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RC230328



13 November 2023

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Clutha Plains Trust
C/- Rod Baxter
Paterson Pitts Group
PO Box 84
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Email: rod.baxter@ppgroup.co.nz

Dear Rod

FURTHER INFORMATION REQUIRED FOR RC 230328

LOCATION: 5 MAORI POINT ROAD, TARRAS

PROPOSAL: SUBDIVISION CONSENT FOