<b>Site Area:</b>	133.119 ha
<b>District Plan:</b>	Central Otago District Plan (CODP)
<b>Zoning:</b>	Rural Resource Area
<b>Overlays:</b>	Nil
<b>Resource Consent:</b>	Subdivision
<b>Activity Status:</b>	Non-Complying
<b>Locality Map:</b>	Source - Grip



## 2.0 BACKGROUND

### 2.1 SITE AND SURROUNDINGS

The property has been within the Trevathan family since 1949 and is now managed by the third generation. The land historically was subdivided off the larger Morven Station.

The subject site at 5 Māori Point Road, Tarras, is a 133-hectare rural lot located between the Clutha River, Māori Point Road and State Highway 8, with the Lindis River to the south and Trevathan Way to the north. A legal road abuts the southern and western boundary of the site separating the title of the site from the Clutha and Lindis Rivers.

The site is bisected by Bowman Road, from north to south. 165 Bowman Road is surrounded by the subject lot, with a single access off Bowman Road. The southern portion of the site is protected by a Land Covenant of approximately 4Ha, to the QEII Trust. A second 2 Ha QEII Land Covenant is in the process of being finalised by the Applicant. A Minerals Mining Permit for the right to mine sand has been granted for a site located at the southern end of the property.

The land has two distinct terraces, the lower level extending approximately 600-700m from the western marginal strip adjacent to the Clutha River. Another smaller section of land and at a similar elevation, abuts the southern marginal strip, adjacent to the Lindis River. This land gradually slopes from the toe of the terrace towards the Clutha River.



Photo of terrace edge looking north (Photo taken 18/5/2023)





Photo of terrace edge looking south (Photo taken 18/5/2023)

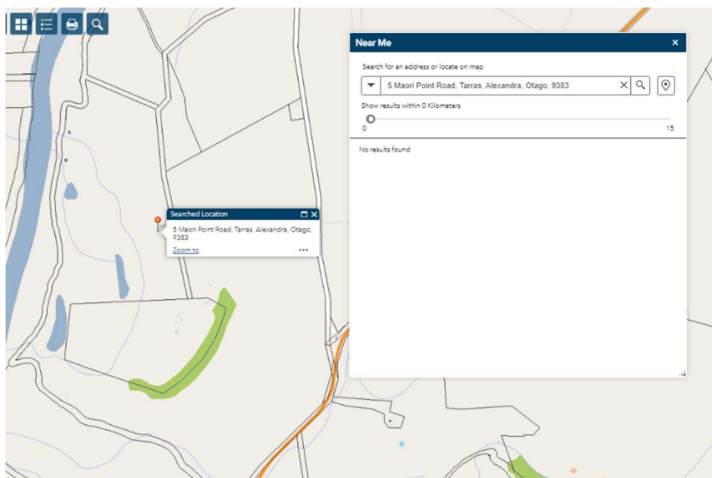
The CODC Zoning Map 48 and the ORC Flood Hazard map noted that a portion of the lower terrace is flood prone. The upper eastern terrace segment of the land is approximately 20m higher than the lower terrace and is generally flat.

The current land use is cattle grazing with the majority of the land covered by grazing grass. The land is irrigated by both pivot and k-line irrigation systems serviced by a consented bore RM13.451.02. A row of Old Man pines serves as wind protection along a section of the northern boundary.

The surrounding land use is open grasses with pivot infrastructure being the primary source of irrigation. Smaller lots are scattered through the Tarras Valley including Oliver Road to the southwest, Thomson Gorge Road to the southeast, Gladsmuir Road to the northwest and Ruffell Road on the upper terrace to the east. The area has also seen recently two similar consented subdivisions along Jolly Road.

The upper terrace is serviced by an existing access from Māori Point Road, thence west to the terrace edge before dipping to the lower terrace and intersecting with Bowman Road. Bowman Road serves as a secondary access to the lower terrace. Māori Point Road has about 120m of sealed road from the intersection with the State Highway 8, then unsealed north to Bells Lane.

Overhead power distribution lines run from the Aurora substation at the north-east of the site to south-west through the site. Apart from power to the water bore pump, the site is not serviced.



There are no Hazardous Activities and Industries Sites identified for the site as per the Otago Regional Council - Land Use Register nor the CODC HAIL register.



## **2.2 TITLE INTERESTS**

Notice 8143120.1 – section 22 Queen Elizabeth, The Second National Trust Act 1977

Notice 9126192.1 - pursuant to Section 195(2) Climate Change response Act 2002, the land is pre-1990 forest land that is exempt land.

## **2.3 CONSENT HISTORY**

CODC:

RC001185 - Five lot subdivision has not been authorised.

RC140103 – Consent for Aurora Energy Limited subdivision.

RC 960205 – Two lot subdivision has not been authorised.

The existing water take permit will be unaffected by the proposed subdivision.

## **3.0 DESCRIPTION OF PROPOSAL**

### **3.1 SUBDIVISION**

Resource consent for the creation of 16 new lots in the form of a “farm park” and one balance lot.

- Lots 1 – 16 will each have an area of 2,000m<sup>2</sup> and will be developed for rural residential purposes.
- Lot 100 is the balance lot and will be retained as the productive farm use.
- Average Lot size (Lot 100 at 16Ha) = 1.13Ha

The moderately sized lots allow for landscaping within each lot to suit the type of dwelling and associated structures to be constructed. The proposal is similar in scale and effect to those approved subdivisions in the surrounding area. These lots are to share ownership with the larger farm through a body corporate type arrangement. The operating farm is wholly within Lot 100.

The number of lots was determined by the density of subdivision if a discretionary rule status of an average 8Ha had been used. That is, 133Ha would yield 17 lots at an average of just under 8Ha. The area of development including the access upgrade, new right of way and plantings, and 16 lots is about 6.0Ha.

Lots 1 – 16 will be clustered in five clusters, four clusters of three lots and one cluster of four lots. Each cluster is positioned on the western edge of the upper terrace of the land. Each lot has sufficient area on the lot for a residential dwelling, additional domestic activity such as associated structures, individual landscaping, and gardens. The purpose of “clustering” instead of 8 Ha parcels each with the potential for a residential dwelling and curtilage structures is to allow for the productive land to be maintained in a larger parcel suited to the existing grazing usage.

Dwellings on lots 1- 16 will be within a rural setting and surrounded by a working farm. To alleviate concerns around reverse sensitivity between the farm park lots and working farm, a 20m wide right of way is included between the residential property boundary and the working farm and a 20m buffer between Lot 1 and the southern pivot.

Each farm park “cluster” will be interspersed by planting of native plant species or fruiting/nut trees as an alternative option. Separation of the residential dwellings from the pastoral farming will be mitigated by plantings of indigenous specimen plantings and fruiting/nut specimen trees along the new right of way access.

The Applicant is proposing to require low profile dwellings that will merge with the wider landscape. The building areas are setback from the terrace edge and coupled with landscaping, will reduce the visual impact of the built form. Restrictions are intended to be provided by way of consent notice on each of the Lot 1 – 16 titles restricting building height to 6.0m above ground level. Building materials and colours will be consistent with the District Plan.

Dwellings on each of the sites 1 – 16 will be limited to ensure that the terrace edge is protected and maintained. A 10m wide land covenant within each lot is proposed along the terrace edge. Each Lot 1 - 16 will have a 5m yard, except abutting the covenant area on the terrace edge, which will be 10m.

The existing Aurora Energy Limited 66kv overhead distribution powerline will be realigned away from Lots 1 – 16. The dwelling power connection to 165 Bowman Road will be realigned around Lot 4.

The scheme plan for the proposed lots is attached as **Appendix B**.

### **3.1.1 Access and Servicing**

#### **3.1.1.1 Access**

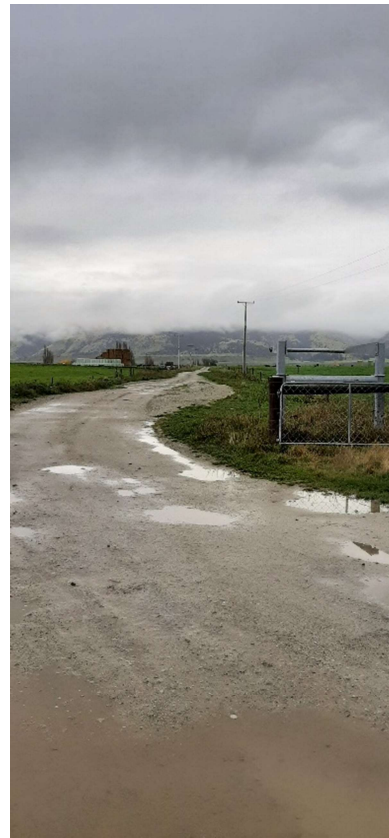
The property has dual access, one from Māori Point Road, the other from Bowman Road. The proposed rural residential lots will be accessed from an upgrade access off Māori Point Road and construction of two new access roads to the north and south at the rear of the new lots. The existing farm track down the terrace face connecting to Bowman Road will remain a farm track and will not be used for rural residential purposes. The Bowman Road access will not be utilised to access the new residential farm park lots and will remain to provide access to the lower terrace lands for farming purposes.

A new entrance point will be constructed further north than the current entrance to ensure conflict with the State Highway is avoided. Māori Point Road is not classified as an arterial or collector road under the District Plan and is sign posted at 60 km/h. Section 12.7.1(ii) and (iv)(d) requires a minimum sight distance for the posted speed at 55m with a separation distance from the State Highway at a minimum of 60m (greater than 30 vehicle movements equivalent per day). The new entrance point will comply with this criterion with approximately 80m from the State Highway to the new entrance location.

Current site access off Māori Point Road



Source: (Google Earth)



Current site access road looking west from Māori Point Road  
(photo taken 18/5/2023)

#### 3.1.1.2 Earthworks

Earthworks will include the upgrading of the existing accessway with construction of the new entrance point onto Māori Point Road. Two new right of way access roads will be constructed from the central RoW to service each of the new lots.

All roading works will comply to Part 29 of Council's Roading Policies January 2015.

#### 3.1.1.3 Electrical Supply

Operational underground electrical reticulation will be provided to each individual Lot 1 - 16. Lot 100 will continue with its existing arrangements.

#### 3.1.1.4 Telecommunications

Telecommunication will not be provided to the lots but will rely on alternative means such as the cellular network, wi-fi or satellite services. A consent notice will be registered on the titles to Lot 1 - 16 advising of this.

**3.1.1.5 Water Supply**

A new water bore will be constructed dedicated to supplying potable water to each dwelling. The water supply and subsequent on-site storage will be suitable to provide firefighting provision to Fire Emergency New Zealand standards. A water supply company will be setup to provide management and compliance with Taumata Arowai. A water test and laboratory report will be supplied to Council, prior to Sec 224(c) certification including an outline of any treatment required to comply with the Taumata Arowai. Any treatment required will be at the point of use (i.e., the dwelling) and be subject to a consent notice condition for Lots 1 – 16.

**3.1.1.6 Fire Fighting Provision**

Lots 1 - 16 will install a 30m<sup>3</sup> firefighting storage tank in accordance with FENZ's requirements and be made subject to Council's Addendum to NZS4404:2004. A standard consent notice for firefighting purposed to a rural dwelling to be registered on the title.

**3.1.1.7 Wastewater & Stormwater**

Lots 1 - 16 will dispose of wastewater on-site in full compliance with NZS1547:2012. Council's standard consent notice for wastewater for a rural dwelling will be registered on the title of Lots 1 -16.

Stormwater run-off from roof run off, roading and hardstand will be disposed of on site within each lot by a variety of means, as is usual for large rural titles:

- Direct disposal to ground by way of soak pits.
- Storage/attenuation and application as garden and curtilage irrigation.
- Disposal into natural drainage paths.
- Road access water tables (side drains)

The lots are large enough and the underlying gravels sufficiently permeable that no issues with stormwater disposal are anticipated.

**3.1.2 Easements**

Easement for domestic water and power supply, whose nature and exact location are not known at this point, will be required. Council's generic "service easement" conditions is requested.

**3.1.3 Staging**

The Applicant would like to include staging of the residential lots to allow flexibility in the construction of the lots and proposes the following condition:

*The subdivision maybe staged and any condition relevant to the stage shall be satisfied prior to s224(c) certification for that stage.*

**3.1.4 Productivity**

About 90% of the farm is under permanent pasture with the remainder not being effectively cropped due to the inefficiency or practicality of irrigation. The proposed residential lots are located on one of the least productive portions of the property. The distance between the terrace and Māori Point Road and with the Aurora Energy overhead powerlines does not allow for pivot irrigation but rather k-line as the only practical option for cropping. The strip of land on the terrace edge has long been inefficient productive land due to irrigation reach limitation.

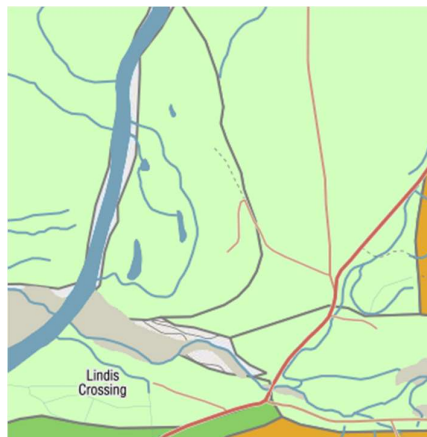
To increase the productivity for the upper terrace land, the rural residential lots will raise capital to realign the powerlines and invest in irrigation, such as a pivot irrigator. This type of irrigation is more efficient use of water than k-line, less labour intensive and provides an increase in yields for the land. Replacement of the K-line irrigation system has the added benefit of a reduction of carbon emissions through the removal of daily movements of the system by the farm ute.

The land produces an average of 12,000kg/dm (dry matter) annually. It has been used for cattle grazing at an average of about 2.7 cattle/ha/year. This equates to a loss of about 16 head of cattle for the development area of approximately 6Ha.

The land use capability map for the property has it categorised as LUC4, described as:

*“Arable. Significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Some Class 4 is also suitable for viticulture and berry fruit”.*

Historically, this land use capacity categorisation is comparable to the land management results that the applicant has encountered over the past several decades. Without sufficient irrigation and land management practices, the site would not have the capacity to maintain cattle or sheep numbers.



Source: Our environment Landcare research tool.

### 3.1.5 Reverse Sensitivity

As discussed above, the farm park lots and working farm will be separated by a 20m buffer, in which the right of way access will be constructed with screen plantings along the corridor. A consent notice to be registered on each title of Lots 1 -16 stating:

The owner(s) of Lots 1 – 16 is/are aware of and will take all reasonable and appropriate steps to advise all purchasers, lessees, licensees or tenants, or any other user coming to use having an interest in Lots 1 – 16 or any part thereof:

- (a) The proximity of adjoining pastoral farming, viticultural and horticultural properties.
- (b) The usual incidences of pastoral farming, viticulture and horticulture including (but without limitation), stock handling, haymaking (through the night), spraying (including spraying of pesticides), rabbit control (by use of helicopters, poisoning and night shooting), deer stag roaring, 24 hour overhead irrigation, harvesting, frost fighting (including wind machines, helicopters, heat pots and sprinklers), land cultivation and associated dust and noise, audible bird scaring, crop netting, use of machinery and traffic movement associated with crop

harvesting, all of which may have consequences beyond the boundaries of the proximate rural pastoral farming, viticulture or horticulture properties.

### 3.1.6 Visual Effect

The Align LVIA assesses that the main effect of the subdivision will be the introduction of the built form to a largely rural landscape. Align's LVIA Graphic Attachment uses a visual simulation to overlay the built form onto the natural landscape in before/after scenarios. The simulation provides a good depiction on the effectiveness of strategic plantings to minimise the visibility of the built form.

### 3.1.7 Natural Hazards

The property is subject to flooding as on the lower terrace as shown on both the CODC and ORC hazard mapping. The proposed rural residential lots are on the upper terrace and is not affected by the hazard.

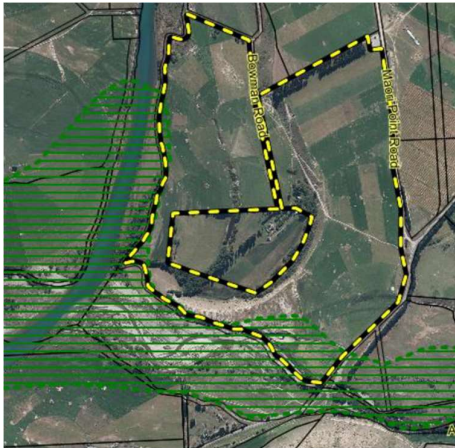


Figure 1. Subject Site (yellow and black line) in relation to Flood Prone lands (green hatched area).  
Source: CODC GIS



Figure 2: Otago Flood Hazard  
Source: Otago Natural Hazards Portal

## 3.2 AMALGAMATIONS AND EASEMENTS

Pursuant to s220(1)(b), the applicant asks for the following amalgamation condition, and a CSN request be sourced from LINZ.

“That Lots 1 – 16 Hereon hold an undivided 1/16<sup>th</sup> share of Lot 100 Hereon and individual Records of Title be issued for each lot”.

## 3.3 CONSENT DURATION

The Applicant is intending on staging the development depending upon market conditions. Delays are not uncommon in this type of subdivision and are outside the consent holder's control; therefore, a 10-year lapse period is appropriate regarding any subdivision consent.



### 3.4 CONSENT NOTICE FOR BUILDING AND LANDSCAPING

Residential Dwellings are proposed to be restricted with a 6.0m height limit above ground level. It is proposed that this requirement be subject of a consent notice to be registered on titles of Lots 1 -16.

A land covenant is proposed over Lot 100 along the terrace face alleviate erosion and to ensure that the landscaping and rural amenity is maintained through appropriate plantings. Each of the proposed Lots 1 - 16 are to include a 10m wide land covenant within each lot adjacent to the terrace edge to ensure that the landscaping and rural amenity is maintained within that portion of each lot.

A land management agreement between the owners of Lots 1 – 16 and 100, will ensure that the landscaping within land covenant area is adequately managed.

To reduce the effects of lighting produced by the dwellings lighting, the following is proposed to be included into consent notice to be registered on title of Lots 1 – 16.

“All exterior lighting shall be LED down lighting”.

The proposed building platforms provide a reduced yard to ensure that a reasonably sized dwelling can be constructed on each lot whilst maintaining realistic separation distances to neighbouring dwellings.

## 4.0 RESOURCE CONSENTS REQUIRED

### 4.1 REASONS FOR CONSENT

The subject site is zoned Rural Resource Area in the CODP.

Subdivision consent is required under the CODP for the following:

- As a **Non-Complying** Activity under Rule 4.7.5(iii) for creating allotments with an average allotment area of no less than 8 hectares and a minimum allotment area of no less than 2 hectares in an area in the Rural Resource Area not identified on the planning maps as Rural-Residential.

Note:

- *For the purposes of Rule 4.7.4(iii)(b) allotments in excess of 16 hectares are deemed to be 16 hectares for averaging purposes.*

Land use consent is required under the CODP for the following:

- As a **Restricted Discretionary** Activity under 4.7.3(i) for Yard Breach on Lots 1 - 16 due a breach of Standard Rule 4.7.6A(a).

## 5.0 DISTRICT PLAN ASSESSMENT

### 5.1 STANDARDS

For ease of assessment, the relevant chapter standards of the CODP are assessed below.

The aspects of the proposal that require resource consent have been identified above.

## 5.2 OBJECTIVES AND POLICIES

The application is required to be assessed against the relevant District Plan objectives and policies. These are assessed below by chapter.

### 5.2.1 Section 4 Rural Resource Area

- **4.3.1 Objective - Needs of the District's People and Communities To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.**

**Policies:** 4.4.1 to 4.4.16, 4.4.18

Comment: The proposed farm park rural subdivision development provides for additional housing supply on currently unproductive section of the subject site, while environmental, landscape and amenity values are managed appropriately.

- **4.3.3 Objective - Landscape and Amenity Values To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.**

**Policies:** 4.4.1, 4.4.2, 4.4.3, 4.4.8, 4.4.9, 4.4.10, 4.4.11, 4.4.12, 4.4.14, 4.4.18

Comment: The proposed rural subdivision development provides for generously sized lots for future rural residential activity. The proposal includes the provision of building areas which specifies where future residential buildings are allowed to be located, which have been analysed and designed to integrate into the existing landscape and reduce the potential for visual effects from the wider environment. This is achieved by locating buildings in a position on each lot set back from the terrace edge and by proposed screen planting. See Landscape Assessment.

- **4.3.7 Objective - Soil Resource To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.**

**Policies:** 4.4.6, 4.4.10, 4.4.12, 4.4.18

Comment: As detailed in Sections 4.1.1 and 7.3 of this report, the site contains land mapped as LUC Class 4, as identified by Land Use Capability mapping held by Landcare Research. As the subject site that to be developed has not been effectively productive for numerous years, the proposed subdivision for rural residential activity is considered acceptable.

### 5.2.2 Section 12 District Wide

- **12.3.1 Objective - Safe and Efficient Roading Network To promote the safe and efficient operation of the District's roading network.**

**Policies:** 21.4.1

Comment: The proposal utilizes existing access roading networks of Māori Point Road and an existing farm track to provide further access to the new lots. The farm track is proposed to be upgraded to an appropriate level of service for the intended use. The upgraded access will remain in private ownership. All lots will have sufficient vehicle parking on site.



- **12.3.4 Objective - Avoidance, Remedying or Mitigation of Nuisances** *To ensure that activities avoid, remedy or mitigate nuisance to adjoining properties from odour, dust, lightspill, glare and electrical interference.*

**Policies:** 12.4.7

Comment: The proposed access will involve the upgrading the existing farm track to an appropriate level of service for the intended use and therefore significantly reduce the potential for dust nuisances born from farm uses of the property. Utilizing the existing farm track in favour of a new access reduces land scarring and contains potential light spill to an area of existing use, of which light spill is restricted by natural landforms on site.

### 5.2.3 Section 16 Subdivision

- **16.3.1 Objective - Adverse Effects on the Roothing Network** *To ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's roading network.*

**Policies:** 16.4.1, 16.4.2

Comment: The associated trip generation from the addition of 16 lots anticipated for residential activity is relatively minor and is not expected to create a noticeable impact on the local road network. The proposed subdivision will be accessed from Māori Point Road, a rural access road that adjoins State Highway 8. Due to the good visibility and additional distance from the proposed new entrance to the site to the intersection of SH8, it is considered the road design is safe and appropriate for the additional vehicle trips.

- **16.3.2 Objective - Services and Infrastructure** *To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.*

**Policies:** 16.4.3, 16.4.5

Comment: The proposed subdivision development will include the provision of required service connections expected for a rural development as well as new access roads for vehicle access to lots for future residents.

- **16.3.3 Objective - Hazards** *To ensure that subdivision does not facilitate development that may potentially be at risk from hazards.*

**Policies:** 16.4.8 Section 17 Hazards

Comment: As per Section 4.1.6, there are flood hazard areas identified for the site as per Council's GIS and ORC hazard mapping; however, the proposed residential dwellings are on the upper terrace and not subject to flooding.

- **16.3.4 Objective - Amenity Values** *To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.*

**Policies:** 16.4.4, 16.4.7, 4.4.10

Comment: See landscape assessment

Areas of significant indigenous vegetation and significant habitat are currently protected by a 4ha QEII covenant with another 2ha QEII covenant proposed through a separate process. This area is to the south of the site and at a large enough distance that it will not be affected by the proposed subdivision (over 170m).

- **16.3.5 Objective - Water and Soil Resources To ensure that subdivision does not facilitate development that may compromise the life-supporting capacity of the District's water and soil resources.**

**Policies:** 16.4.4, 4.4.10

Comment: The subject property is near the Clutha and Lindis Rivers; however, the development site is approximately 500m from the nearest water body, being the Lindis River to the south. Nevertheless, all proposed earthwork activities associated with forming the access roads and building platforms will provide appropriate environmental management to ensure sediment and erosion is appropriately managed on site.

- **16.3.6 Objective - Heritage Values To ensure that subdivision does not facilitate development that may adversely affect heritage and cultural values including cultural values of importance to Kai Tahu ki Otago.**

**Policies:** 16.4.7, 16.4.10

Comment: The proposed subdivision occurs at the highest elevation of the subject site, with direct access to Māori Point Road. The subdivision is designed to incorporate into the existing landscape and ensure future residential buildings are of limited visibility. The site is not identified as containing productive soils and the current rural use of the proposed subdivision extent is limited in productive viability.

- **16.3.9 Objective - Physical Works Involved in Subdivision To ensure that the physical works involved in preparing land that is part of the subdivision avoids, remedies or mitigates adverse effects on: (a) The stability of land. (b) Water quality within natural watercourses and the stability of their margins. (c) Neighbouring properties in respect of the effects of noise, dust and vibration.**

**Policies:** 16.4.6, 16.4.7, 12.4.3 (pg 12:5) 12.4.7 (pg 12:6)

Comment: The physical works involved in preparing the subdivision include forming the access road and individual accesses. Such aspects have been designed appropriately to avoid areas of potential instability and will be undertaken with all required earthwork management measures in place.

- **16.3.11 Objective - Effluent Disposal To ensure that subdivision in areas without reticulated foul sewage services does not facilitate development that has an adverse effect on soil, surface and groundwater resources, and public health.**

**Policy** 16.4.4

Comment: Lots 1 – 16 shall meet the necessary standards for onsite wastewater disposal.

## 6.0 RMA S104(1)(A) ASSESSMENT OF ENVIRONMENTAL EFFECTS

The actual or potential effects of the proposed activities on the environment have been assessed under the following heading below in [Table 1](#).

[Table 1. Assessment of Environmental Effects](#)

Effect	Scale of Effect	Assessment of Effect
<b>People and Built Form</b>		
Rural Character	Less than minor	See Landscape Assessment
Visibility	Less than minor	See Landscape Assessment
Building Density	Less than minor	<p>The proposed subdivision has been designed to ensure built form visibility is minimised, with their locations responding to the site topography. Per assessment matter 15 under Rule 4.7.4(iii), the 'clustering' of lots is beneficial in terms of avoiding or mitigating adverse environmental effects.</p> <p>It is considered clustering of lots is preferred to the 8Ha lot configuration that could be expected on the property. The adverse effects of the build form can effectively be mitigated by strategic landscaping around the lots as opposed to a dwelling on a 8Ha lot where the adverse effects of the built form would not be expected to be mitigated.</p> <p>A yard of 5.0m is proposed on Lots 1 – 16 all sides except the western boundary where there is a proposed 10m wide land covenant.</p>
On-site Amenity	Less than minor	The proposed subdivision has been designed to ensure on-site amenity is enhanced for future residents, by locating lots in clusters that limit inter-visibility between each cluster and integrate buildings within the landscape as to appear in a logical and unobtrusive location.
Views and Outlook	Less than minor	See Landscape Assessment
Cumulative Effects	Less than minor	<p>The proposed 17-lot subdivision is located at Māori Point Road, Tarras. The cumulative effects of the "cluster" style subdivision is considered to provide a reduced effect than an 8Ha, type subdivision. The proposed subdivision will provide substantial mitigation of the future built form through strategic landscaping and planting.</p> <p>Any precedent effect is unlikely to be realised as the land formation offers a unique type of land subdivision in the Tarras region, through the "cluster" style of layout.</p>
Precedent Effect	Less than minor	
Reverse Sensitivity	Less than minor	As stated above, the proposed subdivision will be separated from the working farm by a 20m wide corridor. Reverse sensitivity will be noted on a consent notice to be registered on titles of Lots 1 - 16.

### Land, Flora and Fauna

Effect	Scale of Effect	Assessment of Effect
Vegetation	Less than minor	Other than grazing grasses there is no vegetation that will be removed resulting from the development. New planting through the development will provide a positive overall outcome of additional landscaping which is consistent with the National Policy on Indigenous Biodiversity.
Wildlife	Less than minor	As the property is an operating cattle property, it is not expected that wildlife is affected. It is expected that with the increase of proposed landscaping for the subdivision and the additional landscaping envisaged surrounding the new dwellings once constructed, that there will be a net gain of wildlife in the area.
Landform	Nil	The landform is not being altered because of the subdivision.
Waterbodies	Less than minor	The proposed subdivision is not anticipated to affect the nearby rivers considering all earthworks will be appropriately managed, and to be designed appropriately to reduce potential for overland flow and erosion.
Groundwater	Less than minor	The proposed subdivision is expected to generate contaminants that is normal for domestic use. The subdivision is considered low lifestyle density and therefore will have a negligible effect on groundwater.
Contamination	Less than minor	
Significant Soils	Less than minor	As detailed in Section 7.3 of this report, the site contains land mapped as LUC Class 4, as identified by Land Use Capability mapping held by Landcare Research. As the development site is not considered highly productive, the proposed subdivision for rural residential activity is considered acceptable.

#### Infrastructure

Water Supply	Less than minor	A new water bore will be constructed and will provide a dedicated water supply to the Lots 1 – 16.
Effluent Disposal	Less than minor	Lots 1 – 16 have sufficient area for onsite wastewater disposal.
Stormwater	Less than minor	Lots 1 – 16 have sufficient area for onsite stormwater disposal.
Energy Supply	Less than minor	Underground reticulated power will be supplied to Lots 1 - 16
Telecommunication	Nil	Telecommunication will not be supplied to the Lots 1 – 16, but the title for each lot will be subject to a consent notice as discussed above.

#### Urban Form

Urban Form	Less than minor	The proposed subdivision provides a continuation of the changing land use and form that has been approved by Council in the Tarras area.
Land use and infrastructure provision	Less than minor	The development will utilise the existing gravel access track and construction of two new right of way also to be gravel and in keeping with the rural form.

#### Economic

Effect	Scale of Effect	Assessment of Effect
Residential land capacity	Positive	The proposed subdivision will increase the local housing supply by 16, increasing the residential capacity of the area.
Rural Productivity	Less than minor	The property is identified by the Landcare Research Land Use Capability mapping tool as not meeting the definition of 'highly productive land'. The development area is currently used for limited grazing and therefore the impact of 16 residential lots occupying a small portion of the total site is considered to have a less than minor effect on the rural productivity of the land.
General economy	Positive	The proposed subdivision will increase the local housing supply by 16, increasing the residential capacity and consequential economy of the area.

#### **Traffic Generation and Vehicle Movements**

On-Site Parking	Nil	The subdivision does not propose vehicle parking. This will be applied for later with respective land use consent applications.
Site Access and Vehicle Safety	Less than minor	The proposal includes a new access road along rear of the proposed lots. From there individual accesses split off to provide safe access to each lot.
Connectivity and Legibility	Less than minor	Due to the rural residential subdivision characteristics, the proposed individual lot accesses are considered in keeping with the access requirements of such a site and proposal. All accesses provide connectivity to Māori Point Road.
Pedestrian and Cyclist Safety	Less than minor	As stated above, the more isolated rural location of the site has meant the practicality of walking and cycling for daily trips is unlikely and infrequent. Therefore, vehicle access only is proposed, although this access is considered safe and appropriate for pedestrians and cyclists to use as vehicle speeds are expected to be low due to the narrow and winding nature of the accesses.
Traffic Generation	Less than minor	The provision of 16 new residential lots is considered to have a negligible impact on trip generation effects on the local road network capacity, safety and efficiency.
Roadway Capacity	Less than minor	

#### **Nuisance**

Construction	Less than minor	Construction will be for the access and lot servicing only.
Noise	Less than minor	The proposed subdivision will have negligible noise effects on neighbouring properties and/or the wider environment.
Odour	Nil	No odour is anticipated from the proposed subdivision.
Hours of Operation	Less than minor	The proposed subdivision and subsequent residential activity have been designed to minimise visual amenity and nuisance effects on the neighbouring properties and wider environment. Therefore, the design of the subdivision, sympathetic to landforms and existing vegetation helps reduce the existence of residential activity within the rural area to a degree that effects associated with residential activity is less than minor.

Effect	Scale of Effect	Assessment of Effect
Dust	Less than minor	The proposed access upgrade will reduce the potential for dust nuisance associated with vehicles accessing their lots. The number of vehicle trips generated by the proposed subdivision is such that it is not considered to create dust nuisance.
Air Discharges	Nil	No discharge to air is proposed.
Vibration	Nil	No vibration activities are proposed.
Lighting	Less than minor	See section 3.3 relating to the proposed conditioning of downlighting.

#### **Cultural**

Locations of Heritage Significance	Nil	The subject site does not consist of landform identified as Outstanding Natural Landscape in the District Plan.
Locations of Cultural Significance	Nil	No aspects of the proposed subdivision area are deemed of cultural value.
Archaeological Sites	Nil	No archaeological items or areas are identified on the site area proposed for subdivision.

#### **Natural Hazards**

Flooding	Less than minor	As discussed above, the flooding hazard as identified on the CODC zone map and ORC hazard mapping is on the lower terrace. The new lots are designed to be on the upper terrace.
Landslide	Nil	There are no identified landslide areas on the property
Liquefaction	Nil	
Seismic Hazards	Nil	
Fire	Nil	

#### **Consent Notice**

Variation or cancellation	Nil	
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#### **Conclusion**

The above assessment concludes that the environmental effects of the subdivision will be *less than minor adverse effects*.

Table 2. Scale of Environmental Effects

Scale	Description
Nil Effects	No effects at all.
Less than Minor Adverse Effects	Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.

More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

## **7.0 RMA S104(1)(B) MATTERS**

The application has been assessed against the relevant provisions of the documents referred to in RMA section 104(1)(b) as detailed below. The application has also been assessed against the relevant provisions of the Queenstown Lakes District Plan (both the ODP and the PDP) as detailed in previous sections.

### **7.1 NATIONAL ENVIRONMENTAL STANDARDS (NES)**

The NES Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 is relevant to this application as the proposal involves a change in land use and subdivision involving earthworks. A search of the most up to date information from the Otago Regional Council indicates no record of any HAIL activities on subject site. Therefore, the NES does not apply.

The remaining National Environmental Standards are not relevant to this application:

- Air Quality 2004
- Sources of Human Drinking Water 2007
- Electricity Transmission 2009
- Telecommunications Facilities 2016
- Plantation Forestry 2017
- National Environmental Standard for Freshwater 2020
- Marine Aquaculture 2020
- Storing Tyres Outdoors 2021

### **7.2 OTHER REGULATIONS**

No other regulations are relevant to this application.

### **7.3 NATIONAL POLICY STATEMENTS (NPS)**

The NPS for Highly Productive Land 2022 came into force on 17 October 2022 and has the purpose to ensure highly productive land is protected for use in land-based primary production. The NPS-HPL applies to Rural Zoned land and is required to be considered for the current application.

Areas of 'Highly Productive Land' are required to be identified and mapped in a Regional Policy Statement within 3 years of the operative date, and within a District Plan 6 months after this. Until this time, highly productive land is defined under clause s3.5(7) of the NPS to be land that:

*(a) is*

*(i) zoned general rural or rural production; and*

*(ii) LUC 1, 2, or 3 land; but*

*(b) is not:*

*(i) identified for future urban development; or*

*(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.*

The identification of Land Use Capability 1,2 and 3 mapping is held by Landcare Research. According to the Land Use Capability mapping, the subject site is identified as LUC Class 4.

As the land is zoned as Rural, and the site contains land mapped as LUC Class 4, the NPS-HPL does not apply. As the subject site is not considered highly productive, nor can the area to be subdivided into farm park lots be efficiently used for agriculture productivity, the proposed subdivision for rural residential activity is considered acceptable.

The following National Policy Statements are not relevant to the current application:

- Electricity Transmission 2008
- New Zealand Coastal Policy Statement 2010
- Renewable Electricity Generation 2011
- Freshwater Management 2020
- National Policy Statement on Urban Development 2020
- National Policy on Indigenous Biodiversity 2023

## **7.4 OTAGO REGIONAL POLICY STATEMENT**

### **7.4.1 Partially Operative Otago Regional Policy Statement 2019 (RPS)**

The Partially Operative Otago Regional Policy Statement (RPS) was notified on 23 May 2015, and the Decision version was released on 1 October 2016. The RPS was made Partially Operative on 15 March 2021 and the Regional Policy Statement for Otago 1998 was revoked.

Overall, the proposal is not considered to be contrary to the provisions of the PORPS. The RPS is given effect to by the PDP, and the previous assessment has determined that the proposal is consistent with the PDP.

### **7.4.2 Proposed Otago Regional Policy Statement 2021 (PORPS 2021)**

The Otago Regional Policy Statement is currently under review. The PORPS 2021 was notified on 26 June 2021 and submissions closed on the 3 September 2021 with further submissions closing on 12 November and 1 December for the Corrigendum.

Since the High Court declaration, the PORPS 2021 has been split into two parts, one which relates to parts deemed to be freshwater planning instrument and the other for parts which are not deemed to be related to freshwater. The 'non-freshwater parts' are continuing through the Schedule 1 process and the hearings will commence 23 January 2023. The 'freshwater parts' have been re-notified and are currently open for submissions, closing 29 November.

The PORPS 2021 must have regard given to it, however, as neither part of the PORPS 2021 have been exposed to an independent decision-making process the weighting of the PORPS 2021 is lesser than that of the RPS. Overall, the proposal is not considered to be contrary to the provisions of the PORPS.



## **7.5 REGIONAL PLAN: WATER FOR OTAGO**

This Regional Plan: Water for Otago (the Water Plan) provides a framework for the use, development, and protection of the freshwater resources of the Otago region, the beds and margins of water bodies, and the issues associated with that use, development, and protection.

## **8.0 RMA S104D ASSESSMENT**

Section 104D of the Resource Management Act allows for a consent authority to grant a resource consent for a non-complying activity if it is satisfied that either -

- (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) the application is for an activity that will not be contrary to the objectives and policies of—*
  - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
  - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
  - (iii) both the relevant plan and the relevant proposed plan if there is both a plan and a proposed plan in respect of the activity.*

This proposal is for a 16 lot subdivision which the effects on persons and the environment are considered to be less than minor, and the is not contrary to/consistent with the objectives and policies of the Operative or Proposed District Plan. Therefore, Council is able to grant the resource consent for the proposal under s104D.

## **9.0 RMA S106 MATTERS**

Section 106 of the RMA allows a consent authority to refuse to grant a subdivision consent, or grant a subdivision consent subject to conditions, if it considers that –

- (a) there is a significant risk from natural hazards; or*
- (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

There is no indication that there is a significant risk from natural hazards. Furthermore, sufficient provision has been made for legal and physical access to each lot created by the subdivision.

## **10.0 RMA PART II MATTERS**

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. The PDP is subject to appeal; however, many provisions are treated as operative, including those relevant to this application. The PDP has already given substance to the principles in Part 2 of the RMA and, therefore, no further assessment against Part 2 matters is required for this application (Environmental Defence Society Incorporated v New Zealand King Salmon [2014] NZSC 38, [2014] 1 NZLR 593).

Regardless, the application is considered to represent a sustainable management of natural and physical resources having had regard to the section 6 and 7 matters of the RMA.

## 11.0 NOTIFICATION AND AFFECTED PARTIES ASSESSMENT

### 11.1 PUBLIC NOTIFICATION

An assessment of the steps that a consent authority must follow to determine whether to publicly notify an application for resource consent is undertaken in the following tables.

Table 3. Section 95A - Steps for Determining Whether Public Notification Of Consent Applications Is Required Under S95a Of The RMA

Step	RMA Section	Response	Comment
ONE: Mandatory public notification in certain circumstances	95A(3)(a) the applicant has requested that the application be publicly notified	No	The applicant does not request public notification.
	95A(3)(b) public notification is required under section 95C	No	This is not a relevant consideration at this stage.
	95A(3)(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977	No	This application does not involve the exchange of reserve land under the Reserves Act.
TWO: Public notification precluded in certain circumstances	95A(5)(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification	No	Not every applicable rule under which resource consent is being sought (in the CODP) precludes public notification.
	95A(5)(b)(i) the application is for resource consent for a controlled activity	No	The overall activity status is not Controlled under the CODP.
	95A(5)(b)(iii) the application is for resource consent for a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity	No	The proposed activity is a boundary activity and land use consent.
THREE: Public notification required in certain circumstances	95A(8)(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification	No	No rule under which resource consent is being sought (in the CODP or NES) requires public notification.
	95A(8)(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor	No	In accordance with s95D of the RMA (refer to assessment below) the potential adverse effects of the proposal are considered to be no more than minor.
FOUR: Public notification in special circumstances	95A(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,— (a) if the answer is yes, publicly notify the application; and	No	This proposal relates to the subdivision of rural land for future residential activity and the identification of building platforms on the newly created lots.

	(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B		There is nothing exceptional or out of the ordinary in this application that would constitute a special circumstance to warrant public notification.
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*Table 4 Section 95D – Consent Authority Decides If Adverse Effects Likely To Be More Than Minor*

RMA Section	Comment
95D(a) must disregard any effects on persons who own or occupy— (i) the land in, on, or over which the activity will occur; or (ii) any land adjacent to that land; and	The effects on the persons identified in 95D(a) (i) and (ii) have been disregarded.
95D(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and	The aspects of the proposal that are permitted have been outlined within Section 4.0 of this report. In this case it is considered appropriate for the consenting authority to disregard the effects of these activities.
95D(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and	The overall activity status is noncomplying. The matters of discretion for particular infringements have been considered and incorporated into the following assessment.
95D(d) must disregard trade competition and the effects of trade competition; and	The proposal will not result in trade competition.
95D(e) must disregard any effect on a person who has given written approval to the relevant application.	Three written approvals have been sought. These have been included with the application.

The notification assessment has demonstrated that:

- Public notification is not mandatory under Step One;
- Public notification is not precluded under Step Two;
- Under Step Three, the activity is not expected to have adverse effects that are more than minor; and
- No special circumstances exist under Step Four.

Accordingly, it is considered appropriate for this application to be processed without the need for public notification.

## **11.2 LIMITED NOTIFICATION**

Having determined that public notification of the application under s95A of the RMA is not necessary, an assessment of the steps that a consent authority must follow to determine whether to give limited notification of an application is undertaken in the following tables.

Table 5. Section 95B – Steps For Determining Whether Limited Notification Of Consent Applications Is Required Under S95b Of The RMA

Step	RMA Section	Response	Comment
ONE: Certain affected groups and parties must be notified	95B(2) Determine whether there are any— (a) affected protected customary rights groups; or (b) affected customary marine title groups	No	There are no affected customary rights groups or affected customary marine titles groups.
	95B(3) (a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and (b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E	No	The proposed activity is not on or adjacent to land that is subject to a statutory acknowledgement nor will it affect any land that is subject to a statutory acknowledgement.
TWO: Limited notification precluded in certain circumstances	95B(6)(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification	No	Not every applicable rule under which resource consent is being sought (in the CODP) precludes limited notification.
	95B(6)(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No	The overall activity status is not controlled under the CODP.
THREE: Certain other affected persons must be notified	95B(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.	No	The proposal does not involve a boundary activity.
	95B(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.	No	No persons are considered to be adversely affected (in accordance with s95E of the RMA) as any actual or potential effects will be less than minor— refer to assessment in the table below.
FOUR: Further notification in special circumstances	95B(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,— (a) if the answer is yes, notify those persons; and (b) if the answer is no, do not notify anyone else.	No	This proposal relates to the subdivision of rural land for future residential activity. There is nothing exceptional or out of the ordinary in this application that would constitute a special circumstance to warrant public notification.

The applicant has received Affected Party Approval from the following properties (See Appendix D):

- Scott and Susan Worthington – Lot 3 DP 533027, 86 Bowman Road, Tarras
- Jacelyn and Brett O’Sullivan. Directors of Alluvions Limited.  
Lots 1, 2 & 4 DP 533027, 33 Polson Terrace, Tarras.
- Sam Rosenberg – Perpetual Guardian.  
Part Lot 1 426163, Lot 3 DP 386756, 2226 Tarras-Cromwell Road, Tarras

In accordance with section 95E, Council is unable to consider those parties which have given their written approval to the applicant as affected parties.

Table 6. Section 95E – Consent Authority Decides If Person Is an Affected Person

RMA Section	Comment
(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor).	
(2) The consent authority, in assessing an activity’s adverse effects on a person for the purpose of this section, —	
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and	The aspects of the proposal that are permitted have been outlined within Section 4.0 of this report. In this case it is considered appropriate for the consenting authority to disregard the effects of these activities.
(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and	The matters of discretion for the particular infringement have been considered and incorporated into the assessment below.
(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.	There are no statutory acknowledgements relevant to the subject site or the proposed activity.
(3) A person is not an affected person in relation to an application for a resource consent for an activity if—	
(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or	No written approvals have been sought.
(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person’s written approval.	This is not a relevant consideration.
Assessment	

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As detailed and discussed in this report, the impact of the proposed 17 lot subdivision will be less than minor, considering the land proposed for the farm park lots has not been capable of effective productive use over a long period of time. Strategic landscaping around the 16 lots and throughout the remainder of the subject parcel mitigates the effects of the built form. Landscaping of indigenous planting will provide a positive outcome for both flora and fauna on the site and surrounding areas.

As discussed in Section 5.0 of this report, the proposal is consistent with the CODP objectives and policies, and the matters of discretion.

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Overall, any effects on adjacent properties will be less than minor.

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The assessment has demonstrated that:

- There are no certain affected groups or persons under Step One;
- Limited notification is not precluded by Step Two;
- There are no other identified affected persons by Step Three; and
- There are no special circumstances under Step Four.

Accordingly, it is considered appropriate for this application to be considered without the need for limited notification.

### **11.3 NOTIFICATION SUMMARY**

Based on the assessment in the preceding sections, it is considered that this application can be considered without the need for either public or limited notification.

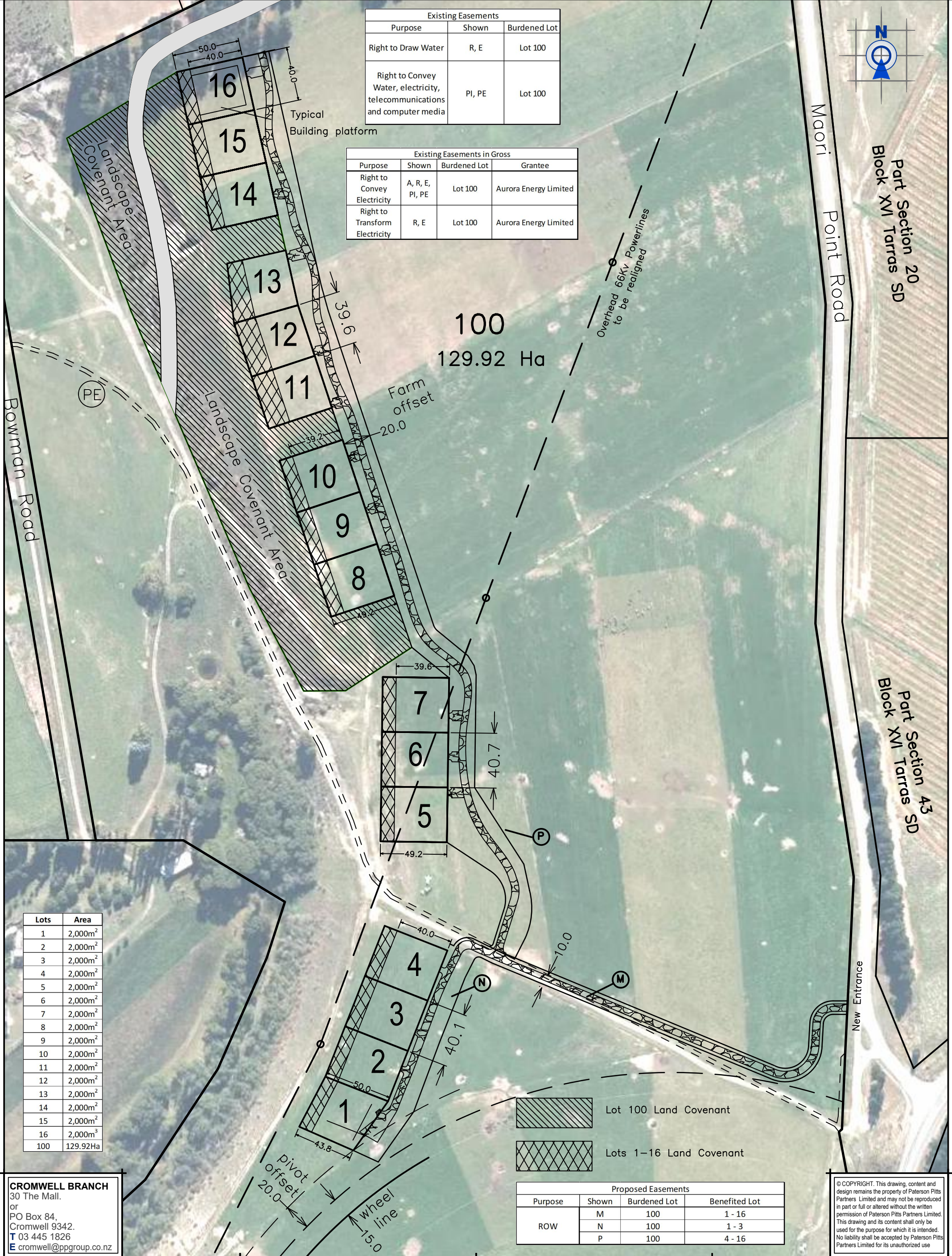
## **12.0 CONCLUSION**

Resource consent is sought for the establishment of a 17 lot subdivision and is a non-complying Activity under the ODP/PDP.

As the environmental effects of the proposal are considered to be less than minor, the proposal is consistent with the Chapter 4.0 objectives and policies, and no parties are considered to be adversely affected, it is requested that the application be processed on a non-notified basis.

The application has been assessed against the objectives and policies of the Operative and/or Proposed District Plans. This assessment concludes that the application is consistent/not contrary to the objectives and policies of either plan. It is therefore considered that consent could be granted on a non-notified basis.





Existing Easements		
Purpose	Shown	Burdened Lot
Right to Draw Water	R, E	Lot 100
Right to Convey Water, electricity, telecommunications and computer media	PI, PE	Lot 100

Existing Easements in Gross			
Purpose	Shown	Burdened Lot	Grantee
Right to Convey Electricity	A, R, E, PI, PE	Lot 100	Aurora Energy Limited
Right to Transform Electricity	R, E	Lot 100	Aurora Energy Limited

Lots	Area
1	2,000m <sup>2</sup>
2	2,000m <sup>2</sup>
3	2,000m <sup>2</sup>
4	2,000m <sup>2</sup>
5	2,000m <sup>2</sup>
6	2,000m <sup>2</sup>
7	2,000m <sup>2</sup>
8	2,000m <sup>2</sup>
9	2,000m <sup>2</sup>
10	2,000m <sup>2</sup>
11	2,000m <sup>2</sup>
12	2,000m <sup>2</sup>
13	2,000m <sup>2</sup>
14	2,000m <sup>2</sup>
15	2,000m <sup>2</sup>
16	2,000m <sup>2</sup>
100	129.92Ha

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T 03 445 1826  
E cromwell@ppgroup.co.nz

Proposed Easements			
Purpose	Shown	Burdened Lot	Benefited Lot
ROW	M	100	1 - 16
	N	100	1 - 3
	P	100	4 - 16

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Maori Point Road

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Subdivision  
of Lot 2 DP 476419

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Designed by:

Drawn by:

Checked by:

Approved by:

Job No:  
C3001\_SCM

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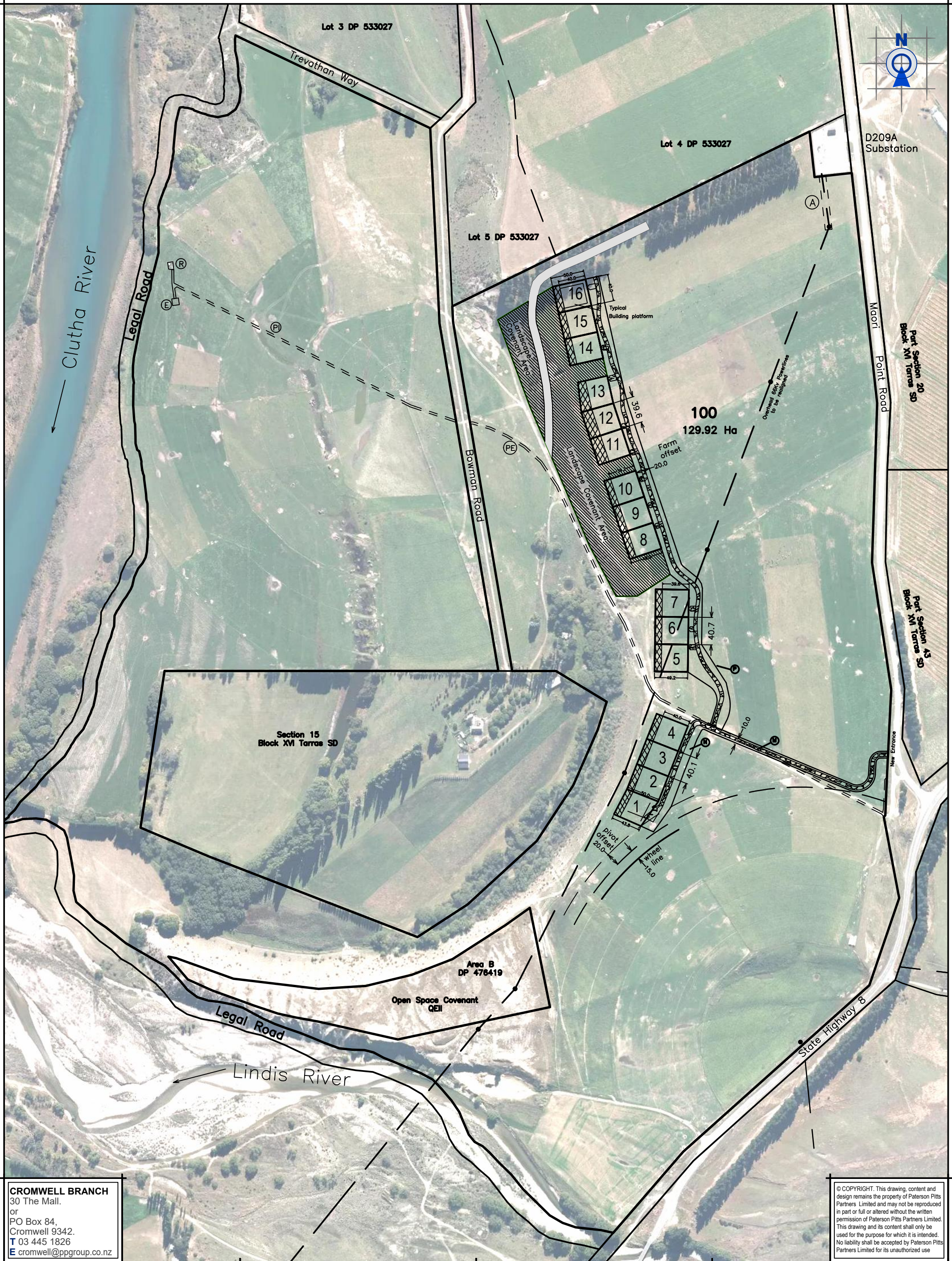
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Align

CLUTHA PLAINS TRUST

## Māori Point Road Subdivision Landscape and Visual Assessment

27 September 2023

Bringing places and  
communities to life.

OUTLINE	DETAILS	DATE	COMMENTARY
Document	Landscape and Visual Assessment	September 2023	LVA Assigned to Align by Client
Produced by	Align Ltd		Julie Greenslade – Senior Landscape Architect
Produced For	Jonny Trevathan		Client
ISSUE	REVISION	DATE	AUTHOR + SIGN-OFF
DRAFT ISSUE FOR INTERNAL REVIEW	A	04/09/2023	Julie Greenslade
	B	22/09/2023	Julie Greenslade + Angie Brown
	C	27/09/2023	Julie Greenslade + Angie Brown

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# 1 Introduction

---

Align Ltd has been engaged by the applicant (Clutha Plains Trust) to prepare this Landscape and Visual Assessment (LVA) report which can be relied upon as an attachment to the resource consent application. The site is located at 5 Māori Point Rd at the intersection of State Highway 8. Refer to 'Appendix A Graphic Attachment Page 4' for the location of the site.

This report has been prepared using the project documents supplied by the client, the overall landscape concept plans outlining the proposed mitigation planting information as well from the wider team of consultants and information gathered during the site visit carried out on 4<sup>th</sup> August 2023.

## 1.1 Scope

This Landscape and Visual Assessment report focuses on the landscape and visual effects of the proposed 17 new lots at 5 Māori Point Road, which are assessed within the relevant context of visual and landscape issues and the statutory information, policies, and plans.

## 1.2 Affiliated Documentation

This report is to be read in conjunction with;

- Appendix A: Graphic Attachment, Align Ltd.
- Māori Point Road Subdivision – Landscape Package, Align Ltd

## 2 Methodology

---

The following section outlines the method in which this assessment was undertaken, and the process that generated the resulting assessment/rating. This report has been undertaken according to *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*<sup>1</sup>.

### 2.1 Site visit/analysis

This report is informed by a site visit undertaken on 4<sup>th</sup> August 2023. Prior to the site visit, research into site context and the proposal was undertaken through a desktop analysis. The site visit was used to better understand and identify qualities of the area which cannot be understood through aerial imagery and desktop research (specific views, typology, sounds, smells, vegetation types and screening etc). Photos were taken from key points, based on locations identified through the desktop analysis process and were proofed on site, with additional representative views taken throughout.

### 2.2 Visualisation

From the site visit, it was determined that the key publicly affected viewing audience would be those traveling along Māori Point Road, State Highway 8 and State Highway 6 (particularly at night). Three key viewpoints were identified to represent the change to this landscape. The key viewpoint photos were all taken outside of the site. Other photo viewpoints / photos not modelled are taken from both within and outside of the site. The context and site photos as shown on page 4 of Appendix A contribute to communicate a full understanding of the site and to prompt recollection of the temporal aspects of the site.

The 3D model views were rendered and presented to a scale according to *NZILA Best Practise Guide (BPG 10.20)*, with viewpoint location, field of view angle and viewing distance identified.

### 2.3 Rating

The effects of the proposal are measured against the 7-point scale recommended in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*<sup>2</sup> (*Te Tangi a te Manu*). It is recognised that the nature of the effects is often subjective, and the rating is representative of the authors expert opinion. The reasoning behind ratings will be described throughout the report.

---

<sup>1</sup> *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

<sup>2</sup> *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.



Figure 1: 7 Point Scale Recommended by Te Tangi a te Manu<sup>3</sup>

## 2.4 Recommendations and Conclusions

This section includes any design measures undertaken to avoid potential adverse effects. In addition to mitigation measures which are discussed along with the overall implications of the proposal on the landscape character and values; this will include the degree to which these effects are acceptable based on said character and values within the statutory framework.

---

<sup>3</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.



### 3 Proposal

The site is located to the south of Māori Point Road at the intersection of State Highway 8 and is 6km south of Tarras Village. The subdivision covers an area of 133.119 hectares and is proposed to include a total of 16 residential lots on the upper terrace, all 2000m<sup>2</sup> in size. The remaining area is to form a balance lot being Lot 100, which will remain as the current operational farm. A resource consent has been approved for a similar situation at 185 Jolly Road, Tarras.

Align were also engaged by the client to have input into the lot layout and design for the site which has been used as the basis for this assessment. Some important features of this site include;

- Approx 40ha in flood zone of the Clutha or Lindis rivers
- Few small wetland areas on lower/western section of the farm
- QEII covenant of approx. 6ha to the south side of the farm

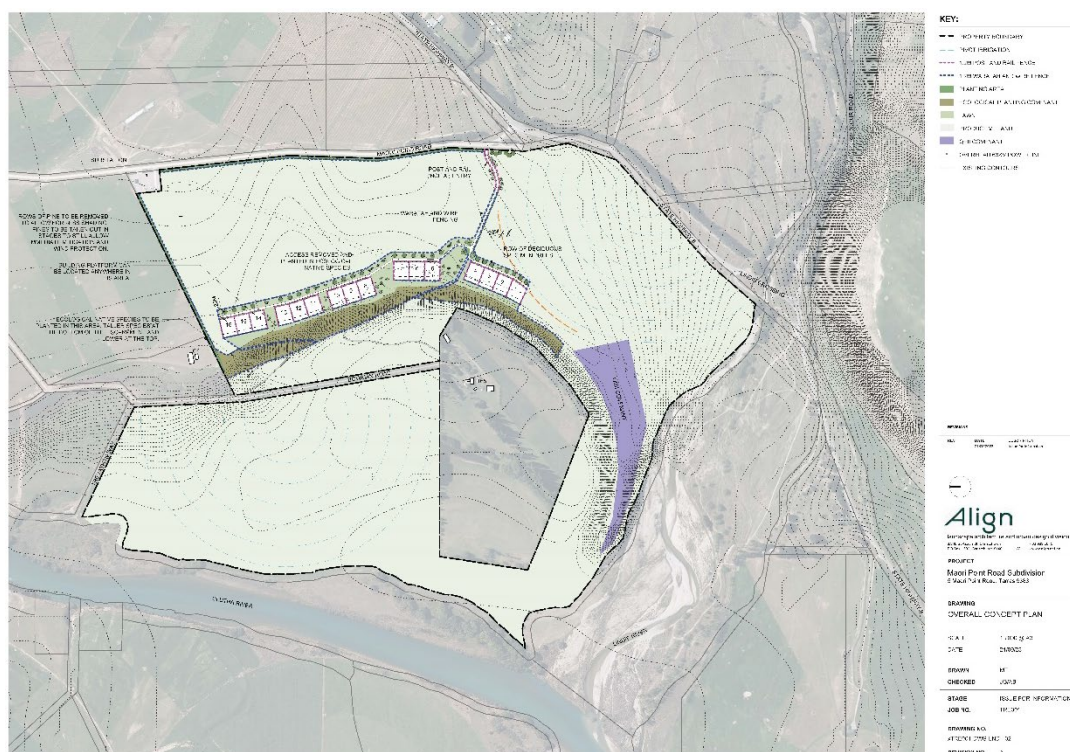


Figure 2: Proposed Clutha Plains Trust Subdivision plan

As outlined in the planning report by Patterson Pitts Group, the proposal includes:

- A new 4.5m wide private right of way accessing the lots of Māori Point Road including a new vehicle entrance on Māori Point Road
- Sixteen 2000m<sup>2</sup> lots on the upper terrace



- The remaining land area 119.869ha will remain as the productive farm as currently operates. This land area excludes the mitigation planting, covenant areas (excluding the 6ha of QEII Covenant) and driveways associated with the subdivision.
- Mitigation planting along the northern and eastern boundaries.
- Ecological planting of the terrace escarpment which is to be in a joint covenant with all lot owners including lot 100.
- Specimen tree planting along the right of ways.
- Each lot cluster will be interspersed by fruit and nut trees.
- Relocating of powerlines through the site is proposed.

Additional planting will be included on site and will comprise of native and exotic species and is designed to provide visual screening, particularly with regards to neighbouring properties and transient views. Not only is planting proposed for visual screening but, as the farm is still a productive farm, there will be planting to enhance the escarpment, non-productive face, which divides the upper and lower terrace. Refer to the 'Māori Point Road Subdivision – Landscape Package'.

## 4 Relevant Statutory Provisions

---

This report is primarily concerned with landscape, visual and natural character effects, and is written in a manner to help frame the landscape assessment in a way that best assists the decision makers. The following policy context analysis relates to the most relevant matters for the proposal in regard to landscape matters.

### 4.1 Resource Management Act 1991

Statutory framework provisions most relevant to effects on landscape, natural character and visual amenity include the following:

#### Section 6(b)

- The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development

There are no Outstanding Natural Features or Landscapes identified in the district plan which would affect the site, nor any Significant Amenity Landscapes.

#### Section 7(c)

- The maintenance and enhancement of amenity values.

#### Section 7(f)

- Maintenance and enhancement of the quality of the environment

### 4.2 Central Otago District Plan

Under the Central Otago District Plan, the site sits within the Rural Resource Area of the Plan and has nil overlays. The activity the applicant is applying for is a non-Complying activity under Rule 4.7.5(iii) for creating allotments with an average allotment area of no less than 8 hectares and a minimum allotment area of no less than 2 hectares in an area in the Rural Resource Area not identified on the planning maps as Rural-Residential.

Provision	Assessment
<b>4.3.3 Objective</b> – <i>Landscape and Amenity Values: To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the district's rural environment, and to maintain the open natural character of the hill and ranges.</i>	The dwellings all have a minimum building platform setback of 18m from the top of the escarpment which reduces the impact from Bowman Road. Mitigation planting is also proposed along the northern and eastern boundaries of Lot 100 to alleviate views from Māori Point Road and SH8.

<p><b>4.3.8 Objective</b> – <i>Significant Indigenous Vegetation and Habitats of Indigenous Fauna: To recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	<p>The southern portion of the site has a QEII covenant of approximately 4ha. The applicant is currently in the final stages of a second 2ha QEII covenant.</p>
<p><b>4.4.2 Policy</b> – <i>Landscape and Amenity Values: To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character, and amenity values of the rural environment are avoided, remedied, or mitigated through:</i></p> <ul style="list-style-type: none"> <li>a) <i>The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places, and natural features,</i></li> <li>b) <i>Development which is compatible with the surrounding environment including the amenity values of adjoining properties,</i></li> <li>c) <i>The ability to adequately dispose of effluent on site,</i></li> <li>d) <i>Controlling the generation of noise in back country areas,</i></li> <li>e) <i>The location of tree planting, particularly in respect of landscape values, natural features and ecological values,</i></li> <li>f) <i>Controlling the spread of wilding trees.</i></li> <li>g) <i>Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.</i></li> </ul>	<p>The effects on Landscape and Amenity Values regarding the design and location of structures and tree planting within the surrounding environment has been discussed further in Section 7.1</p>
<p>h) <b>4.4.9 Policy</b> –<i>Effects of Rural Activities: To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the</i></p>	<p>Refer to planner's report.</p> <p>A 20m buffer has been provided between the residential lots and the working farm</p>

<p><i>prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.</i></p>	
<p><b>4.4.10 Policy – Rural Subdivision and Development:</b> <i>To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies, or mitigates adverse effects on:</i></p> <ul style="list-style-type: none"> <li><i>a) The open space, landscape, and natural character amenity values of the rural environment in particular the hills and ranges,</i></li> <li><i>b) The natural character and values of the Districts wetlands and lakes, rivers, and their margins</i></li> <li><i>c) The production and amenity values of neighbouring properties</i></li> <li><i>d) The safety and efficiency of the road network</i></li> <li><i>e) The loss of soils with special qualities</i></li> <li><i>f) The ecological values of significant habitats of indigenous fauna</i></li> <li><i>g) The heritage and cultural values of the District</i></li> <li><i>h) The water quality of the District's surface and groundwater resources, and</i></li> <li><i>i) Public access to or along the rivers and lakes of the District,</i></li> <li><i>j) Particularly through the use of minimum (and average) allotment sizes.</i></li> </ul>	<p>The mitigation for any adverse effects has been discussed in Section 7 of this report.</p>

## 5 Existing Landscape

---

NZILA's *Te Tangi a te Manu* recommends the following definition of Landscape:

*“Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.”* The following section describes the physical, associative, and perceptual qualities of the landscape in context of the proposal.

### 5.1 Biophysical Context

The site for the proposed development is located within the Lindis Valley, comprising varied landform of flat and gently rolling terrain contrasted with distinct terrace and escarpment landform which the subject site is part of. The development is south of the rural township of Tarras and has western views out towards Pisa Range and is otherwise surrounded by the Dunstan Mountains, Cloudy Peak, St Bathens and the Lindis. This landform is recognisable and provides a sense of place.



Figure 3: View from Māori Point Road looking South, illustrating the post and wire fencing, shelterbelts, pivot irrigation and topography.

The wider landscape is characterised largely by a mixture of rural activities, primarily used for farming, horticulture, and viticulture, with small pockets of exotic forestry plantation. The landscape pattern is divided into paddocks, with mature shelterbelts and power lines dotted along gravel roads and or through pastoral land, post, wire, and waratah boundary fencing, and accommodates considerable pivot irrigation systems. The mixture of sealed and unsealed roads contributes further to the sense of character and reinforces the rural nature of the wider landscape.

Overall, the wider landscape character is of a rural landscape, dominated by open, expansive vistas, rural character provided through agricultural and viticultural activities visible across the landscape, and vegetation in the form of shelterbelts.

## 5.2 Immediate Site Description

The existing site is made up of three landform components; a near completely flat upper terrace, a lower terrace that sits in close elevation to the Clutha River and a steep escarpment of approximately 20m in elevation which separates these upper and lower terraces.



*Figure 4: Southern side of upper terrace looking north.*

The upper terrace of the site contains a large pine shelter belt to the north and a QEII covenant area to the south (on the Lindis River escarpment). The terrace is divided into two halves via a farm track which comes off Māori Point Road. On the southern side of the track is a large centre pivot irrigator which borders SH8. The neighbour's property (which the site surrounds) has the house power connection running down the southern side of the farm track before it hits the escarpment and enters their property. I am under the understanding that this connection does not have a formal easement. A 66kva power line also runs along the top of the southern side of the escarpment and hits the farm track and bisects the northern part of the upper terrace, taking the shortest route to the substation located in the most northern corner of the site.



*Figure 5: Northern side of upper terrace looking south. Green silos in the background with the 66kva power lines running through the grazing pasture and dotted k-lines.*

The northern side of the farm track is dotted with k-lines and has two small green silos located on the top of the escarpment. The farm track runs down the escarpment following the contours until it reaches the lower terrace.



The lower terrace is bisected by Bowman Road and has a large centre pivot irrigator. The lower terrace is bordered by the Clutha River and has a wetland to the west of the pivot irrigator. The owner has fenced the wetland to enable revegetation.



*Figure 6: View of the lower terrace looking west towards Mount Pisa. View shows the farm track, Bowman Road, Clutha River, and the pivot irrigator.*

The steep river terrace escarpment separating the upper and lower terrace has the main farm track as well as a less formal farm track to the north. The escarpment is currently partly fenced off with the intention to plant the area out. It is currently dominated with Rosehip which will be removed as part of the planting regime.



*Figure 7: View from lower terrace looking east towards the escarpment. Bowman road in the foreground with the main farm access track going down the escarpment.*

### 5.3 Associative Qualities

The site does not have any scheduled notable trees or vegetation. There is no scheduled outstanding natural features or landscape on the site. It is not a “Site and Place of Significance to Mana Whenua”. The landowner has put a section of the property into QEII covenant. This is indicated on page 9 of Appendix A. According to Council GIS data, there is no CHI (Cultural Heritage Inventory) identified on the site or in the surrounding area.



Kai Tahu whanui have historical links to the Central Otago District. It is the whakapapa coupled with the concept of ahi kaa (traditional rights of occupation) that allows Kai Tahu whanui to claim their tangata whenua status over the greater part of Te Wai Pounamu (the South Island).<sup>4</sup>

The major valley systems that lead into the interior known as Central Otago were natural pathways enabling exploration and discovery. Many trails were established by tipuna who followed the natural valley systems of the Waitaki, Waihemo, Taieri and the Mataau (Clutha) to the plains and valleys of Central Otago.<sup>5</sup>

The high country and mountains, valleys and plains were places of great spiritual significance where Waitaha established a relationship with the environment through observance of certain natural and celestial occurrences throughout the Māori calendar year.<sup>6</sup>

#### 5.4 Perceptual Qualities

The biophysical elements described in Section 5.1 are key contributors to the sensory qualities of the site and surrounding landscape.

The area is distinct, in that it sits in the junction of Lake Dunstan, the Clutha River and Lindis Rivers confluence. The Pisa Range, Dunstan Mountains, Cloudy Peak, St Bathens and the Lindis are all prominent landmarks which define the site.

Not only are the views from the site an important aspect, but the sounds from the site are just as important. With Lot 100 of the proposed subdivision still operating as a working farm the smell and sound of livestock is an important quality to consider and one which should be maintained. Once on the upper terrace of the site and towards the east near SH8 the noise of the consistent stream of cars was notable.

I visited the site on a reassembly still day, however from information gathered from the applicant was that the rows of pine along the northern boundary help with the prevailing winds from the north-west.

#### 5.5 Characterisation and Evaluation

To summarise the above, the wider landscape character is rural, dominated by open, expansive vistas, agricultural, horticultural, and viticultural activities visible across the landscape from all directions and vegetation in the form of shelterbelts and scattered specimen trees.

The proposed site and the land area along Māori Point Road is distinctive when looking east from SH6 with a clear contrast of the upper and lower terraces. These terraces have a dramatic drop / height difference of roughly 20m and fairly steep unusable land.

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<sup>4</sup> Central Otago District Council, Section 2 – The Resources and Significant Resource Management Issues of the District.

<sup>5</sup> Central Otago District Council, Section 2 – The Resources and Significant Resource Management Issues of the District.

<sup>6</sup> Central Otago District Council, Section 2 – The Resources and Significant Resource Management Issues of the District

The lower western terrace of the site is bordered by the meandering Clutha River which meanders south to Lake Dunstan, with the tributary Lindis River joining from the east.

The site has two large pivot irrigators. One on the upper terrace and the other on the lower terrace. The landscape where the irrigators are located are in stark contrast to the unirrigated areas on the site which are harsher.

Mount Pisa to the west of the site provides a dramatic background of craggy mountaintops. These are particularly spectacular during winter with their snowy peaks and shades of brown. The golden Autumn colour around the Central Otago Region is another draw card to the region and one which is reflected in the proposed planting plans. The shelter belts which are made up of predominately exotic species limit lower views in many areas, but the expansive views are still maintained. The vistas to the broader environment and the character of the surrounding area and natural landscape are crucial to this landscape values.

## 6 Issues

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The following outlines the landscape issues associated with the proposal. An 'issue' is an effect in the context of the statutory provision, these are addressed through the Landscape Visual Effects section.

- Effects on the rural character, openness, and amenity values
- Effects on natural character
- The views to natural and topographical features such as the hills, mountains etc
- Effects on rural production
- Enhancing the ecological value of the land

It is also important to consider the degree to which the environment has already been modified, along with the nature, duration, timing, and frequency of the adverse effects.

It should be noted that these key issues and key elements of the landscape character are intertwined and therefore overlap one another.

## 7 Landscape Effects (including visual effects)

---

The landscape effects are an outcome of the landscape values which can relate to the landscapes physical condition, meanings associated with certain landscape attributes, and a landscapes aesthetic or perceptual qualities.

While effects are consequences (both positive and negative) of changes to the physical environment, they are outcomes of the above values that are derived from the physical, perceptual, and associative aspects.

These effects have been broken up into the landscape values identified in the issues section.

### 7.1 Effects on the rural character, openness, and amenity values

The areas' rural nature and amenity values (i.e. the low intensity of development, high intensity of productive land and open views across a modified, vegetated landscape) are all strong parts of what forms the character of this landscape. The proposed development will add built structure in the landscape therefore increasing the density of built form and will reduce the openness of the landscape due to the structures and mitigation planting proposed which will limit views in some areas of the landscape such as up the Lindis Valley, looking towards Tarras township. However, by tightly clustering the development and limiting the lot sizes to 2000m<sup>2</sup> the development is still able to maintain a productive / working farm. In some ways this is negated by the pivot irrigation system that is already in place, which adds visual clutter to the landscape and reduces the open vistas.

There are a number of dwellings scattered along Māori Point Road and on the other side of the Clutha River towards Mount Pisa. These are entirely (or at least partially) visible and were observed during the site visit. The existing dwellings along Māori Point Road are mainly located on the western side and below the road itself. While the dwellings identified along SH6 (Queensberry) were again on the western side but were predominately elevated above the road. From the proposed site if you look west towards Queensbury, you can identify some of the dwellings on the slopes of Queensberry, although they are well set back into the landscape. These were difficult to view, and it is anticipated that the development would be similar from this perspective.

It is assumed that the proposed 16 lot development would be visible from public roads such as SH6 Luggate – Cromwell Rd (although this is approximately 3.5km to the west). It is anticipated that SH8 and Māori Point Road would have views of the development in the short term.

The actual changes to the proposed site are that the upper terrace will have a strip of dwellings within close proximity to the escarpment (approximately 18m from top of escarpment to the building platform zone) that is to have rural living activity. The strip of development will support dwellings, gardens, right of ways, outdoor domestic activities, tree planting and an ecological area which would be under a covenant. The lower terrace will remain as production irrigated pastoral land. The escarpment which divides the upper and lower terrace will be planted out in ecological planting and form part of the developments covenant.

A key value of the surrounding landscape is the vegetation pattern of exotic shelterbelt planting predominantly along fence lines. There is an existing stand of exotic pine along the northern boundary of the site. Due to the proximity the proposed lots have with the pines, the pines will be harvested and replanted with *Cupressus leylandii* and a native planting mix. This will be done in stages. No other vegetation clearance is proposed as part of the development.

The mitigation planting proposed along Māori Point Road and along the southern side of the right of way, once established will provide screening of the site when viewed from Māori Point Road and SH8. This mitigation planting is proposed to be in the form of a *Cupressus leylandii* shelter belt, in keeping with the surrounding landscape character. In addition, native planting is used along the shelterbelts to improve ecological value of the site. The planting of the escapement will not provide any mitigation from SH6 as it would be blocking the openness and views out over the Clutha River and up towards Mount Pisa.

The fencing proposed as part of the development comprises of a combination of waratah and wire stock fencing keeping with the character of the surrounding area and what is currently used on site as well as post and rail fencing to help define the residential lots and emphasis the rural living look and feel.

It is my assessment that the main effect will be the introduction of built form. There will be short term effects with the amount of built form visible, particularly for transient viewers. This will be mitigated through the Cypress hedging. The mitigation planting would not be anticipated to become effective until a minimum of three years, but beyond this it would start to block the views of the development. The effect on the rural character, openness, and amenity values is anticipated to be **Low-Mod Effect** in the short term (up to 3 years) and **Low Effect** in the medium to long term (5-7 years).

## 7.2 The views to natural and topographical features

The expansive views across the landscape and meandering Clutha and Lindis Rivers are key features and ones which should be recognised and protected. The proposed development site is surrounded by mountain ranges and bordered by the Clutha and Lindis Rivers.

The development itself does not modify the landform and it protects the river terrace by fencing it off to grazing stock. This is the same for the escarpment as it will be getting fenced off and planted with native ecological species, which will help stabilise it and bring biodiversity to the area.

The development itself still maintains its vast views out towards the Pisa Range, Dunstan Mountains, Lindis Peak, Cloudy Peak, and the St Bathans Range. With the introduction of the boundary mitigation vegetation the views out towards the Pisa Range for transient users along Māori Point Road will be impacted as they will be right beside 3 – 6m high planting. This however will not be the case for users along SH8 as they are further away and will still be able to experience the views of the Pisa Range.

Again, as discussed in section 7.1 the proposed development has a height restriction of 6m high which is in general keeping with a single-story dwelling and typical of the surrounding area-built form.

There will be a **Low Effect** on the views to the natural and topographical features of the surrounding area.

### 7.3 Effects on rural production

The proposed development will occupy an area of land of approximately 13.26ha (including mitigation planting), with the remaining farm still being 119.86ha. The remaining land area excluding the QEII covenant will remain as is and continue to have cattle and sheep grazing upon it. The proposed developed will be fully fenced and set 20m back from any productive / grazed land including the pivot irrigator on the upper terrace. The fenced off areas include the new right of ways and ecological planted area which is located on the escarpment as mentioned above and will form a new development covenant.

While the development takes up usable productive farmland, it takes up far less if the development was scattered throughout the 133.1190 hectares (i.e. if it were developed into 8ha blocks which is the minimum allowed in this zone). The two pivot irrigators and k-lines are still able to be operational in their current locations. The development can be described as a 'farm park' type subdivision where residents are able to live amongst an operational farm and have access to fruit and nut trees within the developments covenant areas. In summary, 16 lots would be permitted on the site if the number of lots were determined by the density of subdivision if a discretionary rule status of an average of 8ha had been used. This however would take up the entire 133ha and would likely result in lifestyle sections and less viable productive farmland. This proposal retains a 119ha farm and the development only takes up a small portion of the productive land.

It is my assessment that this proposal is appropriate within the rural area due to the retention of productive land and will have a **Very Low Effect** on the rural production of the site and surrounding area.

### 7.4 Enhancing the ecological value of the land

This landscape is currently highly modified for farming including being irrigated, predominantly pasture with very low presence of native plants. As mentioned in 7.3 the proposed development has ecological planting areas and a QEII covenant that covers an area of approximately 6ha. The ecological planting covers approximately 4.3ha and is located within the escarpment which is unusable land for productive farming. By planting this area out in ecological native planting, the development and land is not only being enhanced but is also helping to stabilise the rocky escarpment.

There will be a **Moderate (positive) Effect** on the enhancement of the ecological value of the land.

### 7.5 Temporary Effects

The northern boundary of the site has approximately 4 rows of exotic pine trees which are proposed to be harvested in stages and new mitigation planted in their place. There will be disturbance which will negatively impact the adjacent residential property in the short term during the harvesting of these trees, including dust, vibration, and noise. This will have an impact on the amenity of the adjacent property through affecting the sensory experience of the landscape for them. The construction of the dwellings closest to the northern boundary will also have the same impact on the adjacent property.

However, in the long term the 7m buffer of native and *Cupressus leylandii* and native planting will provide a good buffer between the development and this property.

7.6 Positive Effects

The project will result in the enhancement of natural values due to the native 5m buffer planting in front of the Cypress mitigation hedging, the ecological planting along the escarpment and the additional planting the client is planning on doing as outlined in Appendix A and addressed in section 7.4.

7.7 Visual Effects

Of the five locations where photographs were taken from the surrounding landscape context, three points were selected to provide representative views and assessments that demonstrate the various visual effects.

All the photographs and modelling has been undertaken using the NZILA Best Practice Guide: *Visual Simulations BPG 10.2*. All the Cypress hedging vegetation has been modelled at a height of 3m (after 5 years) and 6m (after 7 years). For the full photograph and montage methodology refer to Appendix A: Graphic Attachment, page 10.

The views which are the focus of this assessment are those which have direct views, of a fixed or semi-permanent nature, where there is opportunity for long term or repeat viewing. The visual assessment also focuses on the more general viewing audience from the wider landscape, with transient road users experience being assessed from the representative viewpoints. No images were taken from private residences due to access and confidentiality issues, with photographs only taken from public areas to provide representative views of the site.

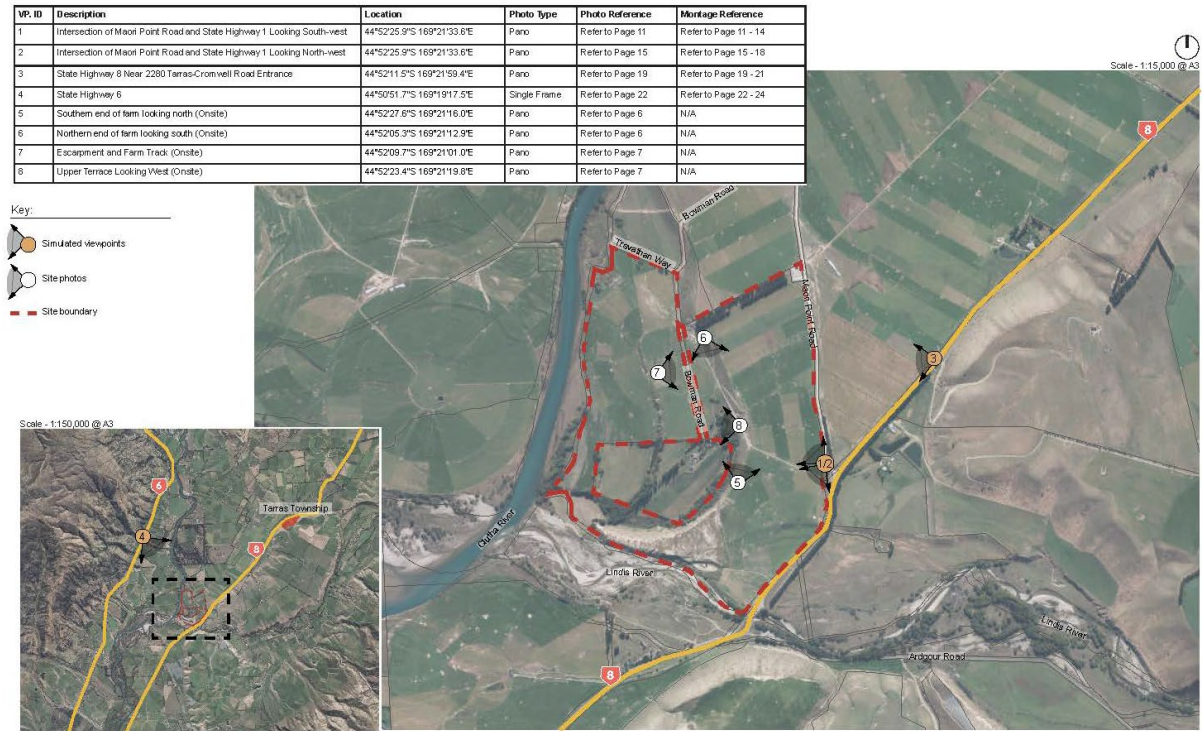


Figure 8: Viewpoints locations of simulated views



## 7.8 Private

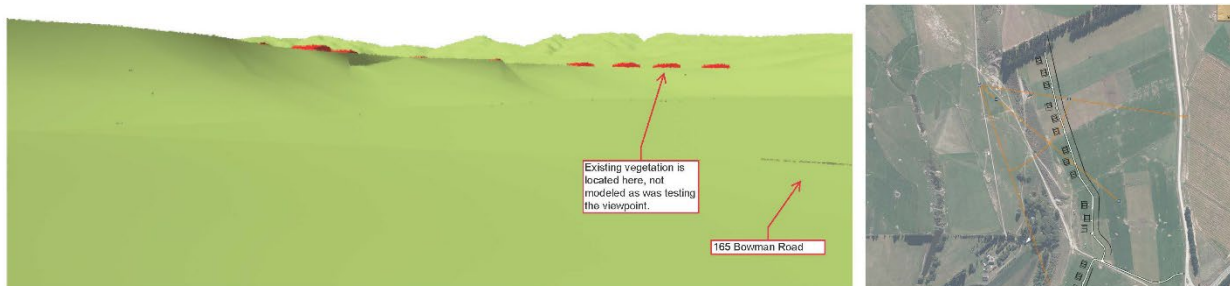
There are only two residences along Bowman Road that will be directly affected due to their proximity to the proposed subdivision. It is anticipated that only properties which have a direct view will have short term negative visual effects. The broader area will have limited direct views however, SH6 are likely to experience transient and lighting effects (when dark) due to the proposal. These has been identified in Figure 8 (above) and Appendix A: Graphic Attachment Page 11 – 24. The following table outlines visual effects to properties adjacent to the proposed development that will experience removal of vegetation adjacent to their properties or negative effects.

Street Number	Street	Vegetation to be disturbed if any	Description and assessment of potential visual effects
165	Bowman Road, Tarras	No vegetation will be lost for this property as part of the proposed development. Planting will be enhanced instead.	No major changes to outlook with the increase of lots. The building platforms are set back approximately 18m from the top of escarpment and with the addition of planting to the escarpment, this property should not get any views of the development
67	Bowman Road, Tarras	Extensive exotic pine planting will be disturbed towards the southern side of this property's boundary. Staged removal is planned to reduce impact. Refer to section 8 for more information regarding staging.	The exotic pine will be removed in stages and replaced with x1 row of ' <i>Cupressus leylandii</i> ' and a 5m buffer of native shrubs. It is anticipated that this property will be impacted during the removal of the pine. By staging the removal of the pine, the mitigation planting will be able to get established before more pine are removed.

## 7.9 Public

The main public viewpoints of the site will be from State Highway 8 (SH8), Māori Point Road and State Highway 6 (SH6) across the other side of the Clutha River. These are all transient viewers traveling north or south along Māori Point Road and SH6 and traveling south on SH8. It is not anticipated there will be an overly negative impact on these views, given that the audience will be traveling at speeds and the environment along the highways are already modified such as the use of pivot irrigation and power poles/lines.

The views from Bowman Road were also tested and concluded that with the existing established vegetation above and around 165 Bowman Road would result in **Very Low** effect to this property and travellers along this road, especially with the incorporation of ecological planting of the escarpment and given the fact that this road has very low volumes of traffic (predominately used by the applicant themselves and those of property 165 Bowman Road).



*Figure 9: Testing view from Bowman Road looking towards 165 Bowman Road. Note that existing trees are not modelled in this test.*

Three viewpoints have been selected to represent the visual impact of the proposed development and the type of visual change that the wider area will experience.

- Viewpoint 1: Looking south-west just north of the new driveway entrance on Māori Point Road.
- Viewpoint 2: Looking west just north of the new driveway entrance on Māori Point Road.
- Viewpoint 3: Looking Southeast from SH6.

#### 7.10 Viewpoint 1 – Looking southwest just north of the new driveway entrance on Māori Point Road

Viewpoint 1 is taken from the side of the road just north of where the proposed subdivision entrance is going to be located to represent the visual change from a transient viewers perspective. We have undertaken two viewpoints from this point to cover the whole site without creating a too broader perspective image.



*Figure 10: Viewpoint 1 – Existing*

The existing view of the site is relatively flat, with a stack of bales, dotted power poles, troughs, and a fenced farm track. The views are vast as they look out towards Mount Pisa. The vegetation in the background is that of 165 Bowan Road on the lower terrace.



Figure 11: Viewpoint 1 – Proposed with no mitigation.

Figure 11 shows the site with the proposed indicative dwellings and 4.5m wide driveway and a mixture of post and rail and waratah and wire fencing. This view gives an indication on what the subdivision would look like if no mitigation planting was done, or if the subdivision occurred before the mitigation planting became established. It would have a **moderate effect** on the landscape.



Figure 12: Viewpoint 1 – Proposed with mitigation after 3-5 years.

Figure 12 is a representation on how the mitigation planting would screen the development from Māori Point Road. The view indicates what the *Cupressus leylandii* could look like between 3-5 years after planting. It is the *Cupressus leylandii* that would provide the bulk of the mitigation with the native shrub vegetation in the front bringing diversity to the area and sets the *Cupressus leylandii* away from the existing power poles along Māori Point Road resulting in a **low (negative)** effect. The visual change isn't anything out of character with the wider context (boundary fence planting).

Overall, the effects from this viewpoint in the medium to longterm are rated as **low (negative)** due to the presence of built form within the landscape and proposed



mitigation planting which will effectively mitigate the views and anchor the proposed development within the site.

#### 7.10.1 Representative Viewpoint 2 – Looking northwest just north of the new driveway entrance on Māori Point Road

Viewpoint is taken from the same location as viewpoint one but is orientated in the northwest direction. It represents the same as Viewpoint 1 – the transient viewers perspective.



*Figure 13: Viewpoint 2 – Existing*

The viewpoint photographed is the same as Viewpoint 1 – relatively flat, dotted power poles, water troughs, stock fencing and exotic pines to the left of the image which is along the northern boundary. The pine will be removed in a staged format and replaced with Cypress hedging and a native buffer strip. Refer to Māori Point Road Subdivision – Landscape Package for more information regarding the northern boundary mitigation planting.



*Figure 14: Viewpoint 2 – Proposed with no mitigation.*

Figure 14 shows the site with the proposed indicative dwellings towards the northern end of the site and the existing pine along the northern boundary. The dwellings are modelled at 6m in height and set approximately 18m back from the top of the escarpment. The 4.5m driveway runs along the eastern side of the lots with a mixture of post and rail fencing and waratah and wire stock fencing. The view gives an indication on what the subdivision would look like if no mitigation planting was done, or if the subdivision occurred before the mitigation planting became established. It would have a **moderate effect** on the landscape.



Figure 15: Viewpoint 2 – Proposed with mitigation after 3-5 years.

Much like Viewpoint 1 the *Cupressus leylandii* provides the bulk of the mitigation screening with the 5m deep native planting towards the front acting as visual amenity planting and bringing biodiversity to the area. The native planting also ties into the planting done around the substation which adjoins the mitigation planting both along the northern boundary and Māori Point Road.

As shown in in the above image you can see where the dwellings would sit behind the mitigation planting, visibly screening them from any transient users. Although the mitigation planting is doing its role in screening the subdivision it does screens some of the vast desirable views out towards Mt Pisa. This still has a **low (negative) effect** on the landscape as the mountainous views will still be visible from the wider landscape as shown in Viewpoint 3 in Appendix A: Graphic Attachment.

There is no loss to trees or vegetation where the proposed development is or mitigation planting. The only loss is some productive grazing land, which is far less than if the entire site is subdivided into 8ha lots. The mitigation planting has a positive effect on the subdivision as well as the wider area providing privacy, screening, and increasing biodiversity and is therefore rated **Low (negative)**.



### 7.10.2 Representative Viewpoint 3 – Looking west from 2280 Tarras-Cromwell Rd (SH8)

Viewpoint 3 is taken from 2280 State Highway 8 looking west back towards the proposed subdivision. It represents the transient viewer along SH8 perspective.



*Figure 16: Viewpoint 3 – Existing*

The viewpoint has deer fencing in the foreground along with a large pivot irrigator to the left. To the right you can see the site's northern boundary pine rows and in the background is a clear view of the Pisa Range.



*Figure 17: Viewpoint 3 – Proposed with no mitigation.*

*Figure 17* shows the site with the proposed indicative dwellings modelled at 6m high. In this view you can clearly see the clustering of the lots with open spaces between each lot cluster.

This viewpoint location is approximately 1km away from the proposed subdivision resulting in fencing and driveways not being visible. This view gives an indication on what the subdivision would look like if no mitigation were to occur.

Due to the nature of the speeds the transient viewers travel in this area, the agricultural infrastructure as well as the electrical infrastructure already in place the subdivision would have a **low-moderate** effect on the landscape. The vast views out to the wider landscape in particular the mountain ranges are very much still intact.





Figure 18: Viewpoint 3 – Proposed with mitigation after 5-7 years.

With the introduction of mitigation planting *Cupressus leylandii* and the 5m native buffer planting you wouldn't be able to see the proposed subdivision from this view once fully established. The mitigation planting is also not out of character with the wider context of the area as previously stated. It is therefore considered that the effects will be **Low (negative)** in the medium to longterm. The rural and open character of the area is still retained as well as the views to natural and topographical features.

#### 7.10.3 Representative Viewpoint 4 – State Highway 6 looking Southeast.

Viewpoint 4 is taken from the other side of the Clutha River, along State Highway 6. From this location you can see the site and identify the upper and lower terraces. Your eye is drawn to the background, the mountain ranges.



Figure 16: Viewpoint 4 – Existing

The row of pine along the northern boundary are easily identified. The neighbours house at 65 Bowman Road is slightly visible but does blend well into the landscape due to its height and colour. The pine also helps to disguise the house. For transient viewers they would generally be looking out towards the mountains. As your driving along SH6 you also only get quick glimpses of the proposed subdivision's location.



Figure 17: Viewpoint 4 – Proposed with mitigation after 3-5 years.

Initially this would be the view of the proposed development with the majority of the northern boundary pines still as is. The pines closest to the neighbouring property (65 Bowman Road) would get removed first (this is approximately 2 rows of pine) and the *Cupressus leylandii* hedge would be planted. It wouldn't be until this hedge is well establish (3-5 years) that the remaining pine would be removed and the 5m width of native shrub planting be introduced.

The dwellings are modelled with an off white, so they are more visual than in reality, to identify where they are located for the purpose of this assessment. As you can see the dwelling of 65 Bowan Road to the north of the pines is hardly visible. This is what we envision for the proposed subdivision dwellings to be like.

With the bulkiness and amount of lots on the upper terrace and no mitigation planting in place for transient users along SH6 the visual effect is **moderate**. However, if you take in the distance the subdivision is from SH6 (approximately 3.5km) and the covenant conditions as outlined in the planner's report, along with the proposed ecological planting and specimen tree planting as proposed in the Māori Point Road Subdivision – Landscape Package, Align Ltd I conclude that the effects on the landscape would be **Low** (negative).





*Figure 18: Viewpoint 4 – Proposed with mitigation after 7 years.*

With the pine trees removed and native shrub planting planted it still gives the same effect for the subdivision. The ecological planting of the escarpment is not included as part of the mitigation planting as it is not tall enough to provide screening from SH6. The intent of the dwellings is to be located on the upper terrace near the top of the escarpment is so that they can enjoy the views out west towards the mountain ranges. If mitigation planting was provided here, it would block the desired views. Instead, setting back from the edge of the terrace, is used to reduce the effect of this built form.

There is a chance the subdivision could cause light pollution for transient users as well as the residents along the western side of the Clutha River. In order to reduce this impact a condition is proposed regarding only down / hooded lighting is acceptable. Refer to the planner's report for more information regarding subdivision conditions.

Overall, with the only loss of vegetation (being exotic pines along the northern boundary which contribute to wilding pines) and the inclusion of extensive native planting through buffer planting and ecological planting of the escarpment, I rate the effects to be **Low (negative)**.

## 8 Design and mitigation

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While the proposal in its current state (no mitigation) will not result in greater than moderate (negative) effects, it would be prudent to consider additional mitigation in the form of planting as conditions of consent. These are solely focused on vegetation as a mechanism to reduce the physical and perceptual effects of the proposal.

Below is what we recommend as mitigation measures in addition to our input into the design of the proposed subdivision layout and potential built form:

- Instead of having solid lines of lots we have gone with a clustering approach which enables the subdivision to have open space and edible specimen trees amongst each cluster.
- Setting the building platform areas back from the top terrace edge. This provided less impact on the neighbouring property of 165 Bowman Road and visual effects to SH6.
- Including fencing types that are currently used on site and what is commonly used within other rural subdivisions around the area.
- Mitigation planting of *Cupressus leylandii* along the northern and eastern boundaries, in addition to the central driveway.
- Removal of pine along the northern boundary (staged)
  - Stage 1: approximately 2 rows of pine (to be determined onsite) closest to the northern fence line to be removed first (stumps included) and planted with 1 row of *Cupressus leylandii* 1.8m apart.
  - Stage 2: Once the hedge is established (after 3-5 years) the remaining pine can be removed, and the native shrub planting can be implemented.
- Ecological planting along escarpment to compensate for development (can be done over a 3-5 year period).
- Proposed covenants (refer to planner's report for more information)
- House and roof colour
- Reflectivity of buildings
- Height restriction (6m)
- Lighting restrictions
- Building setbacks (minimum 18m from top of escarpment)



The combination of these design and mitigation methods will reduce the effects of the proposal in the long term and enhance the biodiversity and ecological systems of the area (refer to Māori Point Road Subdivision – Landscape Package, Align Ltd). The short-term rating of the proposal will not change until this mitigation planting start to establish. The long-term effects of the proposal will 'settle' the development within the landscape.

## 9 Conclusions

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Overall, the surrounding landscape character is open and expansive rural landscape, with low density and sparse built form, with agricultural activities visible across the wider landscape and vegetation in the form of shelterbelts.

The effects the proposal will have on the rural character, openness, and amenity values ranges depending on when the mitigation is implemented. Once fully established the mitigation planting is very much in keeping with the rural character of the area and still allows for the open views when viewed at a further distance.

The views to the natural and topographical features are still maintained and are enhanced for the lots as planting will not block their views of the Clutha and Lindis Rivers, nor the mountain ranges as described in section 7.2.

If no mitigation is implemented, then there will be **Moderate (negative)** effects on the development and surrounding area. However, if all the mitigation measures are considered then the effects would range from **Very Low** to **Low** depending on where you are within the surrounding area. With the introduction of *Cupressus leylandii* along the northern and eastern boundaries the effect in the long-term will be **Very Low**, while the view at a considerable distance from SH6 will be **Low** in the long-term once the subdivision has had time to settle into the landscape.

With the proposed development there is a positive outcome regarding biodiversity within the site as well as the surrounding area. The proposed ecological planting of the escarpment enables a rocky and unproductive bit of the site to be enhanced and improved with native plants that are common in the surrounding area and will thrive in such harsh conditions. This will hopefully in turn bring a range of fauna (such as birds) and other plants, fungi and even microorganisms to the site that aren't currently seen.

## Appendix A

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Refer separate Graphic Attachment



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# LVA Appendix A: Graphic Attachment

## Maori Point Road Subdivision Visual Simulations

5 Maori Point Road

27/09/2023

Align

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Outline	Details	Date	Commentary
Produced by	Julie Greenslade / Mia Tian		Urban Design (Align)
Produced for	Jonny Trevathan		Approval (Client)
Landscape Visual Assessment	Revision 1.0	22-09-2023	Issue for Internal Review
Landscape Visual Assessment	Revision 2.0	27-09-2023	Issue for Consent

**Disclaimer:**

This report has been prepared for the client according to their instructions. The information contained in this report should not be used by anyone else, or for any other purposes.

Some of the information presented in this report is based on information supplied by the client. Align Limited does not guarantee the accuracy of any such information. Any advice contained in this report is subject to this limitation.

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# LOCATION PLAN






Align

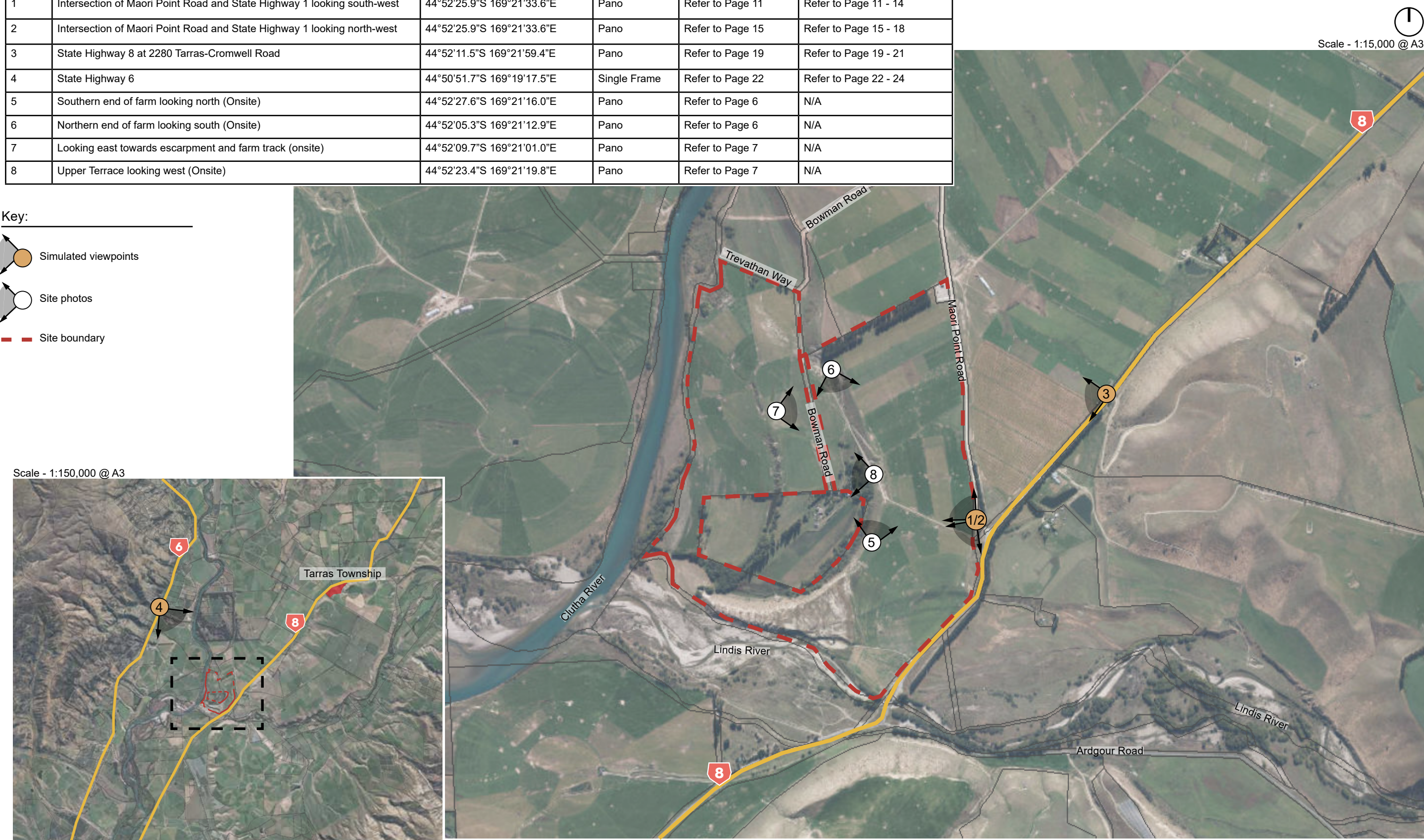


VIEWPOINTS MAP

VP. ID	Description	Location	Photo Type	Photo Reference	Montage Reference
1	Intersection of Maori Point Road and State Highway 1 looking south-west	44°52'25.9"S 169°21'33.6"E	Pano	Refer to Page 11	Refer to Page 11 - 14
2	Intersection of Maori Point Road and State Highway 1 looking north-west	44°52'25.9"S 169°21'33.6"E	Pano	Refer to Page 15	Refer to Page 15 - 18
3	State Highway 8 at 2280 Tarras-Cromwell Road	44°52'11.5"S 169°21'59.4"E	Pano	Refer to Page 19	Refer to Page 19 - 21
4	State Highway 6	44°50'51.7"S 169°19'17.5"E	Single Frame	Refer to Page 22	Refer to Page 22 - 24
5	Southern end of farm looking north (Onsite)	44°52'27.6"S 169°21'16.0"E	Pano	Refer to Page 6	N/A
6	Northern end of farm looking south (Onsite)	44°52'05.3"S 169°21'12.9"E	Pano	Refer to Page 6	N/A
7	Looking east towards escarpment and farm track (onsite)	44°52'09.7"S 169°21'01.0"E	Pano	Refer to Page 7	N/A
8	Upper Terrace looking west (Onsite)	44°52'23.4"S 169°21'19.8"E	Pano	Refer to Page 7	N/A

Key:

-  Simulated viewpoints
-  Site photos
-  Site boundary





## SITE PHOTOS

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Photo 5: Southern end of farm looking north (onsite)



Photo 6: Northern end of farm looking south (onsite)



## SITE PHOTOS

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Photo 7: Looking east towards escarpment and farm track (onsite)



Photo 8: Upper terrace looking west (onsite)



# CONTEXT / SITE PHOTOS



Looking north at entrance of site (onsite)



Looking south towards 67 Bowman Road



Looking north towards 67 Bowman Road from lower terrace (onsite)



Taken near Lindis Crossing looking north towards upper terrace pivot irrigation



Looking north from Lindis River



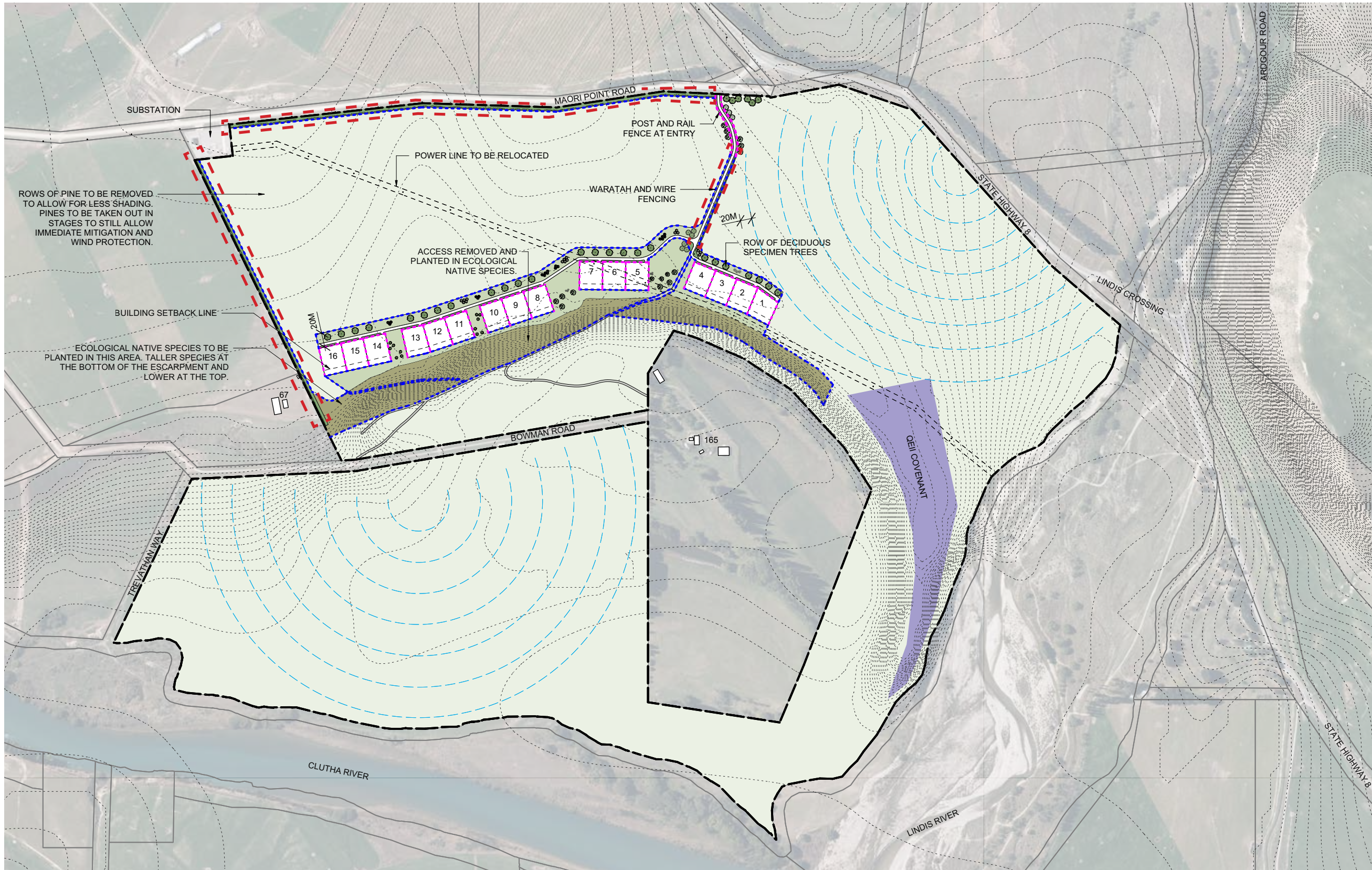
Northern boundary pine trees



Substation along Maori Point Road at the northern end of site



# MITIGATION PLANTING



Scale - 1:3500 @ A3



## Notes/Methodology

1. Photos taken with owner's permission
2. Photography on site was undertaken using a Canon EOS 600D digital camera with an 55mm focal lens. Panoramas have been taken from multiple locations to provide a wider view of the surrounding landscape and establish context for viewpoint images. Panoramas have been limited to a maximum 80 degree horizontal field of view.
3. The montages have been produced in accordance with NZILA Best Practice Guide Visual Simulations BPG 10.2 with view location, with the view angle and distance identified for each image.
4. Viewpoints were selected by desktop analysis and through site visits. 4 viewpoints have been modeled to assessment the various visual effects.
5. It should be noted that photo simulations cannot fully replicate a three dimensional image however the intention of these simulations is to provide a tool to represent as close as possible the potential visual impact of the proposal.
6. Methodology of Visual Simulations;  
The process for creating the Visual Simulations for this project, was the following;
  - Viewpoints were selected based on desktop analysis and site visits.
  - Photographs were undertaken including detailed record keeping of geo-referenced locations and camera settings.
  - Panorama images were stitched together using the photomerge in Photoshop.
  - A 3D model was created in Vectorworks using 1m site contour, property boundary lines and housing footprints pulled from property files and LINZ.
    - 16 x 200m<sup>2</sup> building model to represent the proposed housing development (at 6M high).
    - 1.2M grey cylinders to represent the existing and proposed fences.
    - Powerpoles were modeled as 9M green/brown/red poles.
    - Existing vegetation were modeled as dark green extrusions
    - Proposed mitigation vegetations were modeled as pink extrusions at 3/6m which we believe is a conservative estimate of the vegetation height in 5/7 years.
  - Cameras were set up in Vectorworks at the correct geo-referenced location, the camera settings to 1.6m which is match the camera settings used during site visit. Panorama views were set up using multiple camera shots.
  - Viewpoint Reading Distance for panorama images is based off Scottish Natural Heritage (2006) Visual representation of windfarms: good practice guidance - refer to the formula shown below.

$$d = \frac{180w}{\pi A} \quad (\text{panorama only})$$

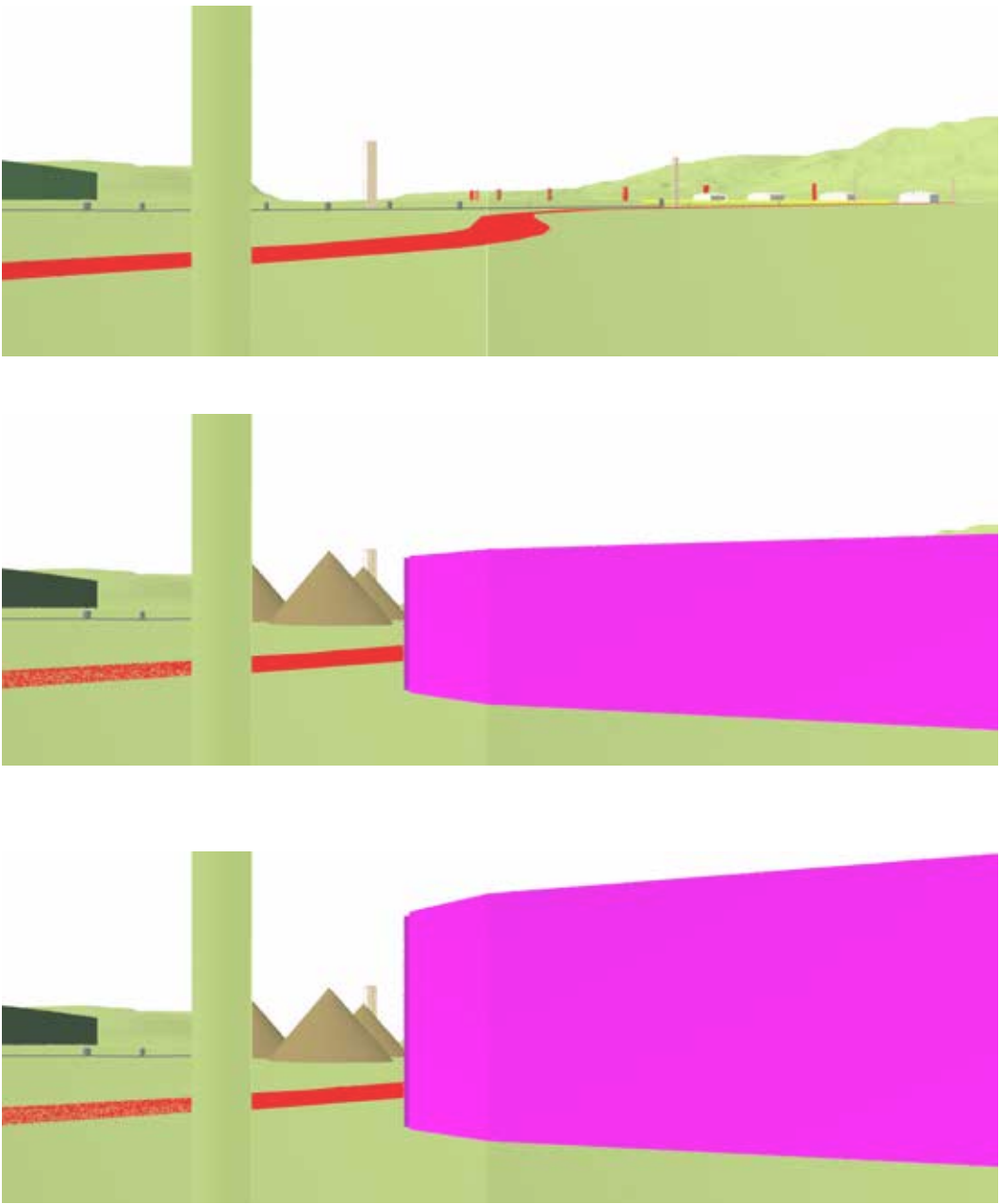
where:

$d$  is the correct viewing distance in mm

$w$  is the image width in mm

$A$  is the horizontal field of view in degrees

$\pi$  has its usual geometrical meaning





VIEWPOINT 1 : EXISTING



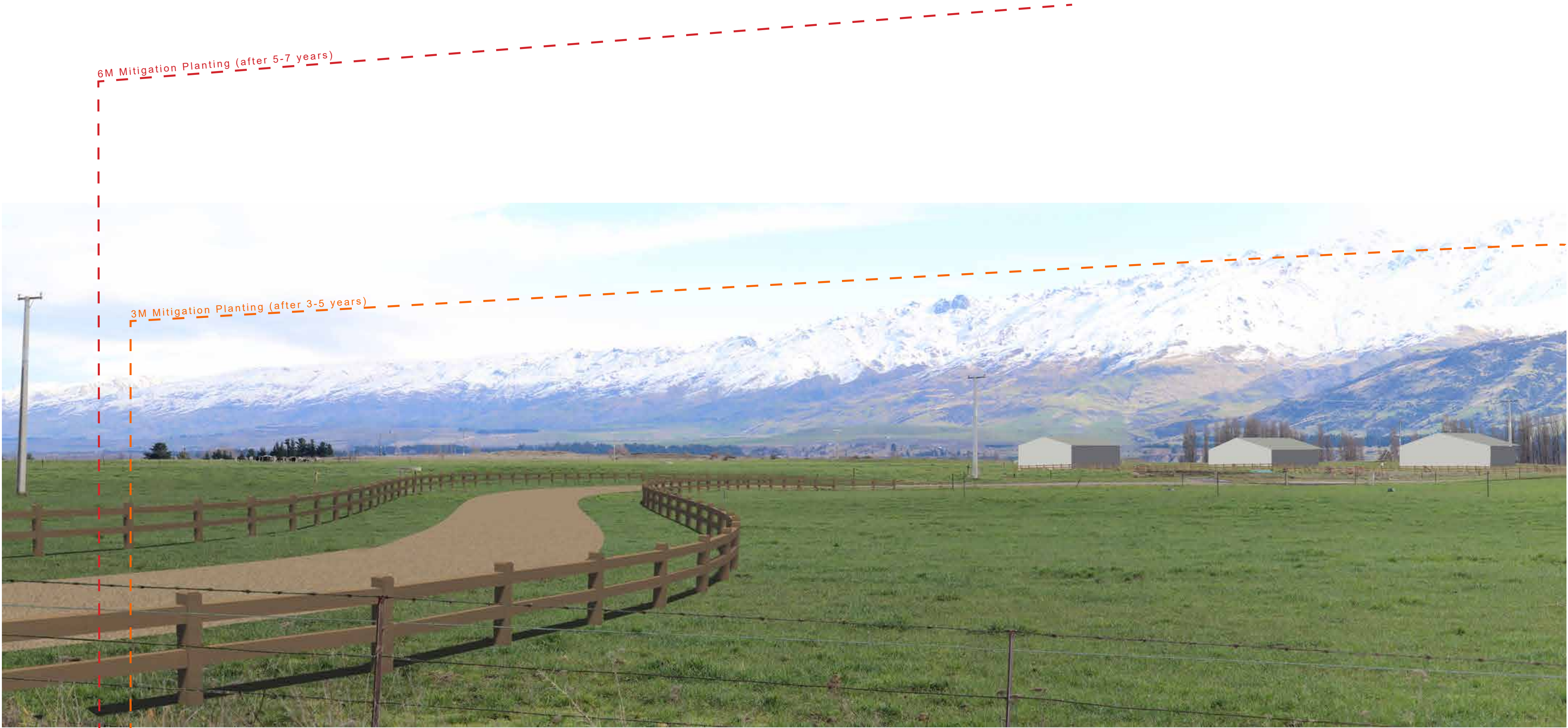
Viewpoint 1: Intersection of Maori Point Road and State Highway 8 looking South-west (existing)



VP reference: 1	Camera height: 1.7m	Focal length: 55mm	Notes:	Key Map:
Viewpoint location: 44°52'25.9"S 169°21'33.6"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2	Date taken: 04/08/2023	
			Time: 1:36pm	
			Panoramic image	



VIEWPOINT 1 : PROPOSED



Viewpoint 1: Intersection of Maori Point Road and State Highway 8 looking South-west (proposed)



VP reference: 1	Camera height: 1.7m	Focal length: 55mm	Notes:	Key Map:
Viewpoint location: 44°52'25.9"S 169°21'33.6"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2	Date taken: 04/08/2023	
			Time: 1:36pm	
			Panoramic image	



VIEWPOINT 1 : PROPOSED WITH MITIGATION AFTER 3-5 YEARS



Viewpoint 1: Intersection of Maori Point Road and State Highway 8 looking South-west (proposed after 3-5 year)



VP reference: 1  
Viewpoint location:  
44°52'25.9"S 169°21'33.6"E

Camera height: 1.7m  
Horizontal field of view: 80

Focal length: 55mm  
Viewing distance: 400mm @ a2

Notes:

Date taken: 04/08/2023

Time: 1:36pm

Panoramic image

Key Map:





# VIEWPOINT 1 : PROPOSED WITH MITIGATION AFTER 5-7 YEARS



Viewpoint 1: Intersection of Maori Point Road and State Highway 8 looking South-west (proposed after 5-7 years)



VP reference: 1  
Viewpoint location:  
44°52'25.9"S 169°21'33.6"E

Camera height: 1.7m  
Horizontal field of view: 80

Focal length: 55mm  
Viewing distance: 400mm @ a2

Notes:  
Date taken: 04/08/2023  
Time: 1:36pm  
Panoramic image

Key Map:

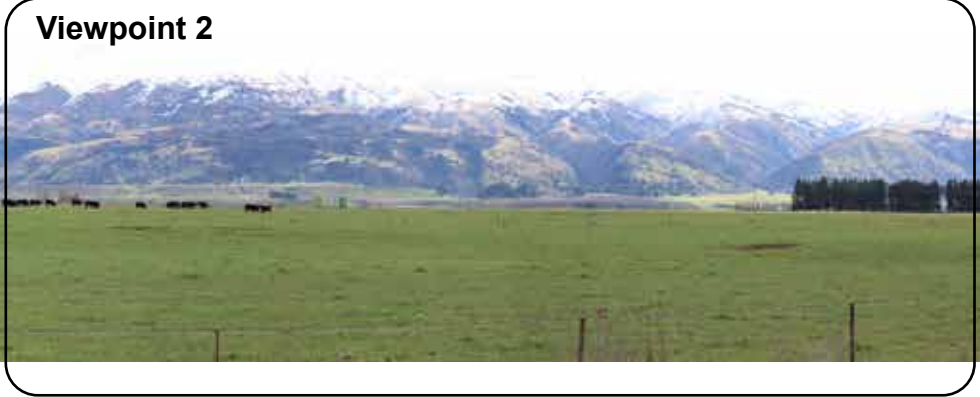




VIEWPOINT 2 : EXISTING



Viewpoint 2: Intersection of Maori Point Road and State Highway 8 looking North-west (existing)



VP reference: 2	Camera height: 1.7m	Focal length: 55mm
Viewpoint location: 44°52'25.9"S 169°21'33.6"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2

Notes:

Date taken: 04/08/2023

Time: 1:36pm

Panoramic image

Key Map:





# VIEWPOINT 2 : PROPOSED

6M Mitigation Planting (after 5-7 years)



Viewpoint 2: Intersection of Maori Point Road and State Highway 8 looking North-west (proposed)



VP reference: 2

Camera height: 1.7m

Focal length: 55mm

Notes:

Viewpoint location:  
44°52'25.9"S 169°21'33.6"E

Horizontal field of view: 80

Viewing distance: 400mm @ a2

Date taken: 04/08/2023

Time: 1:36pm

Panoramic image

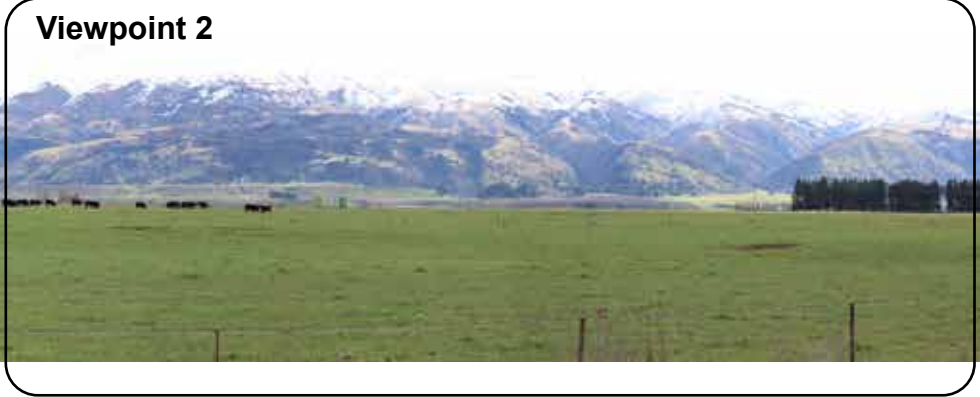




VIEWPOINT 2 : PROPOSED WITH MITIGATION AFTER 3-5 YEARS



Viewpoint 2: Intersection of Maori Point Road and State Highway 8 looking North-west (proposed after 3-5 years)



VP reference: 2  
Viewpoint location:  
44°52'25.9"S 169°21'33.6"E

Camera height: 1.7m  
Horizontal field of view: 80

Focal length: 55mm  
Viewing distance: 400mm @ a2

Notes:  
Date taken: 04/08/2023  
Time: 1:36pm  
Panoramic image

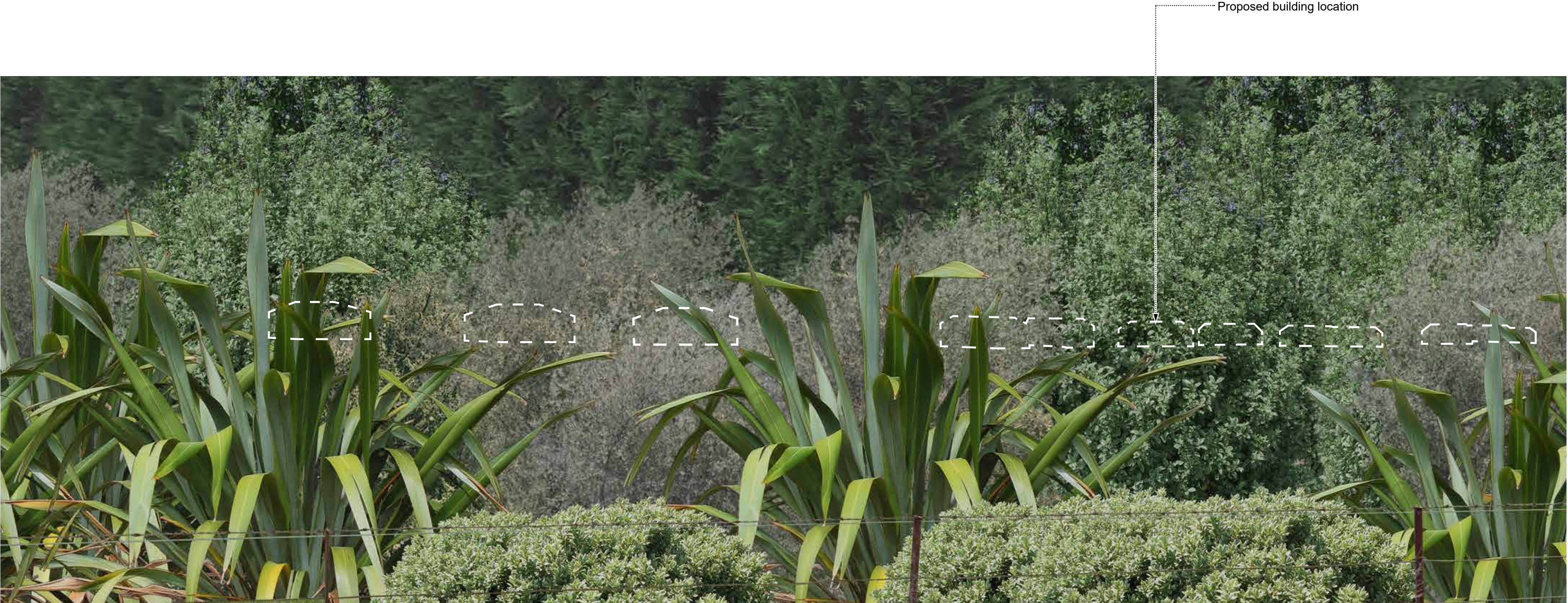
Key Map:





# VIEWPOINT 2 : PROPOSED WITH MITIGATION AFTER 5-7 YEARS

6M Mitigation Planting (after 5-7 years)



Viewpoint 2: Intersection of Maori Point Road and State Highway 8 looking North-west (proposed after 5-7 years)



VP reference: 2  
Camera height: 1.7m  
Focal length: 55mm  
Viewpoint location:  
44°52'25.9"S 169°21'33.6"E  
Horizontal field of view: 80  
Viewing distance: 400mm @ a2

Notes:  
Date taken: 04/08/2023  
Time: 1:36pm  
Panoramic image

Key Map:





VIEWPOINT 3 : EXISTING



Viewpoint 3: State Highway 8 near 2280 Tarras-Cromwell Road entrance looking South-west (existing)

VP reference: 3	Camera height: 1.7m	Focal length: 55mm	Notes:	Key Map:
Viewpoint location: 44°52'11.5"S 169°21'59.4"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2	Date taken: 04/08/2023	
			Time: 3:08pm	
			Panoramic image	



VIEWPOINT 3 : PROPOSED



Viewpoint 3: State Highway 8 near 2280 Tarras-Cromwell Road entrance looking South-west (proposed)

VP reference: 3	Camera height: 1.7m	Focal length: 55mm	Notes:	Key Map:
Viewpoint location: 44°52'11.5"S 169°21'59.4"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2	Date taken: 04/08/2023	
			Time: 3:08pm	
			Panoramic image	



VIEWPOINT 3 : PROPOSED WITH MITIGATION AFTER 5-7 YEARS



Viewpoint 3: State Highway 8 near 2280 Tarras-Cromwell Road entrance looking South-west (proposed after 5-7 years)

VP reference: 3	Camera height: 1.7m	Focal length: 55mm	Notes:	Key Map:
Viewpoint location: 44°52'11.5"S 169°21'59.4"E	Horizontal field of view: 80	Viewing distance: 400mm @ a2	Date taken: 04/08/2023	
			Time: 3:08pm	
			Panoramic image	



VIEWPOINT 4 : EXISTING



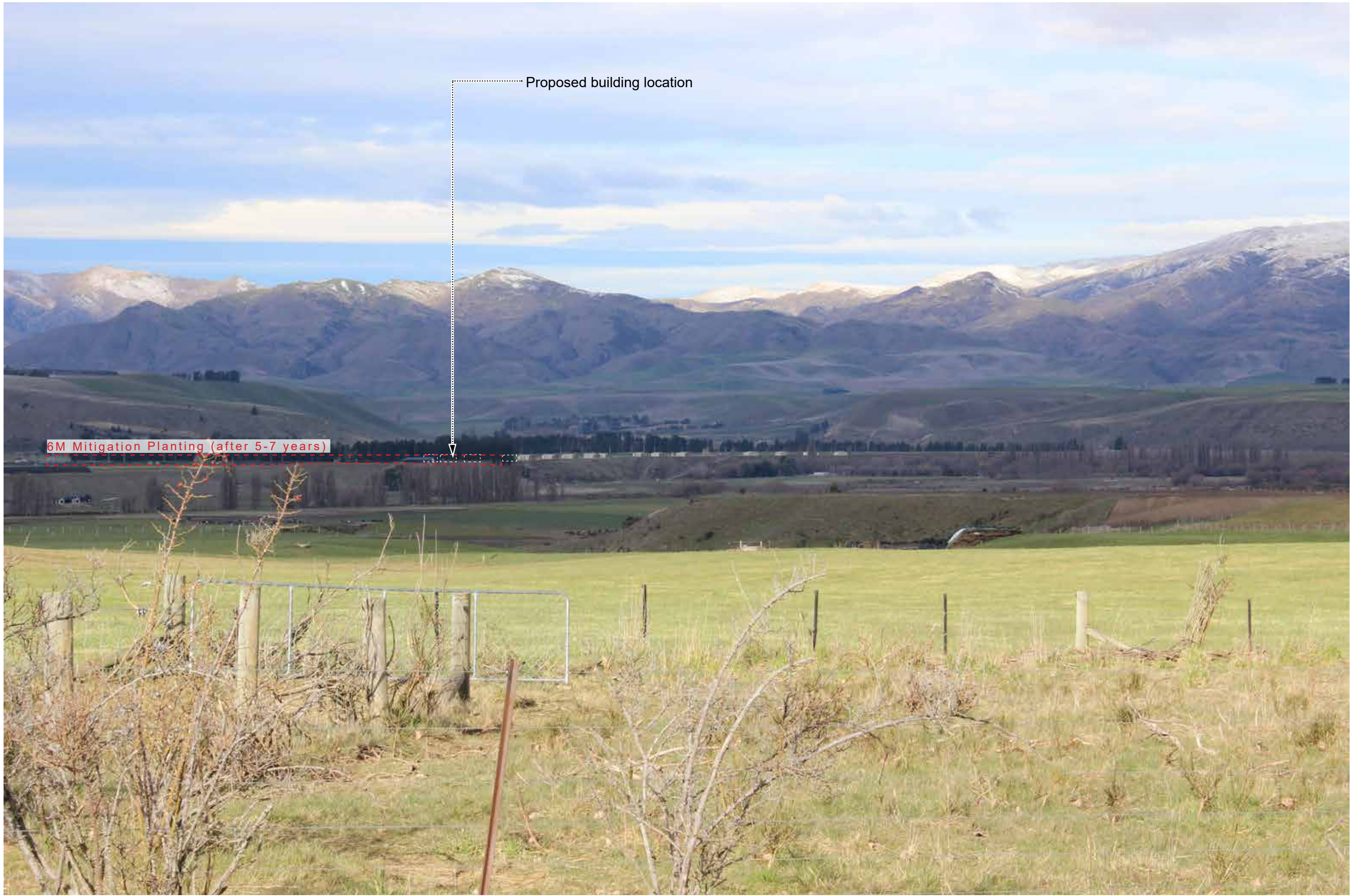
Viewpoint 4: State Highway 6 looking South-east (existing)

VP reference: 4	Camera height: 1.7m	Focal length: 55mm	Notes: Variable light condition	Key Map:
Viewpoint location: 44°50'51.7"S 169°19'17.5"E	Horizontal field of view: 42	Viewing distance: 550mm @ a2	Date taken: 04/08/2023	
			Time: 2:26pm	
			Panoramic image	






VIEWPOINT 4 : PROPOSED



Viewpoint 4: State Highway 6 looking South-east (proposed)

VP reference: 4	Camera Height: 1.7m	Focal Length: 55mm	Notes: Variable light condition	Key Map: 
Viewpoint location: 44°50'51.7"S 169°19'17.5"E	Horizontal Field of View: 42	Viewing Distance: 550mm @ A2	Date Taken: 04/08/2023	
			Time: 2:26pm	
			Panoramic Image	



VIEWPOINT 4 : PROPOSED WITH MITIGATION AFTER 5-7 YEARS



Viewpoint 4: State Highway 6 Looking South-east (proposed after 5-7 years)

VP reference: 4	Camera Height: 1.7m	Focal Length: 55mm	Notes: Variable light condition	Key Map:
Viewpoint location: 44°50'51.7"S 169°19'17.5"E	Horizontal Field of View: 42	Viewing Distance: 550mm @ A2	Date Taken: 04/08/2023	
			Time: 2:26pm	
			Panoramic Image	

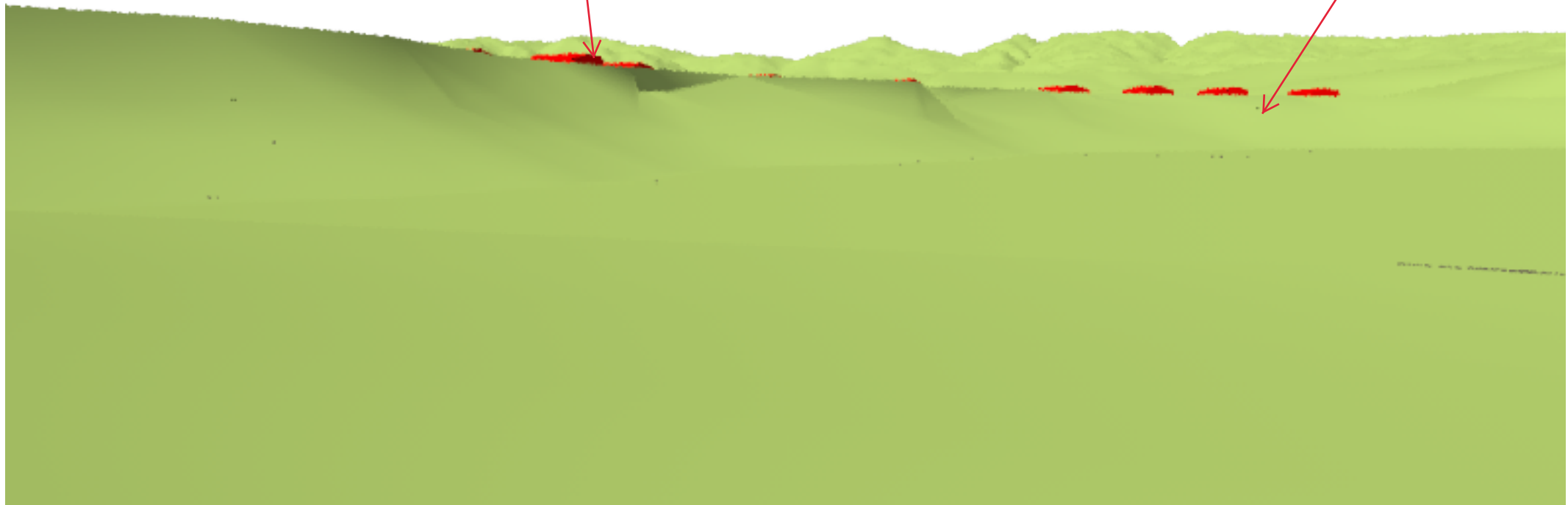




I dont have an issue with these lots once vegetation all goes in.



I think this is fine, especially once lot landscapes are planted and ecological planting is done (especially the kanuka at the bottom



existing vegetation is here so you wont be able to see these lots.



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# Maori Point Road Subdivision

## Landscape Package

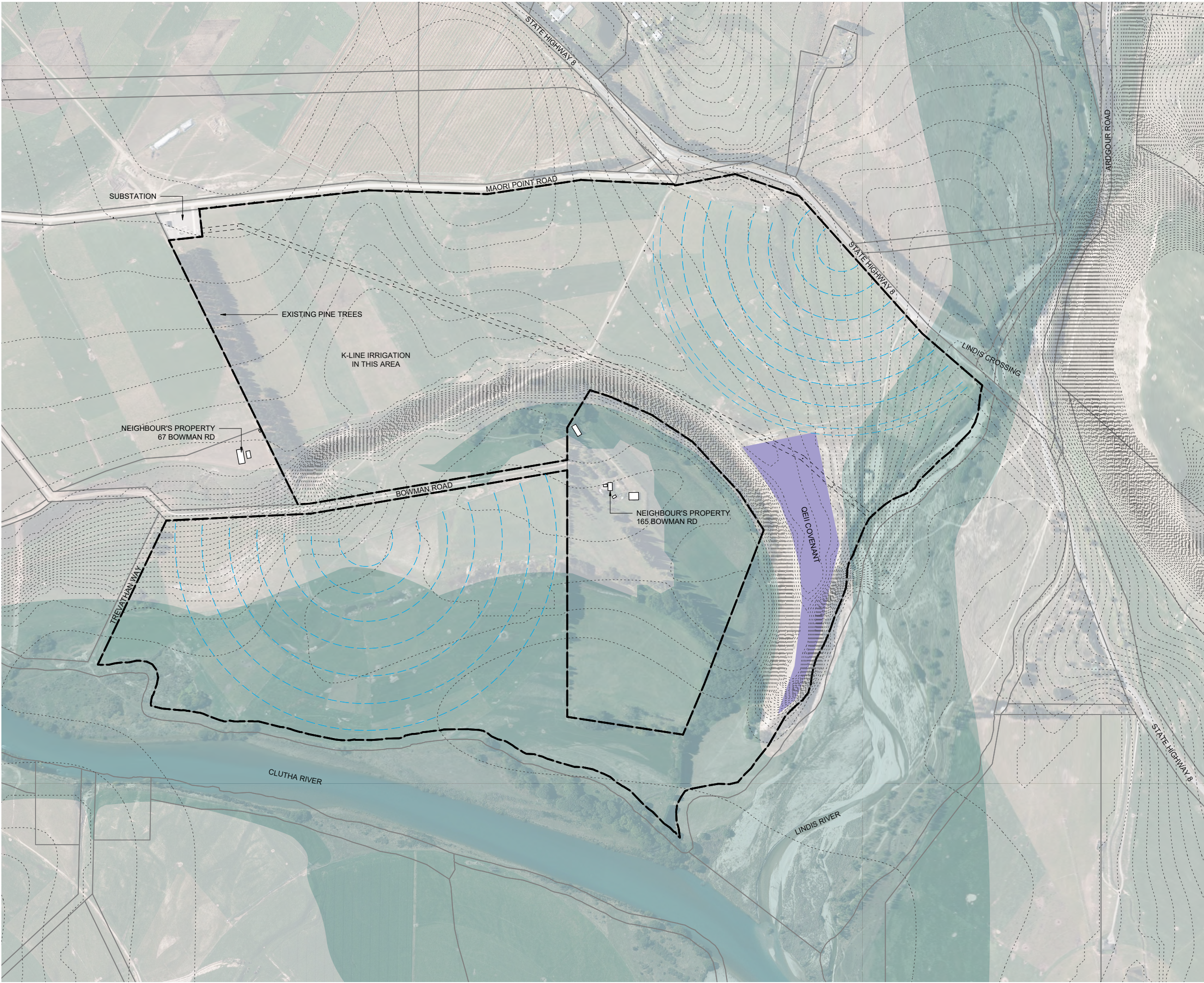
Issue for Consent

27/09/23

DOCUMENT REGISTER:

DWG NO.	DESCRIPTION
TRE001-DWG-LND-050	EXISTING CONTEXT PLAN
TRE001-DWG-LND-100	OVERALL CONCEPT PLAN
TRE001-DWG-LND-101	CONCEPT PLAN
TRE001-DWG-LND-200	OVERALL PLANTING PLAN
TRE001-DWG-LND-201	PLANTING PLAN - LOT 8-16
TRE001-DWG-LND-202	PLANTING PLAN - LOT 1-7
TRE001-DWG-LND-300	PLANTING SCHEDULE
TRE001-DWG-LND-400	TYPICAL TRANSECT A
TRE001-DWG-LND-401	TYPICAL TRANSECT B/C
TRE001-DWG-LND-402	TYPICAL TRANSECT D
TRE001-DWG-LND-403	TYPICAL TRANSECT E





- KEY:**
- PROPERTY BOUNDARY
  - PIVOT IRRIGATION
  - FLOOD HAZARD AREA
  - QEII COVENANT
  - OVERHEAD 66KV POWER LINE
  - EXISTING CONTOURS

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent

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**PROJECT**

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

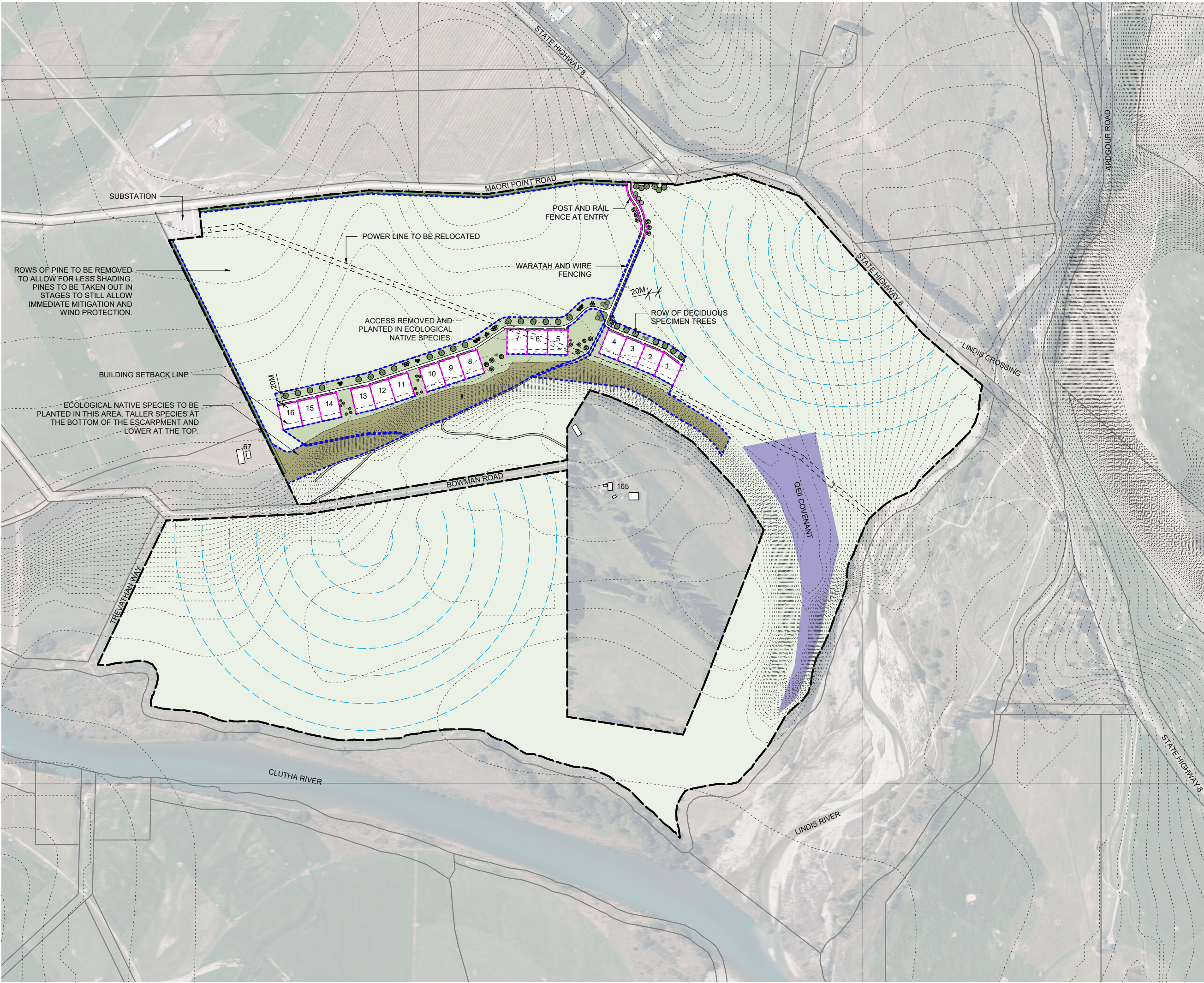
DRAWING	
EXISTING CONTEXT PLAN	
SCALE	1:7000 @ A3
DATE	27/09/23

DRAWN	MT
CHECKED	JG/AB
STAGE	FOR CONSENT
JOB NO.	TRE001

**DRAWING NO.**  
TRE001-DWG-LND-050

**REVISION NO.** C





- KEY:**
- PROPERTY BOUNDARY
  - PIVOT IRRIGATION
  - 1.2M POST AND RAIL FENCE
  - 1.2M WARATAH AND WIRE FENCE
  - PLANTING AREA
  - ECOLOGICAL PLANTING COVENANT
  - LAWN
  - PRODUCTIVE LAND
  - QEII COVENANT
  - OVERHEAD 66KV POWER LINE
  - EXISTING CONTOURS

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
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**PROJECT**

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**

OVERALL CONCEPT PLAN

SCALE	1:7000 @ A3
DATE	27/09/23

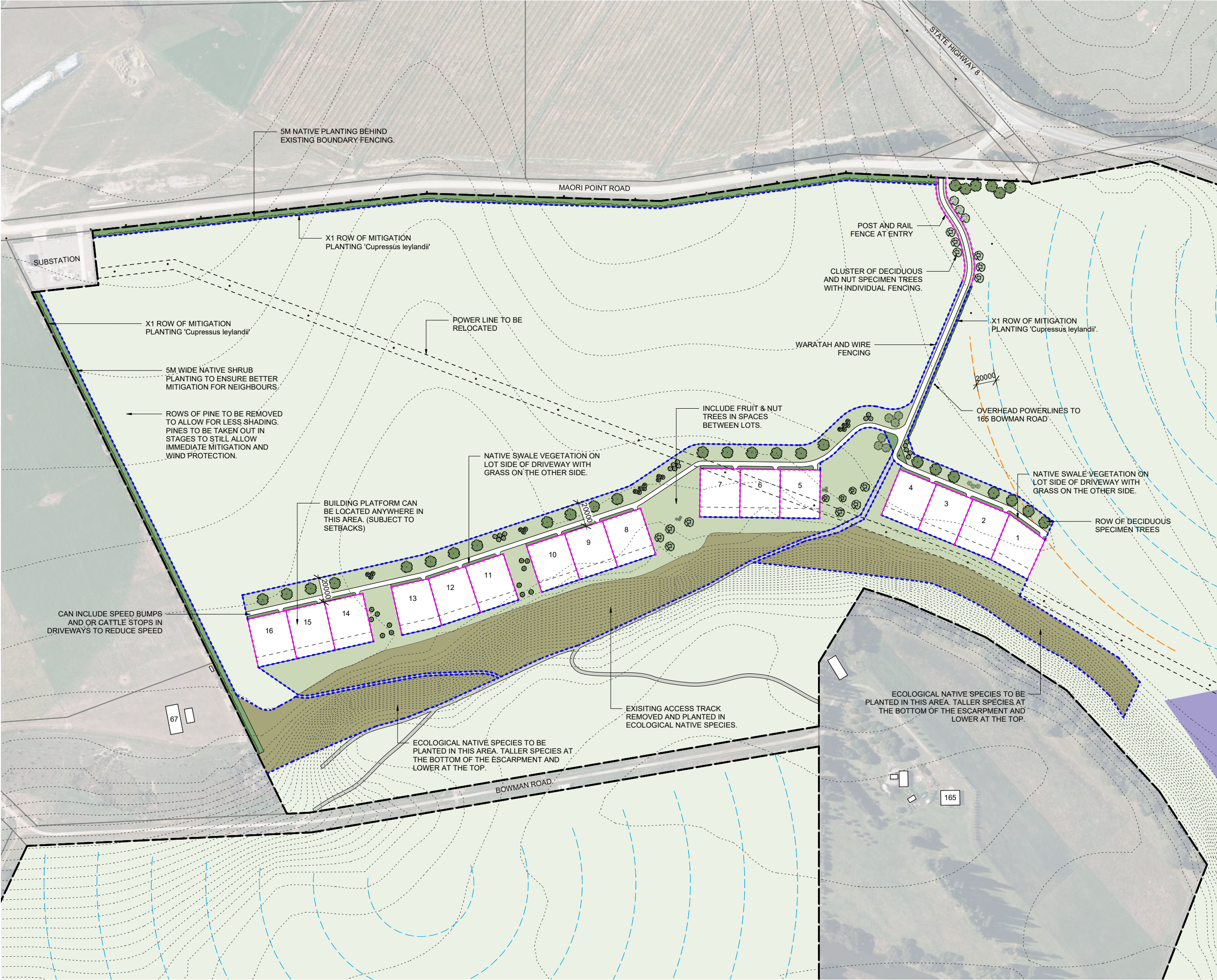
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<b>CHECKED</b>	JG/AB

<b>STAGE</b>	FOR CONSENT
<b>JOB NO.</b>	TRE001

**DRAWING NO.**  
TRE001-DWG-LND-100

**REVISION NO.** C





- KEY:**
- PROPERTY BOUNDARY
  - PIVOT IRRIGATION
  - 1.2M POST AND RAIL FENCE
  - 1.2M WARATAH AND WIRE FENCE
  - PLANTING AREA
  - ECOLOGICAL PLANTING COVENANT
  - LAWN
  - PRODUCTIVE LAND
  - QEII COVENANT
  - OVERHEAD 66KV POWER LINE
  - EXISTING CONTOURS

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
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C	27/09/2023	Issue for Consent



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**PROJECT**

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**

CONCEPT PLAN

SCALE 1:3500 @ A3

DATE 27/09/23

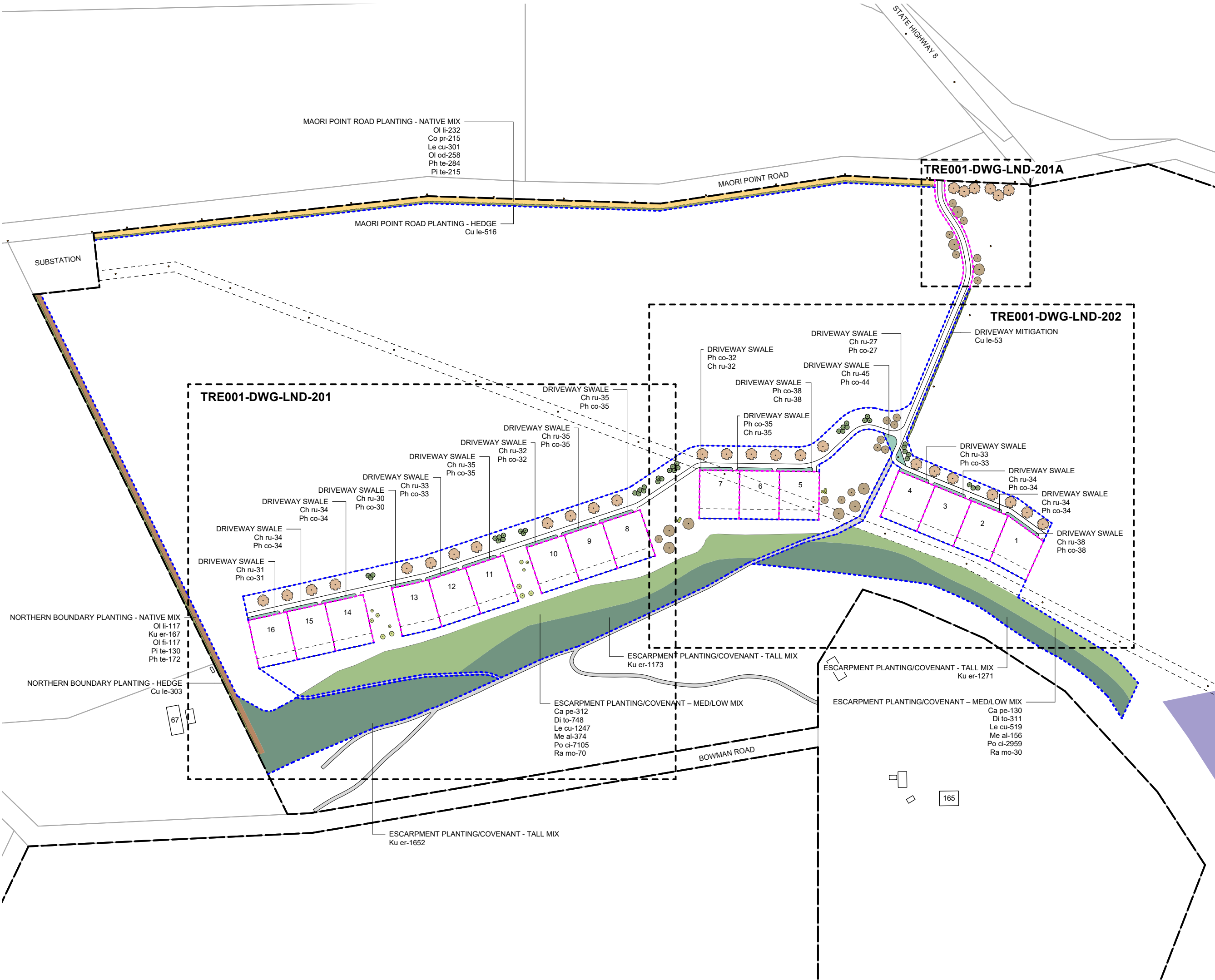
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<b>CHECKED</b>	JG/AB
<b>STAGE</b>	FOR CONSENT
<b>JOB NO.</b>	TRE001

**DRAWING NO.**

TRE001-DWG-LND-101

**REVISION NO.** C





KEY:

- PROPERTY BOUNDARY
- 1.2M POST AND RAIL FENCE
- 1.2M WARATAH AND WIRE FENCE
- MAORI POINT ROAD PLANTING - NATIVE MIX
- MITIGATION PLANTING - CUPRESSUS HEDGE
- NORTH BOUNDARY PLANTING - NATIVE SHRUBS MIX
- DRIVEWAY SWALE PLANTING
- ESCARPMENT PLANTING / COVENANT - LOW / MED MIX
- ESCARPMENT PLANTING / COVENANT - TALL MIX
- FUSCOSPORA SOLANDRI (BLACK BEECH)
- QUERCUS PALUSTIS (PIN OAK)
- NUT TREES
- FRUIT / SMALL NUT TREES
- OVERHEAD 66KV POWER LINE
- QEII COVENANT

REVISIONS

REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent



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PROJECT

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

DRAWING

OVERALL PLANTING PLAN

SCALE 1:3500 @ A3  
DATE 27/09/23

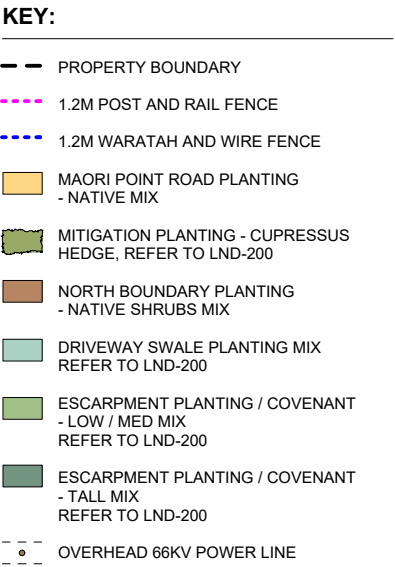
DRAWN MT  
CHECKED JG/AB

STAGE FOR CONSENT  
JOB NO. TRE001

DRAWING NO.  
TRE001-DWG-LND-200

REVISION NO. C



[illegible]

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent



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**PROJECT**  
Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**  
PLANTING PLAN - LOTS 8-16

SCALE	1:1500 @ A3
DATE	27/09/23

**DRAWN** MT

**CHECKED** JG/AB

STAGE	FOR CONSENT
JOB NO.	TRE001

**DRAWING NO.**  
TRE001-DWG-LND-201

REVISION NO. C



- KEY:**
- PROPERTY BOUNDARY
  - 1.2M POST AND RAIL FENCE
  - 1.2M WARATAH AND WIRE FENCE
  - MITIGATION PLANTING - CUPRESSUS HEDGE, REFER TO LND-200
  - DRIVEWAY SWALE PLANTING MIX REFER TO LND-200
  - ESCARPMENT PLANTING / COVENANT - LOW / MED MIX REFER TO LND-200
  - ESCARPMENT PLANTING / COVENANT - TALL MIX REFER TO LND-200
  - OVERHEAD 66KV POWER LINE

REVISIONS

REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
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PROJECT

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

DRAWING

PLANTING PLAN - LOTS 1-7

SCALE	1:1500 @ A3
DATE	27/09/23

DRAWN	MT
CHECKED	JG/AB

STAGE	FOR CONSENT
JOB NO.	TRE001

DRAWING NO.  
TRE001-DWG-LND-202

REVISION NO. C



PLANTING SCHEDULE

MAORI POINT ROAD PLANTING (REFER TO SHEET LND-400)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Co pr	215	Coprosma propinqua	Mingimingi	2000	2L	20	0.25	To be planted towards the back
Cu le	516	Cupressus leylandii	Green Leyland Cypress	1800	3L	100	0.3	To be planted at 1.8M spacing, to be trimmed as a hedge to 6m tall once established
Le cu	301	Leonohebe cupressoides	Cypress Hebe	1000	2.5L	7	1	To be planted in groups of 3, 5, 7 & 9 towards Maori Point Road
Oi li	232	Olearia lineata	Twiggy Tree Daisy	1750	1L	18	0.3	To be planted in groups of 3, 5
Oi od	258	Olearia odorata	Scented Tree Daisy	2500	1L	20	0.3	To be planted in groups of 3, 5
Ph te	284	Phormium tenax	New Zealand flax	1500	1L	15	0.44	To be planted in groups of 3, 5 towards Maori Point Road
Pi te	215	Pittosporum tenuifolium	Black Matipo/ Kohuhu	2000	2.5L	20	0.25	To be planted in groups of 3 at the back

DRIVEWAY MITIGATION (REFER TO SHEET LND-401)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Cu le	53	Cupressus leylandii	Green Leyland Cypress	1800	3L	100	0.16	To be planted at 1.8M spacing, to be trimmed as a hedge to 6m tall once established

NORTHERN BOUNDARY PLANTING (REFER TO SHEET LND-401)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Cu le	303	Cupressus leylandii	Green Leyland Cypress	1800	3L	100	0.3	To be planted at 1.8M spacing, to be trimmed as a hedge to 6m tall once established
Ku er	167	Kunzea ericoides	Kanuka	2500	Root trainer	40	0.16	To be planted in groups of 3, 5 & 7 at the back
Oi fi	117	Olearia fimbriata	Small-leaved Tree Daisy	1500	2L	10	0.45	To be planted in groups of 3, 5
Oi li	117	Olearia lineata	Twiggy Tree Daisy	1750	1L	15	0.3	To be planted in groups of 3, 5
Ph te	172	Phormium tenax	New Zealand flax	1500	1L	15	0.44	To be planted in groups of 3, 5 towards the front
Pi te	130	Pittosporum tenuifolium	Black Matipo/ Kohuhu	2000	2.5L	20	0.25	To be planted in groups of 3 at the back

ESCARPMENT PLANTING / COVENANT - LOW/MED MIX (REFER TO SHEET LND-402)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Ca pe	446	Carmichaelia petriei	Desert Broom	2000	1L	10	0.25	To be planted in groups of 3, 5
Di to	1068	Discaria toumatou	Matagouri	1750	7cm pot	20	0.3	To be planted in groups of 3, 5
Le cu	1780	Leonohebe cupressoides	Cypress Hebe	1000	2.5L	10	1	To be planted in groups of 3, 5, 7 & 9
Me al	534	Melicytus alpinus	Porcupine Shrub/ Mahoe	1000	1L	3	1	To be planted in groups of 3, 5, 7, 9, 11
Po ci	10146	Poa cita	Silver Tussock	1000	Root trainer	57	1	Mass planted / Large drifts
Ra mo	101	Raoulia monroi	Fan-leaved mat daisy	500	2L	As shown	As shown	To be planted beside access ways

ESCARPMENT PLANTING / COVENANT - TALL MIX (REFER TO SHEET LND-402)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Ku er	4096	Kunzea ericoides	Kanuka	2500	Root trainer	100	0.16	Mass planted

DRIVEWAY SWALE (REFER TO SHEET LND-403)								
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Percentage Mix	Rate / plants per M2	Comments
Ch ru	626	Chionochloa rubra	Red tussock	1250	1L	50	0.65	To be planted between or in front of Phormium cookianum
Ph co	625	Phormium cookianum	Mountain flax/ Wharariki	1250	1L	50	0.65	To be planted towards the back

OVERALL PLANTING SCHEDULE						
ID	Qty	Botanical Name	Common Name	Spacing	Pot Size	Comments
Ca pe	446	Carmichaelia petriei	Desert Broom	2000	1L	To be planted in groups of 3, 5
Ch ru	626	Chionochloa rubra	Red tussock	1250	1L	To be planted between or in front of Phormium cookianum
Co pr	215	Coprosma propinqua	Mingimingi	2000	2L	To be planted towards the back
Cu le	872	Cupressus leylandii	Green Leyland Cypress	1800	3L	To be planted at 1.8M spacing, to be trimmed as a hedge to 6m tall once established
Di to	1068	Discaria toumatou	Matagouri	1750	7cm pot	To be planted in groups of 3, 5
Ku er	4263	Kunzea ericoides	Kanuka	2500	Root trainer	To be planted in groups of 3, 5 & 7
Le cu	2081	Leonohebe cupressoides	Cypress Hebe	1000	2.5L	To be planted in groups of 3, 5, 7 & 9
Me al	534	Melicytus alpinus	Porcupine Shrub/ Mahoe	1000	1L	To be planted in groups of 3, 5, 7, 9, 11
Oi fi	117	Olearia fimbriata	Small-leaved Tree Daisy	1500	2L	To be planted in groups of 3, 5
Oi li	349	Olearia lineata	Twiggy Tree Daisy	1750	1L	To be planted in groups of 3, 5
Oi od	258	Olearia odorata	Scented Tree Daisy	2500	1L	To be planted in groups of 3, 5
Ph co	625	Phormium cookianum	Mountain flax/ Wharariki	1250	1L	To be planted towards the back
Ph te	456	Phormium tenax	New Zealand flax	1500	1L	To be planted in groups of 3, 5
Pi te	345	Pittosporum tenuifolium	Black Matipo/ Kohuhu	2000	2.5L	To be planted in groups of 3 at the back
Po ci	10146	Poa cita	Silver Tussock	1000	Root trainer	Mass planted / Large drifts
Ra mo	101	Raoulia monroi	Fan-leaved mat daisy	500	2L	To be planted beside access ways

DRIVEWAY TREES					
ID	Qty	Botanical Name	Common Name	Pot Size	Comments
Ca sa	6	Castanea sativa	Sweet Chestnut	16RP	As shown
Fu so	40	Fuscospora solandri	Black Beech	12L	As shown - to be planted in clusters of 3 & 5
Ju re	3	Juglans regia	English Walnut	10L	As shown
Qu pa	31	Quercus palustris	Pin Oak	16RP	As shown - to be planted in a row

FRUIT / NUT TREES					
ID	Qty	Botanical Name	Common Name	Pot Size	Comments
Ap tr	3	Apricot 'Trevatt'	Fruiting Apricot	10L	As shown
Ca sa	10	Castanea sativa	Sweet Chestnut	16RP	As shown
Ch se	3	Cherry 'Stella'	Fruiting Cherry	10L	As shown
Fr wh	6	Hazelnut 'Whiteheart'	Fruiting Hazelnut	10L	As shown
Ju re	6	Juglans regia	English Walnut	10L	As shown
Pr ne	2	Prunus persica var. nectarina	Peach Golden Haze	10L	As shown
Pr ru	4	Prunus salicina 'Ruby Queen'	Plum Ruby Queen	10L	As shown

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
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PROJECT

Maori Point Road Subdivision

5 Maori Point Road, Tarras 9383

DRAWING

PLANTING SCHEDULE

SCALE

N/A

DATE

27/09/23

DRAWN

MT

CHECKED

JG/AB

STAGE

FOR CONSENT

JOB NO.

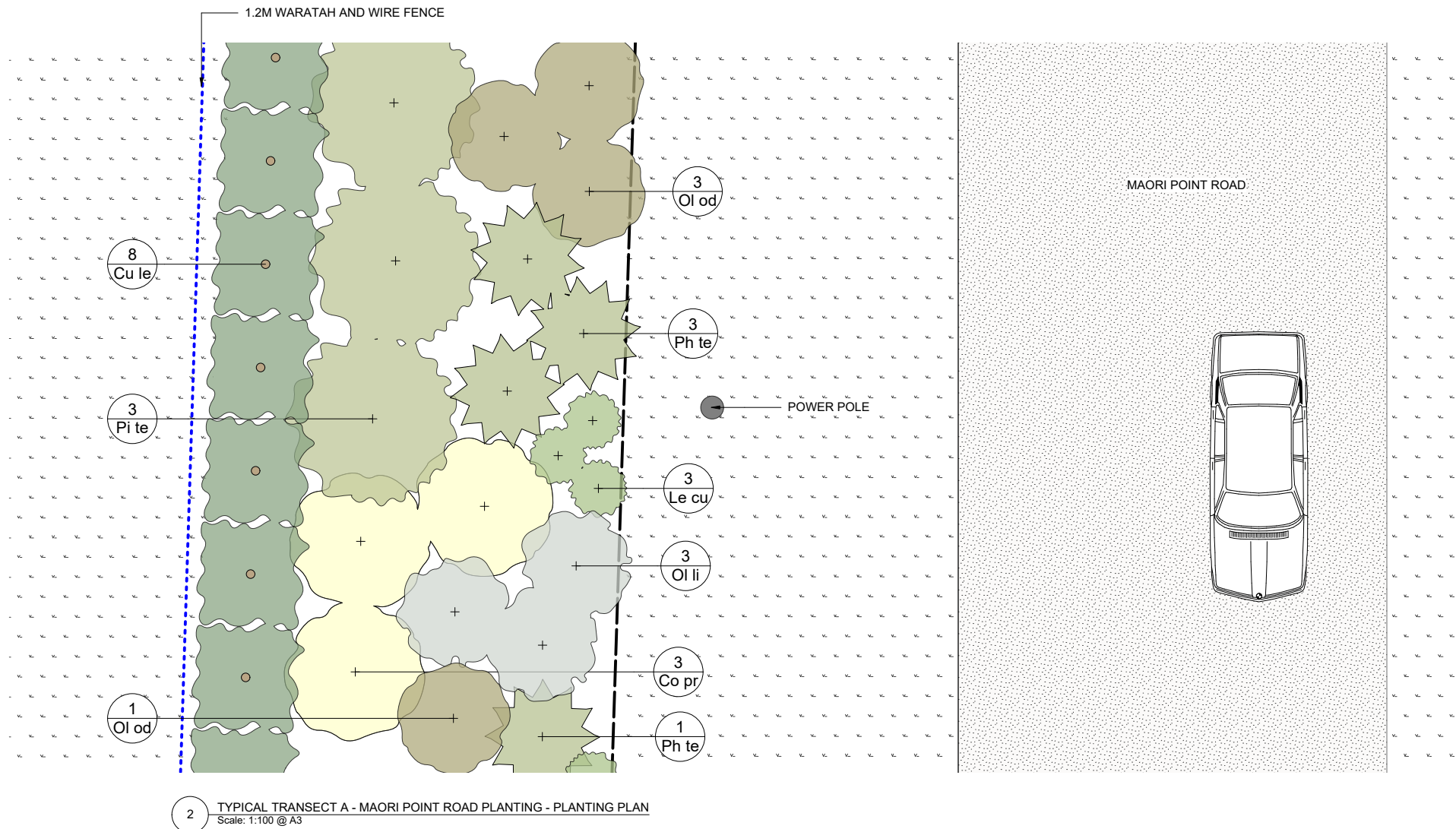
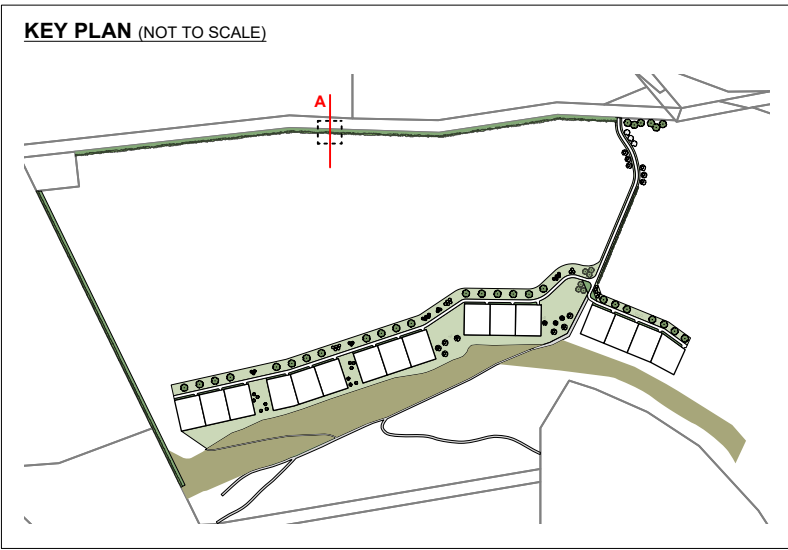
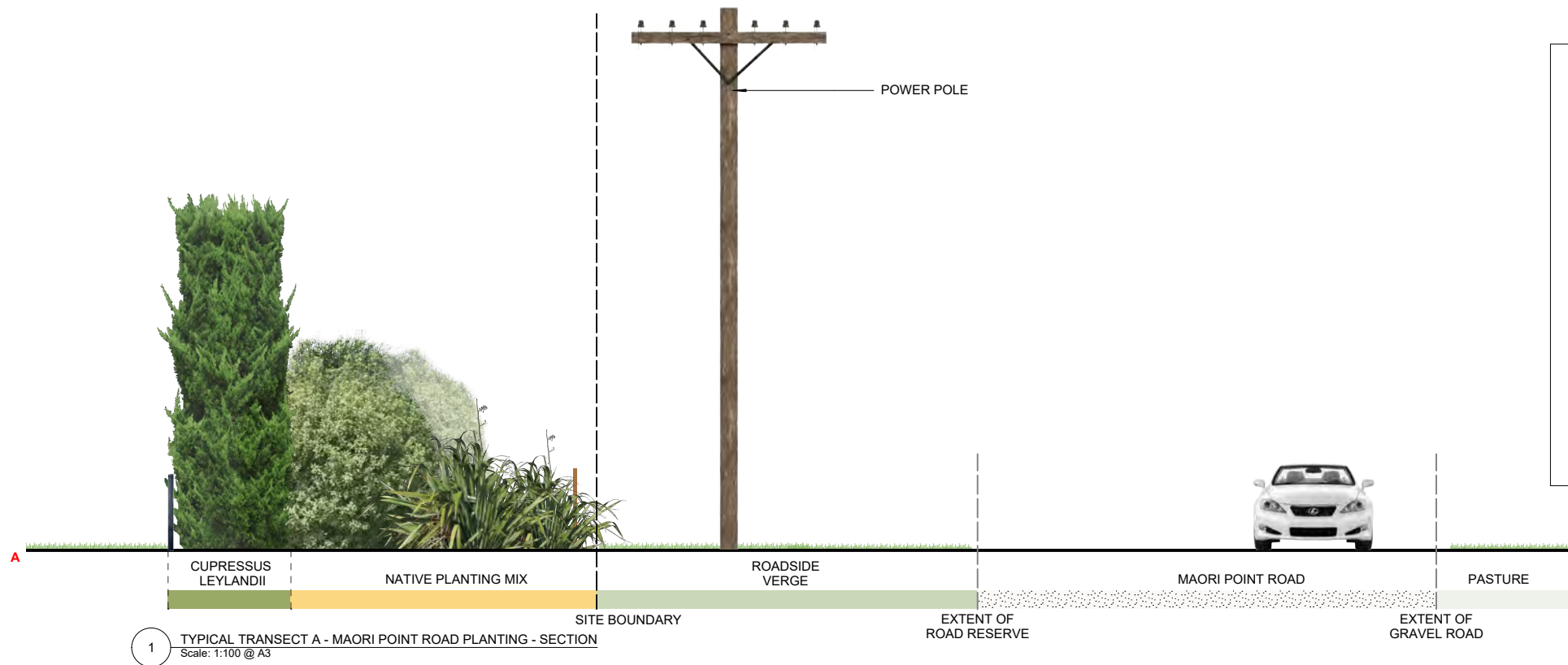
TRE001

DRAWING NO.

TRE001-DWG-LND-300

REVISION NO.

C



REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent

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**PROJECT**  
Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**  
TYPICAL TRANSECT A

SCALE	1:100 @ A3
DATE	27/09/23

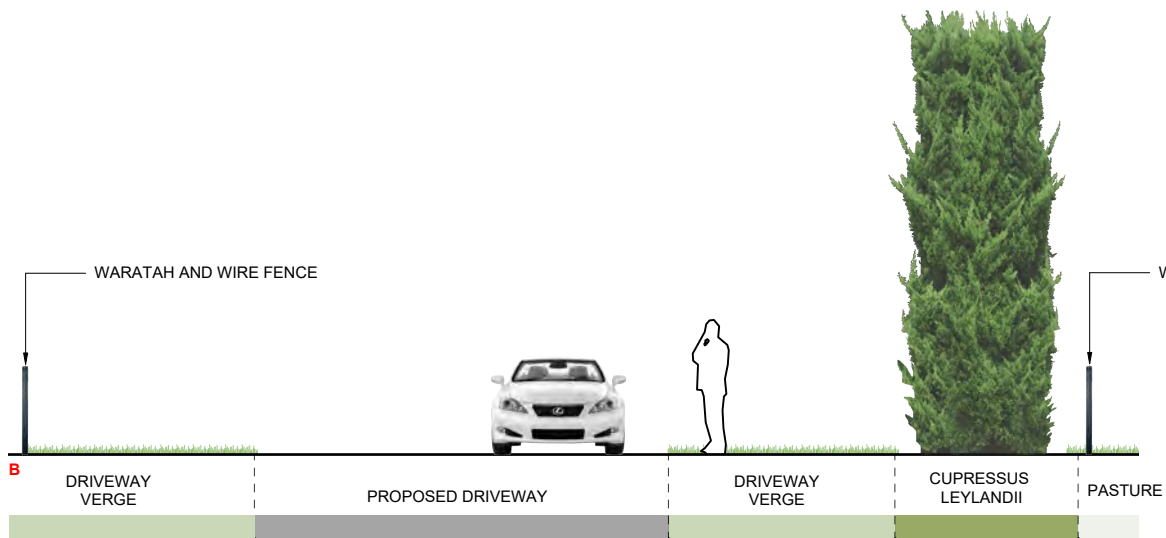
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CHECKED	JG/AB

STAGE	FOR CONSENT
JOB NO.	TRE001

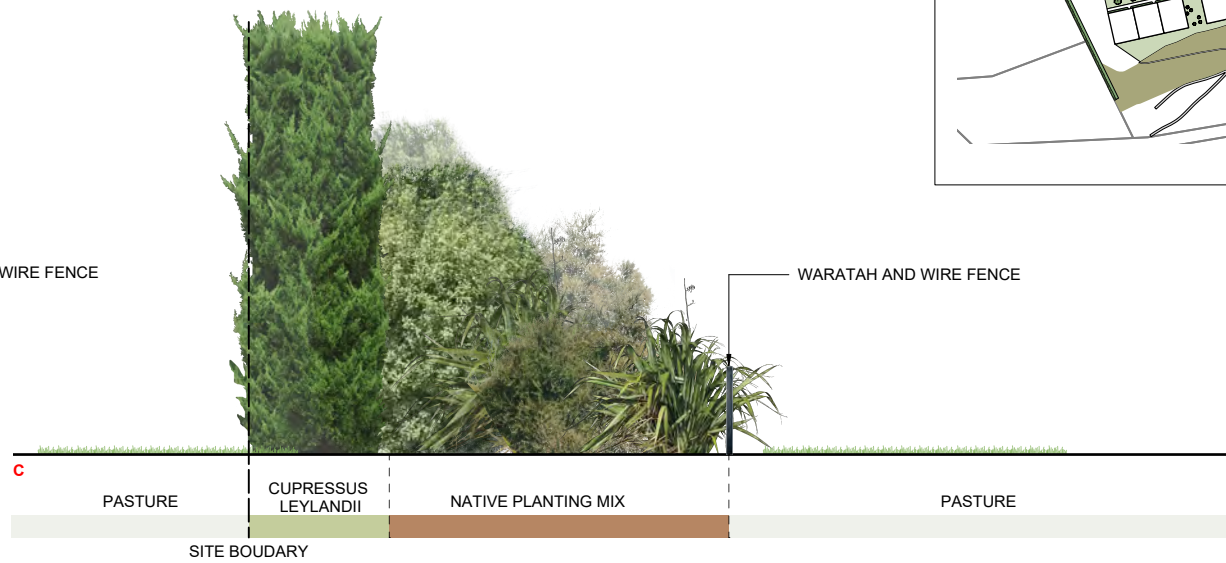
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TRE001-DWG-LND-400

**REVISION NO.** C



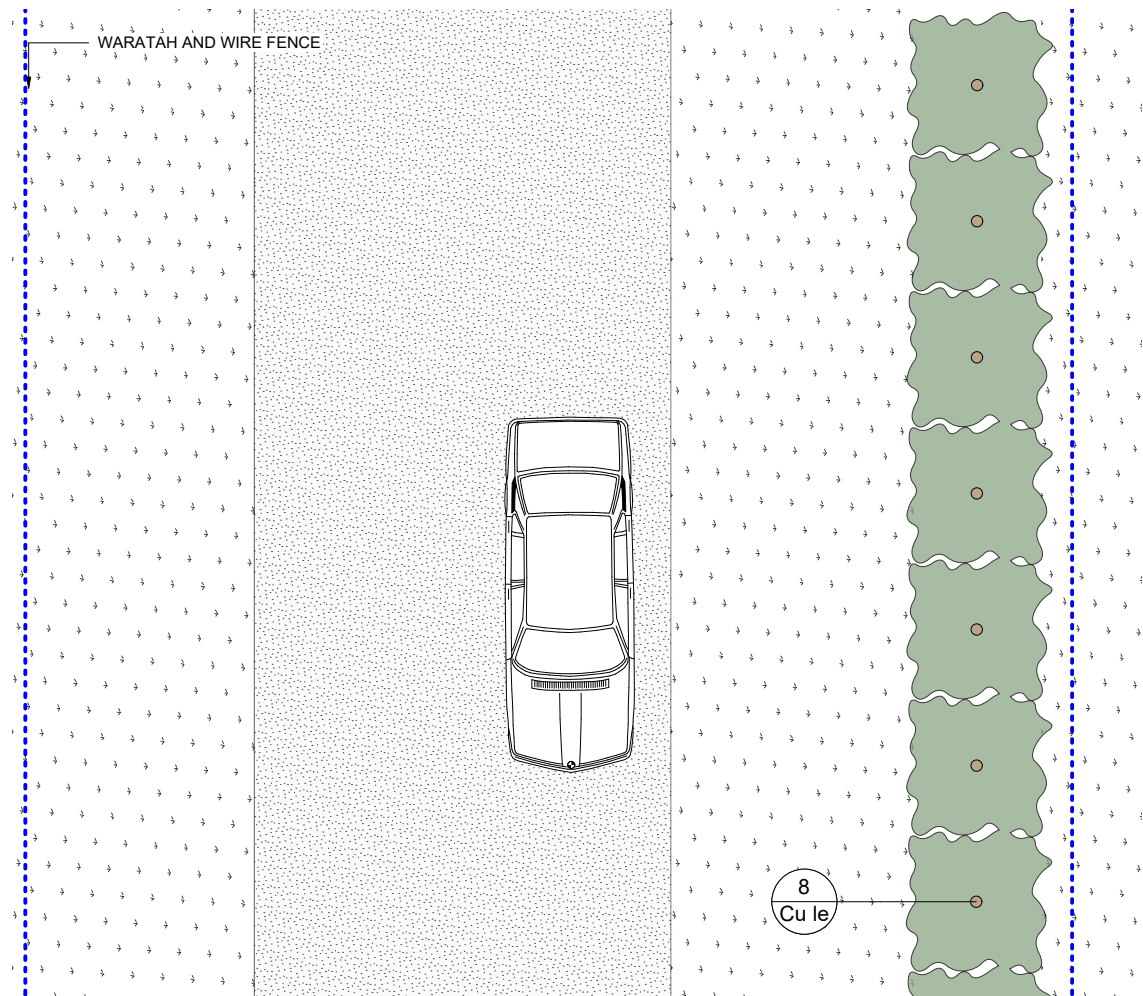
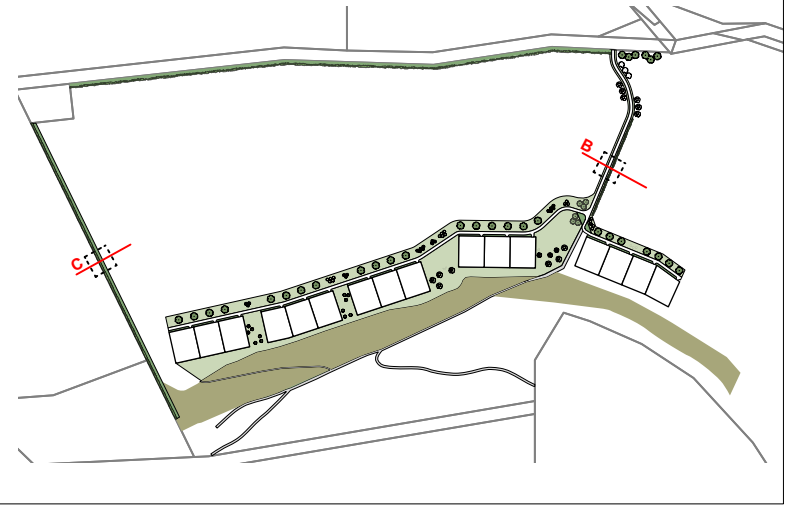


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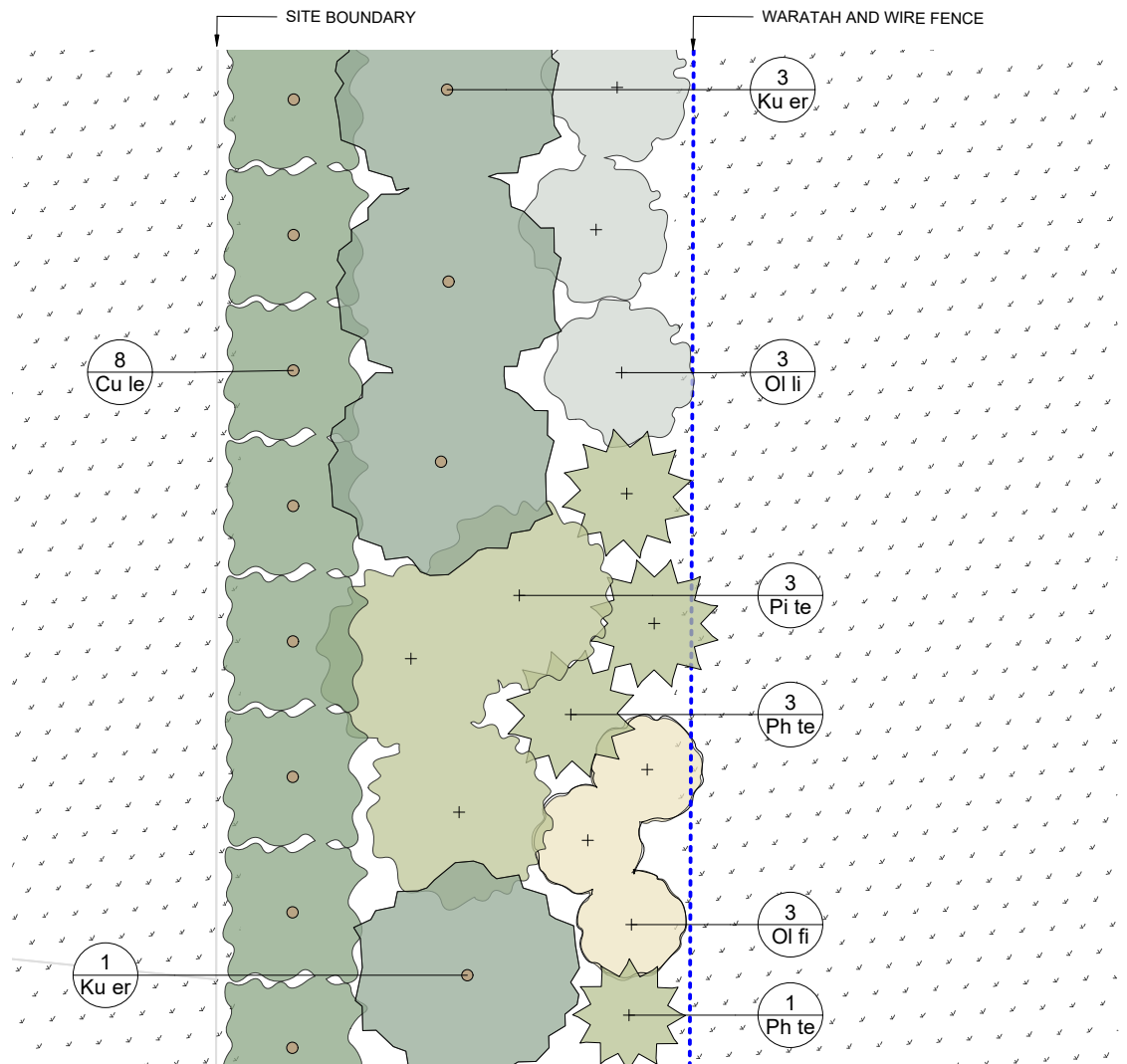


3 TYPICAL TRANSECT C - NORTHERN BOUNDARY PLANTING - SECTION  
Scale: 1:100 @ A3

KEY PLAN (NOT TO SCALE)



2 TYPICAL TRANSECT B - DRIVEWAY MITIGATION - PLANTING PLAN  
Scale: 1:100 @ A3



4 TYPICAL TRANSECT C - NORTHERN BOUNDARY PLANTING - PLANTING PLAN  
Scale: 1:100 @ A3

#### REVISIONS

REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent

**Align**

landscape architecture and urban design division  
8/248 St Asaph St, Christchurch  
PO Box 1302, Christchurch 8140

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W - www.align.net.nz

#### PROJECT

Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

#### DRAWING

TYPICAL TRANSECT B/C

SCALE 1:100 @ A3

DATE 27/09/23

DRAWN MT

CHECKED JG/AB

STAGE FOR CONSENT

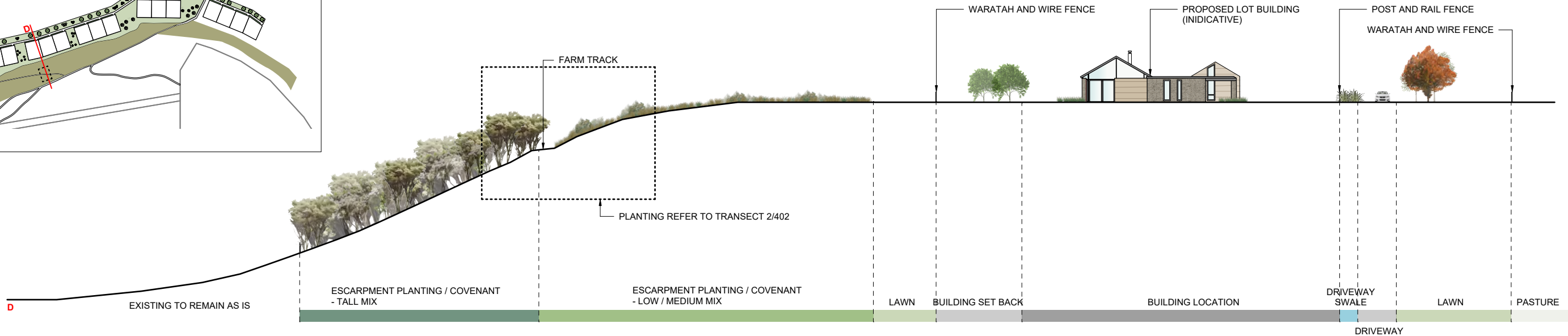
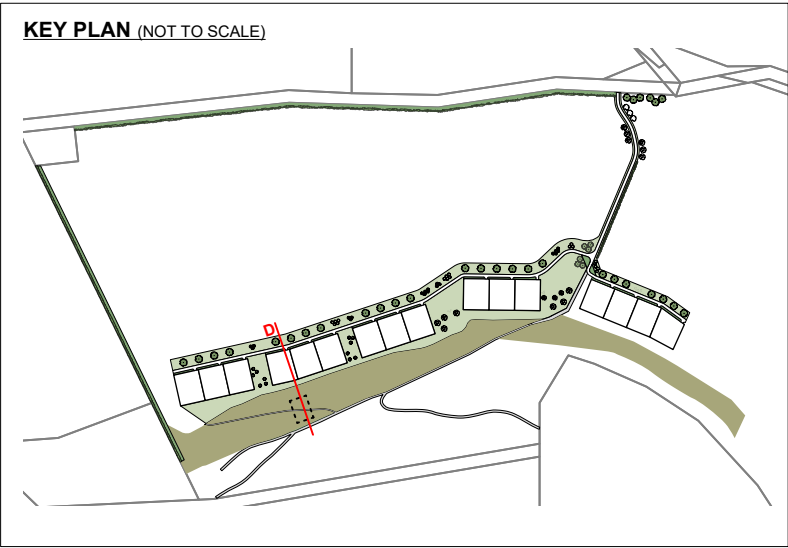
JOB NO. TRE001

#### DRAWING NO.

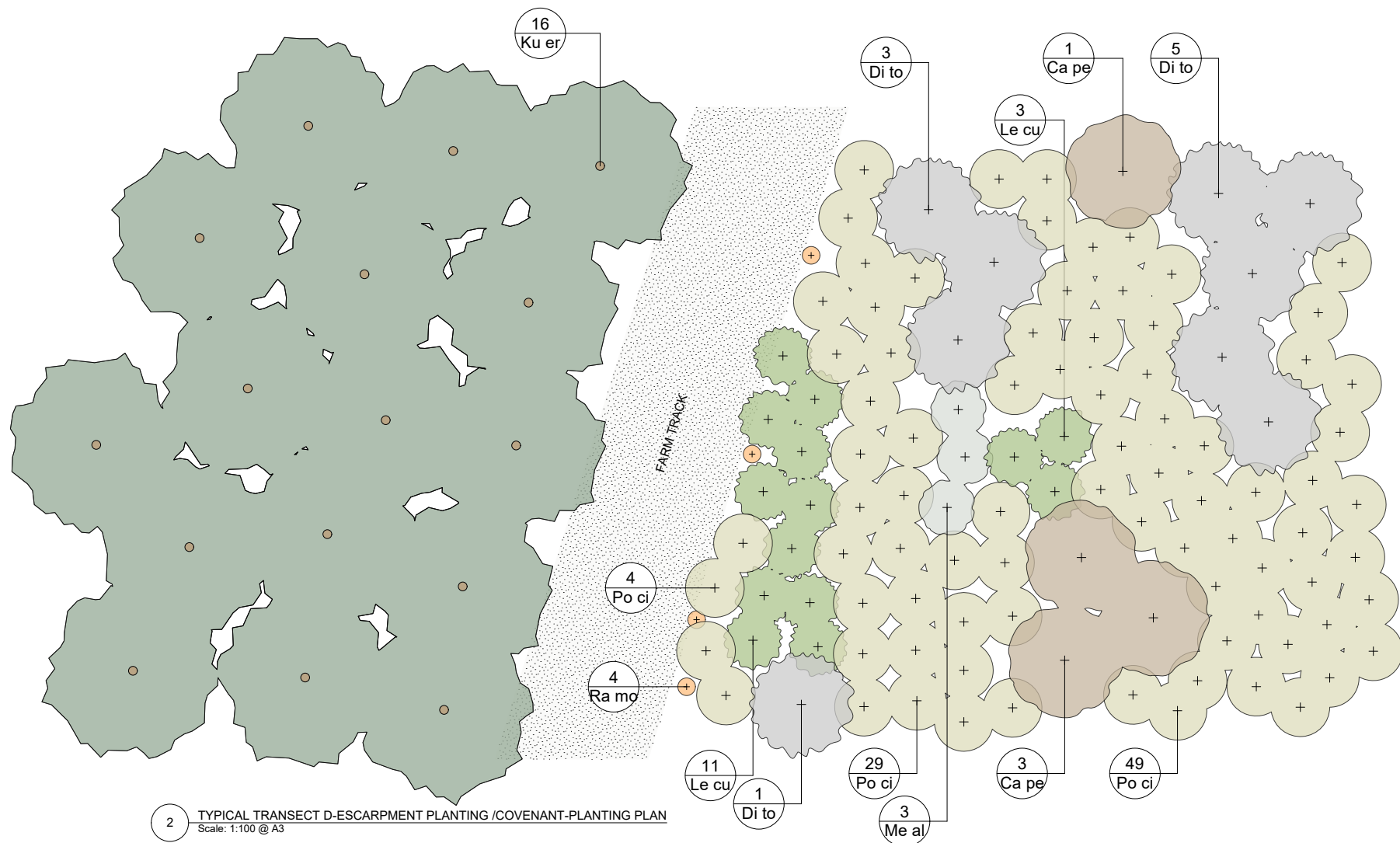
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#### REVISION NO.

C



1 TYPICAL TRANSECT D - ESCARPMENT PLANTING / COVENANT - SECTION  
Scale: 1:500 @ A3



2 TYPICAL TRANSECT D-ESCARPMENT PLANTING / COVENANT-PLANTING PLAN  
Scale: 1:100 @ A3

REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent

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landscape architecture and urban design division  
8/248 St Asaph St, Christchurch T - 03 982 5040  
PO Box 1302, Christchurch 8140 W - www.align.net.nz

**PROJECT**  
Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**  
TYPICAL TRANSECT D

SCALE	AS NOTED
DATE	27/09/23

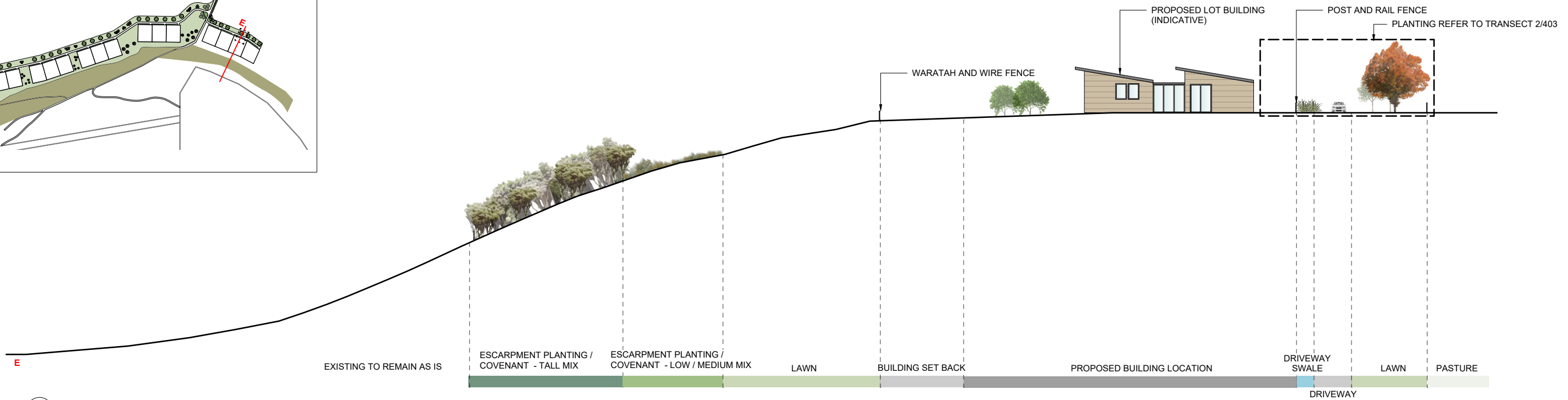
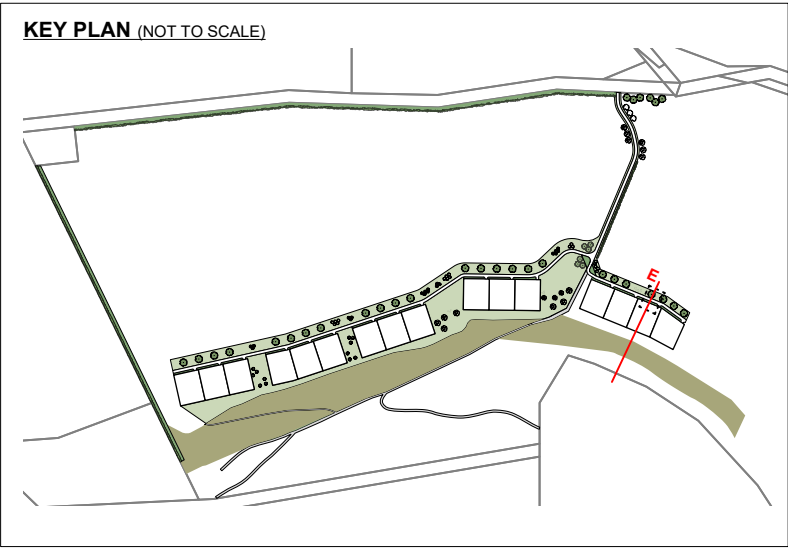
DRAWN	MT
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STAGE	FOR CONSENT
JOB NO.	TRE001

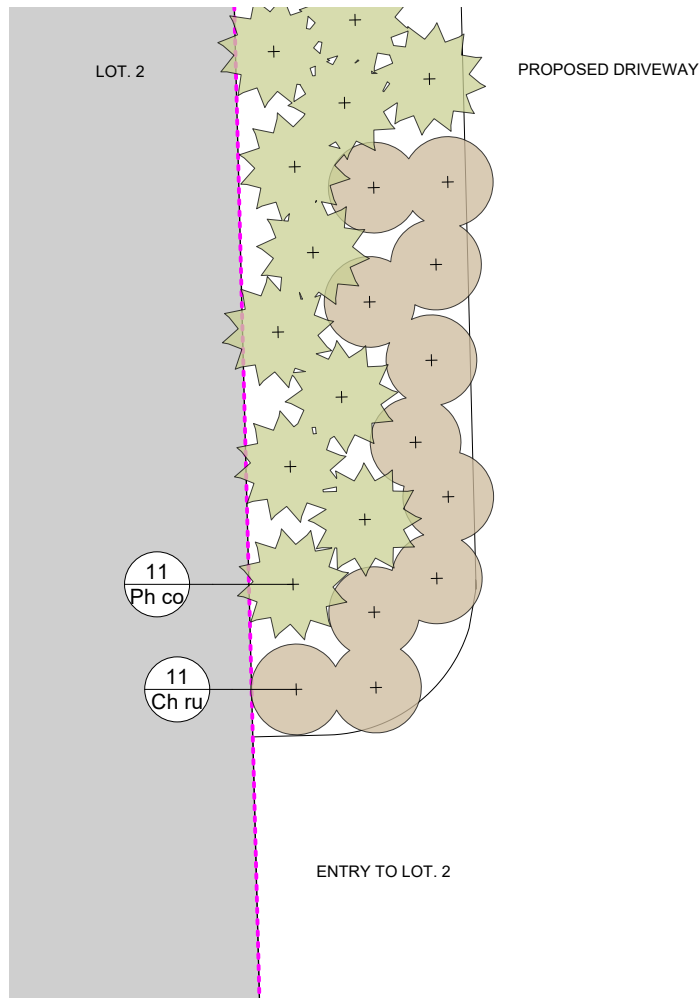
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**REVISION NO.** C

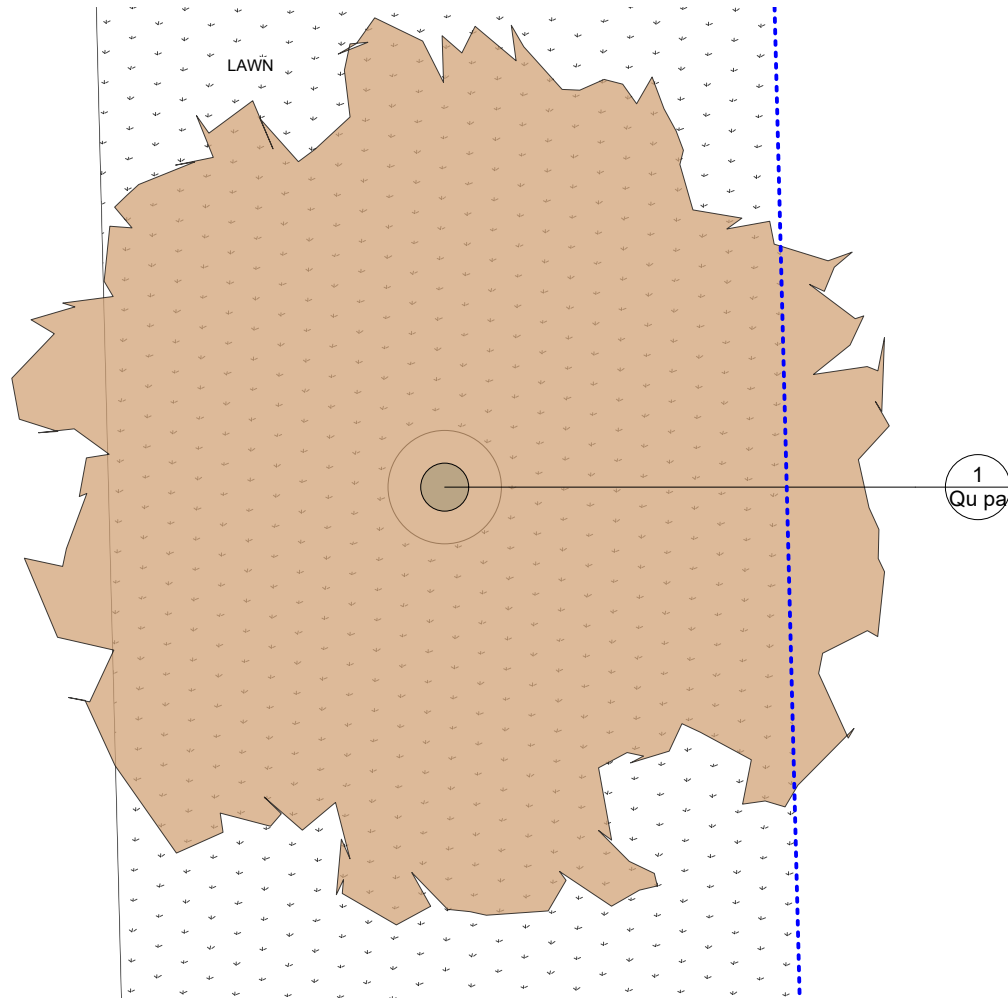




1 TYPICAL TRANSECT E - ESCARPMENT PLANTING / COVENANT - SECTION  
Scale: 1:500 @ A3



2 TYPICAL TRANSECT E - DRIVEWAY SWALE PLANTING -PLANTING PLAN  
Scale: 1:100 @ A3



REVISIONS		
REV	DATE	DESCRIPTION
A	08/09/2023	Issue for Information
B	22/09/2023	Issue for Information
C	27/09/2023	Issue for Consent

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**PROJECT**  
Maori Point Road Subdivision  
5 Maori Point Road, Tarras 9383

**DRAWING**  
TYPICAL TRANSECT E

SCALE AS NOTED  
DATE 27/09/23

**DRAWN** MT  
**CHECKED** JG/AB

**STAGE** FOR CONSENT  
**JOB NO.** TRE001

**DRAWING NO.**  
TRE001-DWG-LND-403

**REVISION NO.** C

# NES RECORD SEARCH

## Application

Paterson Pitts Limited Partnership  
PO Box 84, Cromwell 9342

Number NES230031  
Application date 21/08/23  
Phone 03 445 1826  
Mobile  
Email  
rod.baxter@ppgroup.co.nz

## Property

Valuation No. 2841109600  
Location 5 Maori Point Road, Tarras  
Legal Description LOT 2 DP 476419  
Area (hectares) 132.4231

## Resource consents

**Resource Area:** *This site is in the Rural Resource Area. The site is subject to a flood prone notation.*

### Consents:

- 3/08/18**     **RESOURCE CONSENT 180253** : Change of conditions 1,4-15, 17 & 18 of RC180002  
*No information in relation to HAIL activities could be found on this record.*
- 1/03/18**     **RESOURCE CONSENT 180002** : Subdivision consent for 5 lot subdivision in the Rural Resource Area.  
*No information in relation to HAIL activities could be found on this record.*
- 20/06/14**     **RESOURCE CONSENT 140103** : Two lot subdivision for the purposes of a network utility with areas of 0.4320ha and 131.01ha  
*Information in this record relates to an electrical substation. Electrical works and power generation is HAIL Item B. The migration of hazardous materials from this neighbours site would be considered Item H and may trigger NES-CES requirements.*
- 23/01/09**     **RESOURCE CONSENT 080074** : Alteration to existing designation to include land the highway currently occupies within the highway designation & designate land required for the realignment of Maori Point Rd intersection with SH8..  
*No information in relation to HAIL activities could be found on this record.*
- 18/04/08**     **RESOURCE CONSENT 070269** : land use consent to extract approx 10000m3 of sand per year  
*No information in relation to HAIL activities could be found on this record.*
- \*1/04/08**     **RESOURCE CONSENT 080115** : **Subdivision creating (28) allotments varying from 2ha to 20.9ha and one lot of 0.2ha to vest as legal road**  
*No information in relation to HAIL activities could be found on this record.*  
*\*Processing of RC080115 was suspended by the applicant and no decisions have been made in relation to it.*



<b>8/03/01</b>	<b>RESOURCE CONSENT 001185</b> : SUBDIVISION CREATING 5 RURAL ALLOTMENTS EACH WITH AN AREA OF OVER 8 HA <i>No information in relation to HAIL activities could be found on this record.</i>
<b>21/01/97</b>	<b>RESOURCE CONSENT 960205</b> : BUILD DWELLING ON LOT1 WITHOUT FIRST ESTABLISHING AN INDEPENDENT & VIABLE USE. <i>No information in relation to HAIL activities could be found on this record.</i>
<b>17/01/1995</b>	<b>RESOURCE CONSENT 387</b> : N G Trevathan Subdivision of Section 19 Block XIV Tarras <i>No information in relation to HAIL activities could be found on this record.</i>

## Building

**Consents/Permits/Compliance Schedules:**

## Preliminary Site Investigations and Detailed Site Investigations

This property file shows no record of a Preliminary Site Investigation or Detailed Site Investigation

## Aerial Photographs

No information in relation to HAIL activity could be found on the council's aerial photos which are dated back to 2006.

***Disclaimer: The Council does not hold records directly relating to activities on the Hazardous Activities and Industries List (HAIL). In the event some information is available it cannot be guaranteed as correct or complete and therefore may not satisfy your request. We therefore recommend you undertake further investigation to determine whether any HAIL activities exist on the site.***



Rachel Stanton  
Project Information Memorandum Officer

Date: 4<sup>th</sup> September 2023

Reviewed by:



Adam Vincent  
Planning Officer

Date: 05 September 2023

## Section 4 – Rural Resource Area

Ref	Standard and Non-Compliance Status	Compliance		
		Y/N	Comments	
4.7.2(ii) Subdivision				
(i) Minimum Allotment Sizes	No minimum lot sizes apply to areas identified “Rural Resource Area”. Therefore Rule 4.7.4(iii) applies.	Non complying	N	The average allotment size is 1.18 hectares.
(ii) Separation Distances for Dwellings	Where the development of the site is to accommodate a dwelling, the plan of subdivision shall identify a building platform for a dwelling with no less than the following separation distances from any existing dwelling, dwelling under construction, other registered building platform identified on a plan of subdivision, or any urban area: Rural Residential - 50 metres		Y	A building platform has been identified. Each lot 1-16 has adequate area to build a dwelling and associated structures.
(iii) Concept Plans	The setback from internal boundaries for any building housing animals shall be 30m.		N/A	Not applicable to Rural Resource Area zone.
(iv) Maximum Number of Allotments for Residential Activities	No maximum number of allotments apply to areas identified “Rural Resource Area”. Therefore Rule 4.7.4(iii) applies.		N	The proposed subdivision will result in 16 new farm park rural residential lots.
(v) Access Formed	No additional accesses are to be created to any State highway.		Y	The new accesses are proposed from Māori Point Road.

**4.7.3(vii) Residential Building Platform**

A residential building platform that are not provided for in Rule 4.7.2(i), 4.7.2(ia), 4.7.2(ib) and Rule 4.7.2(vii) is a discretionary (restricted) activity provided the following standards are complied with.

<b>(a) General Standards</b>	<i>The relevant standards set out in 4.7.6 are complied with.</i>	D	<b>Y</b>	The relevant standards set out in 4.7.6 are provided below, in this table.
<b>(b) Residential Activities Per Site</b>	<i>There shall be no more than one residential activity on the relevant certificate of title unless additional residential activity is required to accommodate people working the property and their families</i>	D	<b>Y</b>	The proposal includes a single residential building area per lot in order to accommodate a single residential activity per site.
<b>(c) Access</b>	<i>No additional formed accesses are to be created to any State Highway.</i>	D	<b>Y</b>	The proposal does not include any new access to a State Highway.
<b>(d) Separation Distances</b>	<i>Where the dwelling is not located on a building platform established by way of resource consent a 50 metre separation distance to any existing dwelling, any dwelling under construction, any residential building platform established by way of resource consent, or any urban area shall apply.</i>	D	<b>Y</b>	The proposal includes building areas on each new lot for future residential activity. The building areas have been assessed against



Ref	Standard and Non-Compliance Status		Compliance	
			Y/N	Comments
	<i>Council shall restrict the exercise of its discretion to the following matters:</i>			the relevant matters below.
	<i>1. Whether or not the building and associated development or future building located on the residential building platform can be appropriately screened from public view by topographical features appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.</i>			See Landscape Assessment
	<i>2. Whether the siting of the building and associated development or future building located on the residential building platform will give rise to earthworks including access carriageways and planting, which will adversely affect the open space, natural character and amenity values.</i>			See Landscape Assessment
	<i>3. Whether the building and associated development or future building located on the residential building platform will maintain the open natural character of hills and ranges, without compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge.</i>			See Landscape Assessment Only one property (Section 15 Block XVI Tarras SD) uses that section of the road and an APA has been sought from the owner. Vegetation is proposed to be planted on the bank between the upper and lower terrace which will hide the buildings once the vegetation is established. This vegetation is to be protected by a Landscape Covenant
	<i>4. The colour scheme for the building which should in general be darker than the background in which it is set</i>			Colour schemes will be determined through residential use application
	<i>5. Whether the building and associated development or future building located on the residential building platform will have adverse cumulative effects when assessed in conjunction with existing and consented unimplemented built development including any residential building platforms established by way of resource consent.</i>			The land provides a unique opportunity to provide a "cluster" type rural residential development. The outcome is considered less impact than a 8Ha lot scenario.
	<i>6. Any objectives and policies relevant to the above matters.</i>			The relevant objectives and policies are assessed in Section of this report.
	<i>7. Methods to avoid, remedy or mitigate the effects of existing activities including potential for reverse sensitivity, the provision of screening, landscaping and methods for noise control</i>			See Landscape Assessment
	<i>8. Provision of services, including fire fighting water supply.</i>			See Section 4 above

Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments

#### 4.7.6 STANDARDS

##### G. Provision of Services

<b>(a) Effluent Disposal</b>	<i>Any site intended to accommodate a household unit or any activity that generates human effluent shall be either connected to an existing sewerage scheme at the owners cost (provided that the scheme has the capacity to accommodate the waste generated) or if such a scheme is not available the site shall be capable of effective disposal of effluent safely within the site.</i>		Y	Wastewater disposal will meet current standards
<b>(b) Water Supply</b>	<i>At the time of subdivision or prior to the issue of building consent to erect a residential building, the owner shall provide a safe and adequate water supply. This water supply shall be obtained from a source which is protected from contamination by animal sources and the normal activities that may cause contamination occurring or likely to occur within the catchment. The water will be of a quality which does not require any form of treatment, shall be adequate in quantity (approximately 300 litres per person per day) and where the supply is obtained outside the boundaries of the property, secured by permanent agreements and easements. The final product must meet the Ministry of Health Standards as defined in Drinking Water Standards for New Zealand 2000.</i>		Y	Water supply will meet current standards
<b>(c) Access, Loading and Manoeuvring</b>	<i>Access, loading and manoeuvring requirements shall be provided in accordance with Rule 12.7.1 page 12:13 and Rule 12.7.3 page 12:17.</i>			Will meet current standards

##### J. Earthworks for Access Tracks and Extraction Activities

<b>(a) Tracks</b>	<p><i>Where any earthworks are required for or in connection with the formation or construction of any road, track, landing, firebreak, fenceline, or utility service line, the following design standards shall be met</i></p> <p><i>(i) All formation surfaces with an inwards crossfall shall be drained by a watertable; and</i></p> <p><i>(ii) Cutoffs or culverts shall be constructed or installed so as to prevent scour, gullyng or other erosion of the formed or constructed surface and to adequately provide for fish passage when such fish passage is appropriate and practicable; and Breach: discretionary (restricted) activity see Rule 4.7.3(vi)</i></p> <p><i>(iii) All areas of fill including any formation surface overlying fill shall be compacted; and</i></p> <p><i>(iv) Fill batters shall be constructed and vegetated to a standard that is adequate to mitigate any adverse visual effects when viewed from any State highway and to avoid batter erosion or failure; and</i></p>			Earthworks are anticipated to be permitted of the CODP
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Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments
	(v) Adverse effects on any stream, river or lake or permanently wet wetland are avoided, remedied or mitigated; and (vi) Any cut or fill batter is no more than 2 metres in height or depth (provided that this may be exceeded for 10% or less of the total track length to a maximum 3 metres).		

## Section 16 – Subdivision

Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments

### 16.7 GENERAL STANDARDS

<b>16.7.1 Subdivision Code of Practice</b>	<i>The physical design and construction of works to be carried out as part of the subdivision or as required by a condition of consent will generally be in accordance with Council's Code of Practice for Subdivision (see Method 16.5.2 page 16:11). Modification may be made to the requirements of this Code by any conditions of consent.</i>	<b>Y</b>	The proposed subdivision will be in accordance with Council's Code of Practice for Subdivision.
<b>16.7.2 Services, Infrastructure and Roading Within a Subdivision</b>	<i>(a) The subdivider shall be responsible for providing all reticulation, services and roading within the subdivision. The subdivider shall also ensure that services are provided to the boundary of each allotment. All costs of tying into existing services and infrastructure (including roading, footpaths and kerb and channel (or other similar systems)) shall rest with the subdivider.</i>	<b>Y</b>	The proposed subdivision will be serviced, including the provision of relevant services to each proposed lot.
	<i>(b) The subdivider shall be responsible for the forming, grassing and where necessary, irrigating of all berms, and for establishing landscaping that is required as a condition of consent. An irrigation system may be required as a condition of consent and this shall be installed at the cost of the subdivider.</i>	<b>N/A</b>	Formal roadside berms are not proposed as the subdivision includes access roads only (not vested roads).
	<i>(c) Lighting shall be installed within all urban subdivisional roads and shall be designed and installed in accordance with the requirements of NZS 6701:1983. Lighting reticulation to be installed shall be cost effective with regard to future availability, operating costs and maintenance. Lighting components must be approved by Council.</i>	<b>N/A</b>	
	<i>(d) The consent holder or successor in title shall be responsible for providing kerb crossing places and vehicle entrances to all allotments intended to accommodate a dwelling or other building.</i>	<b>Y</b>	The proposed lots will include vehicle entrances.
	<i>(e) The consent holder shall provide for Council's consent, a proposed name or names for any new subdivisional road and when approved it shall be the consent holder's responsibility to supply and erect appropriate signs of a design consistent with the road sign design used in that particular locality.</i>	<b>N/A</b>	The proposed subdivision will include private access roads not to be vested to Council.
	<i>(f) The subdivider shall provide, as part of the design and construction of any private way or access lot servicing more than 2 allotments, common facilities for postal delivery and refuse collection services. Facilities for these services shall be provided in a co-ordinated and tidy manner which promotes</i>	<b>Y</b>	The proposed subdivision includes a common facilities area for ease of access and design.

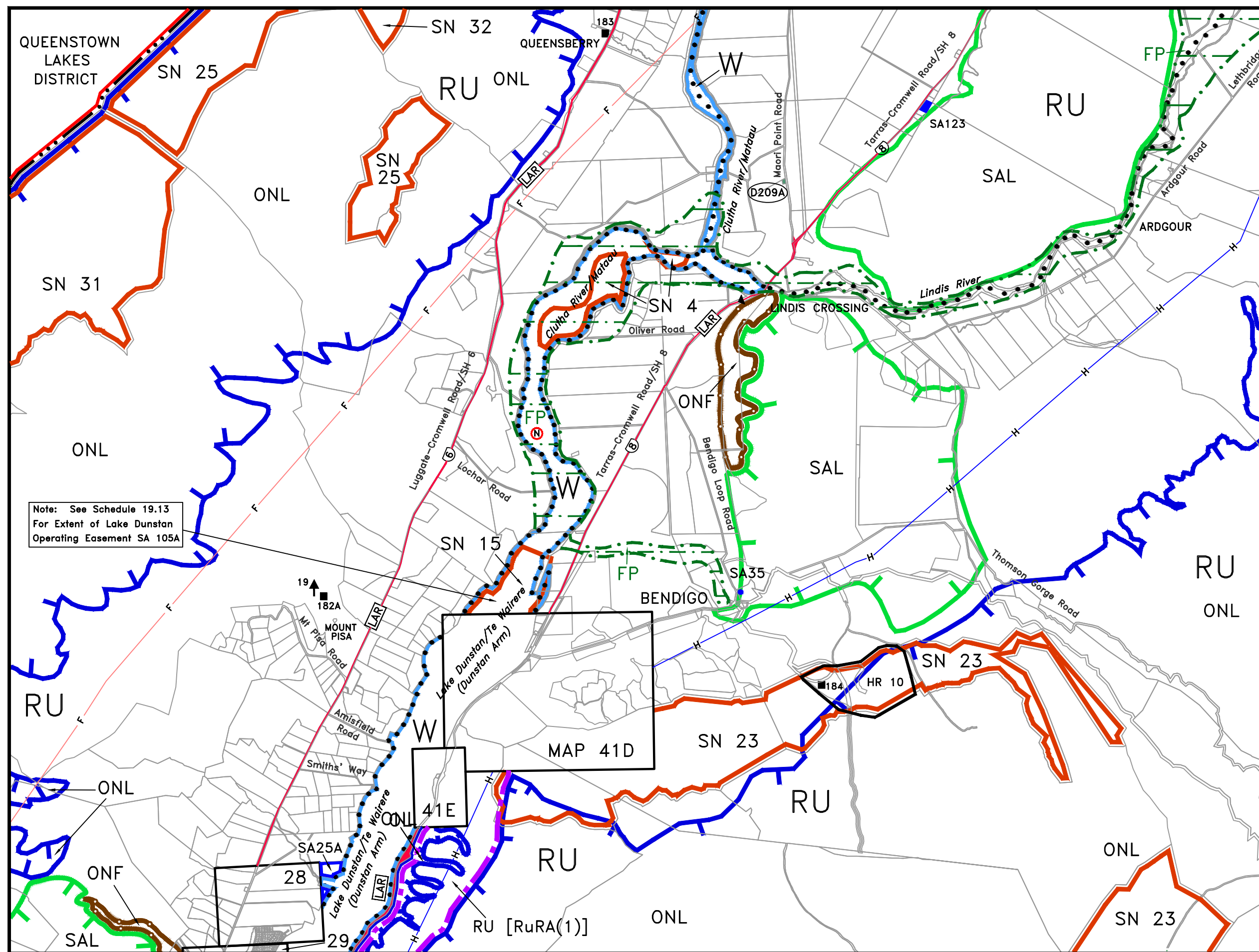
Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments
	<i>ease of access and use, the design of which is to be compatible with the existing streetscape.</i>		
<b>16.7.3 Services, Infrastructure and Roading Servicing the Subdivision</b>	<i>All services, infrastructure and roading that service the land within a subdivision shall be of a standard adequate to meet the intended use of the subdivision.</i>	<b>Y</b>	All proposed services and roading will be of a standard to that for the anticipated use – for rural residential activity.
<b>16.7.5 Minimum Access Widths - Rural Areas</b>	<i>Minimum access width in rural areas shall be as follows:- Rights of way, access lots = 6 metres legal, 4 metres formed. Crossfalls of a minimum of 6% shall be provided to ensure water drains freely from the carriageway</i>	<b>Y</b>	The proposed private access ways meet the minimum design widths and crossfall
<b>16.7.6 Maximum Gradients for Carriageways</b>	<i>The maximum gradients for carriageways shall be as follows – Private access - 1 in 5</i>	<b>Y</b>	The proposed private access ways meet the minimum design gradient
<b>16.7.7 Access to Back Land</b>	<i>The design of every subdivision shall give consideration to the future development of adjoining land and the Council, may, as a condition of consent, require the creation of reserves, roads or the formation of roads to the boundary of adjoining land to facilitate future development.</i>	<b>N/A</b>	
<b>16.7.8 Existing Buildings or Other Developments</b>	Where any subdivision includes land that has existing buildings or other developments located upon it, Council will require that the individual allotments upon which the existing buildings or other developments are situated have independent connections to all utilities servicing the land and that appropriate easements are created to protect existing services. Separate drainage and water connections will generally be required for each property. In special circumstances, however, “drains in common” or a shared water connection with separate toby's may be consented to.	<b>N/A</b>	
<b>16.7.9 Stability of Land</b>	<i>Prior to considering an application, the Council may require the production of a report from a geologist or engineer experienced in the field of land stability showing that each site in the proposed subdivision is suitable for the permitted activities on that site and the erection of buildings. A report from an appropriately qualified and experienced person may be required where any other potential hazard may affect land subject to the application</i>	<b>Y</b>	A geotechnical assessment is currently being undertaken.
<b>16.7.10 Electricity and Telephone Services</b>	<i>The design and provision to each allotment of electricity and telephone utility services shall comply with the standards of the relevant network utility operator (that is referred to in the context of this rule as a ‘provider’) provided that electricity and telephone utility services are to be located underground in urban areas unless this is demonstrated to be impracticable (apart from the Industrial Resource Area) and other areas if Council so determines as a condition of consent.</i>	<b>Y</b>	The proposed subdivision will include the appropriate power utility service. Telecommunications will not be provided.
<b>16.7.11 High Voltage Transmission Lines</b>	<i>Where subdivision activities are to occur in close proximity to high voltage transmission lines (being 20 metres either side of the centre line of that transmission line) such subdivisions shall, through the design of sites and the location of roads and reserves under the route of the line: (a) Ensure that ease of access to transmission lines is maintained so that maintenance and inspections of transmission lines to avoid risk of injury and/or property damage can occur.</i>	<b>Y</b>	It is proposed to realign the existing Aurora Energy Limited 66Kv overhead power lines away from the Lots 1 – 16.



Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments
	<p>(b) Be designed so that there will be no need to erect buildings within 20 metres of the centre line on each of high voltage transmission lines; and</p> <p>(c) Facilitate building platforms for residential dwellings where the main living area will not face the transmission lines.</p>		
<b>16.7.12 Amalgamation Conditions</b>	<p>In addition to the circumstances set out in section 220(1)(b) of the Act Council may impose amalgamation conditions for the following purposes:</p> <p>(a) To ensure adequate legal and/or physical access is available to the land being subdivided.</p> <p>(b) To maintain the integrity of network utility services and/or infrastructure that serves or crosses the land being subdivided.</p> <p>(c) To maintain and enhance amenity values, particularly with respect to landscape values.</p> <p>(d) To meet minimum allotment size requirements.</p> <p>(e) To reduce the non-compliance of an existing allotment</p> <p>(f) To meet yard and/or separation requirements.</p> <p>(g) To facilitate boundary adjustments.</p> <p>(h) For any other purpose consistent with the above.</p>	N/A	
<b>16.7.12 Provision of Esplanade Strips, Esplanade Reserves, and Access Strips</b>	<p><b>1. Esplanade Strips/Esplanade Reserves</b></p> <p>Where any land to be subdivided adjoins any river or lake or in circumstances where section 345 of the Local Government Act 1974 applies, the following may be required as a condition of consent to the subdivision:</p> <p>(a) Allotments less than 4 hectares. Where an allotment of less than 4 hectares is created when land is subdivided adjacent to a river 3 metres or greater in width or a lake of 8 hectares or more in area, an esplanade strip up to 20 metres in width may be required to be created within that allotment OR an esplanade reserve up to 20 metres in width may be set aside from that allotment along the bank of the river or along the margin of the lake as the case may be. Central Otago District Plan 1 April 2008 Page 16:19 Subdivision 2.</p> <p>(b) Allotments greater than 4 hectares Where an allotment greater than 4 hectares is created, Council may require an esplanade strip to be created or an esplanade reserve to be set aside in the following circumstances:</p> <ol style="list-style-type: none"> <li>Where reserves already exist adjacent to or in the general vicinity of the subdivision and an esplanade strip or reserve would complement or increase the width of that land already in public ownership.</li> <li>On those streams, rivers or lakes identified in Schedule 19.9</li> <li>On any other water body where an esplanade strip or reserve may be necessary to provide for the purposes set out in section 229 of the Act.</li> </ol> <p>Note: The Act requires that Council pay compensation for any esplanade strip or reserve taken as part of a subdivision of allotments greater than 4 hectares.</p>	N/A	
	<p>Existing Reserve or Road Where a reserve or road already exists along the bank of the lake or along the margin of a river or previously existed but the position of the river or lake has changed and reduced the width of the reserve or road in places, then additional land may be required to be set aside as esplanade reserve or an esplanade strip created to increase the reserve or road to a width appropriate to perform the esplanade function. 16.7.13 (cont'd)</p>	N/A	

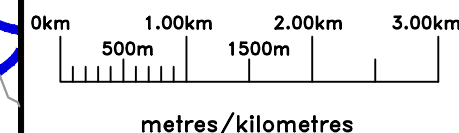
Ref	Standard and Non-Compliance Status	Compliance	
		Y/N	Comments
	<p><b>3. Vesting of Lake and River Beds</b>  <i>Section 237A of the Act shall only apply when it is considered to be in the public interest to vest the bed of the river or lake in the Council.</i>  <i>Matters of public interest may include, but are not limited to, the following:</i>  1. <i>Where there is a need, or a potential need, to dredge the bed of the lake or river for some public purpose.</i>  2. <i>Where there is the possibility of mineral and/or gravel extraction from the bed that may adversely effect the ecology of the river.</i>  3. <i>Where there is the potential need for public structures to be attached to the bed at some time in the future.</i>  4. <i>Significant ecological, amenity, and/or recreational values exist.</i></p>	N/A	
	<p><b>4. Request to Waiver Requirements on a River or Lake Listed in Schedule 19.9</b>  <i>Where, as part of a subdivision application, an applicant requests that the requirement for access be totally waived in respect of a water body listed in Schedule 19.9, Council will require that the written approval of the Otago Fish and Game Council and the Department of Conservation accompany the subdivision application. This may enable the application to be processed without public notification. In considering whether to waive the requirements for esplanade provisions by way of a condition of subdivision consent, Council will have regard to Policies 16.4.9 and 16.4.10. Central Otago District Plan 1 April 2008 Page 16:20 Subdivision</i></p>	N/A	
	<p><b>5. Agreements for Esplanade Strips and Access Strips</b>  <i>Council may, from time to time, negotiate the creation of esplanade strips by agreement pursuant to section 235 of the Act, and access strip easements pursuant to section 237B of the Act.</i>  <i>Priority for any such negotiations for the creation of esplanade strips will be given to those water bodies identified in Schedule 19.9.</i>  <i>Any such negotiation undertaken in respect of access strips will only occur in circumstances where there is no existing or practical physical public access to any river, lake, esplanade reserve, esplanade strip or reserve.</i></p>	N/A	





<b>LOCATION</b>  CENTRAL OTAGO DISTRICT	<b>ADJOINING MAPS</b>			
	47A	46	<b>48</b>	49
	47			
	51	52		53

Scale 1:60,000  
( at A3 )



See LEGEND for key to map notations

Amended: 9 December 2008  
15 July 2013  
16 September 2014

Publicly Notified : 18 July 1998

Amended by Decisions : 1 July 2000

Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

**MAP 48**

# Affected Persons Approval



To: The Manager, Planning and Environment  
Central Otago District Council  
PO Box 122  
Alexandra 9340

## TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Clutha Plains Trust

Type of resource consent: 17 Lot subdivision

Proposed activity: 16 Lot Rural Residential lots, 1 balance lot and land use consent

Location of site: 5 Maori Point Road, Tarras

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

## TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: SCOTT WORTHINGTON

Organisation: \_\_\_\_\_

Address: 86 BOWMAN RD TARRAS

Signature [Signature]

Date 8/10/23

Name: SUSAN LEE WORTHINGTON

Organisation: \_\_\_\_\_

Address: 86 BOWMAN RD

Signature [Signature]

Date 8/10/23

### Checklist:

☐ Signature of all legal owners

☐ Site and/or subdivision plan with all required signatures

☐ Elevations with all required signatures (if applicable)



Existing Easements		
Purpose	Shown	Burdened Lot
Right to Draw Water	R, E	Lot 100
Right to Convey Water, electricity, telecommunications and computer media	PI, PE	Lot 100

Existing Easements in Gross			
Purpose	Shown	Burdened Lot	Grantee
Right to Convey Electricity	A, R, E, PI, PE	Lot 100	Aurora Energy Limited
Right to Transform Electricity	R, E	Lot 100	Aurora Energy Limited

Approved

*[Signature]* dated 8 / 10 2023

*[Signature]* dated 8 / 10 2023

dated / 2023

Lots	Area
1	2,000m <sup>2</sup>
2	2,000m <sup>2</sup>
3	2,000m <sup>2</sup>
4	2,000m <sup>2</sup>
5	2,000m <sup>2</sup>
6	2,000m <sup>2</sup>
7	2,000m <sup>2</sup>
8	2,000m <sup>2</sup>
9	2,000m <sup>2</sup>
10	2,000m <sup>2</sup>
11	2,000m <sup>2</sup>
12	2,000m <sup>2</sup>
13	2,000m <sup>2</sup>
14	2,000m <sup>2</sup>
15	2,000m <sup>2</sup>
16	2,000m <sup>2</sup>
100	129.92Ha

Proposed Easements			
Purpose	Shown	Burdened Lot	Benefited Lot
ROW	M	100	1 - 16
	N	100	1 - 3
	P	100	4 - 16

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Client Location

Clutha Plains Trust  
Maori Point Road

Purpose/Drawing Title

Lots 1 - 16, 100 Being a  
Subdivision  
of Lot 2 DP 476419

Surveyed by

Designed by

Drawn by

Checked by

Approved by

Job No.

C3001\_SCM

Original Size

A3

Scale

1:2,500

DO NOT SCALE

Sheet No.

3:1

Revision No.

B

Date Created

25/09/2023







## Affected Persons Approval



To: The Manager, Planning and Environment  
Central Otago District Council  
PO Box 122  
Alexandra 9340

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### TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Sam Rosenberg

Organisation: Client Manager

Address: Perpetual Guardian

Signature: [Signature] Date: 12-Oct-2023

Name: \_\_\_\_\_

Organisation: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### Checklist:


☐ Signature of all legal owners

☐ Site and/or subdivision plan with all required signatures

☐ Elevations with all required signatures (if applicable)

Existing Easements		
Purpose	Shown	Burdened Lot
Right to Draw Water	R, E	Lot 100
Right to Convey water, electricity, telecommunications and computer media	PL, PE	Lot 100

Existing Easements in Grass			
Purpose	Shown	Burdened Lot	Grantee
Right to Convey Electricity	A, R, E, PL, PE	Lot 100	Aurora Energy Limited
Right to Transform Electricity	R, E	Lot 100	Aurora Energy Limited

Approved  dated 17/10/ 2023

**Sam Rosenberger**  
dated            2023  
Client Manager  
Perpetual Guardian  
dated            2023

Lots	Area
1	2,000m <sup>2</sup>
2	2,000m <sup>2</sup>
3	2,000m <sup>2</sup>
4	2,000m <sup>2</sup>
5	2,000m <sup>2</sup>
6	2,000m <sup>2</sup>
7	2,000m <sup>2</sup>
8	2,000m <sup>2</sup>
9	2,000m <sup>2</sup>
10	2,000m <sup>2</sup>
11	2,000m <sup>2</sup>
12	2,000m <sup>2</sup>
13	2,000m <sup>2</sup>
14	2,000m <sup>2</sup>
15	2,000m <sup>2</sup>
16	2,000m <sup>2</sup>
100	129.92Ha

Proposed Easements			
Purpose	Shown	Burdened Lot	Benefited Lot
M		100	1 - 16
N		100	1 - 3
P		100	4 - 16

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Client/Location:

**Clutha Plains Trust**  
**Maori Point Road**

Purpose/Existing Title

**Lots 1 - 16, 100 Being a**  
**Subdivision**  
**of Lot 2 DP 476419**

Surveyed by: **NS**  
Designed by: **RBW/AG**  
Drawn by:   
Approved by:   
Job No: **C3001\_SCM**

Original Size: **A3**  
Scale: **1:2,500**  
**DO NOT SCALE**  
Sheet No: **3-1**  
Revision No: **B**  
Date Drawn: **25/09/2023**



# Affected Persons Approval



To: The Manager, Planning and Environment  
Central Otago District Council  
PO Box 122  
Alexandra 9340

## TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

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## TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Jaclyn O'Sullivan

Organisation: \_\_\_\_\_

Address: 33 Poison Terrace, Tarras

Jaclyn O'Sullivan  
Signature

12/10/23  
Date

Name: Brett O'Sullivan

Organisation: \_\_\_\_\_

Address: 33 Poison Terrace, Tarras

Brett O'Sullivan  
Signature

12/10/23  
Date

### Checklist:

☐ Signature of all legal owners

☐ Site and/or subdivision plan with all required signatures

☐ Elevations with all required signatures (if applicable)



Existing Easements		
Purpose	Shown	Burdened Lot
Right to Draw Water	R, E	Lot 100
Right to Convey Water, electricity, telecommunications and computer media	PI, PE	Lot 100

Existing Easements in Gross			
Purpose	Shown	Burdened Lot	Grantee
Right to Convey Electricity	A, R, E, PI, PE	Lot 100	Aurora Energy Limited
Right to Transform Electricity	R, E	Lot 100	Aurora Energy Limited

Approved

*[Signature]* dated 13/10/2023

*[Signature]* dated 13/10/2023

dated / / 2023

Lots	Area
1	2,000m <sup>2</sup>
2	2,000m <sup>2</sup>
3	2,000m <sup>2</sup>
4	2,000m <sup>2</sup>
5	2,000m <sup>2</sup>
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16	2,000m <sup>2</sup>
100	129.92Ha

Proposed Easements			
Purpose	Shown	Burdened Lot	Benefited Lot
ROW	M	100	1 - 16
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	P	100	4 - 16

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Client/Location

Clutha Plains Trust  
Maori Point Road

Purpose/Drawing Title

Lots 1 - 16, 100 Being a  
Subdivision  
of Lot 2 DP 476419

Surveyed by  
Designed by RB  
Drawn by RBKWB  
Checked by  
Approved by  
Job No C3001\_SCM

Original Size  
A3

Scale  
1:2,500  
DO NOT SCALE  
Revision No B Date Created 25/09/2023





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Designed by

Drawn by

Checked by

Approved by

Job No

C3001\_SCM

Original Size

A3

Scale

1:4,000

DO NOT SCALE

Revision No

B

Date Created

25/09/2023



[Show Historical View](#)

# GRIP TITLE INFORMATION

## PREVIEW

### Freehold



**Identifier** 658254  
**Land Registration District** Otago  
**Date Issued** 03 November 2015

#### Prior References

[64810](#)

<b>Estate</b>	Fee Simple	<b>Instrument</b>	OCT 10051849.3
<b>Area:</b>	133.1190 hectares more or less		
<b>Legal Description</b>	Lot 2 Deposited Plan 476419		

#### Registered Owners

Margaret Ann Trevathan and Jonathan Noel Trevathan

#### Interests

8143120.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 - 27.4.2009 at 9:00 am.

9126192.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 18.7.2012 at 12:29 pm

Subject to a right (in gross) to convey electricity over part marked A on DP 476419 in favour of Aurora Energy Limited created by Easement Instrument 10051849.5 - 4.11.2015 at 10:40 am

10329987.1 Mortgage to Rabobank New Zealand Limited - 7.4.2016 at 10:13 am

10686627.1 Variation of Mortgage 10329987.1 - 17.2.2017 at 12:06 pm

Subject to a right (in gross) to convey electricity over part marked R, E, PI and PE and a right to transform electricity over part marked R and E all on DP 498293 in favour of Aurora Energy Limited created by Easement Instrument 10717337.7 - 1.3.2018 at 12:46 pm

Subject to a right to draw water over part marked R and E and a right to convey water, electricity, telecommunications and computer media over part marked PI and PE all on DP 498293 created by Easement Instrument 10717337.5 - 1.3.2018 at 12:46 pm

Disclaimer: This preview provides an indication of the likely content of Record of Title 658254, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of 658254 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 01/09/2023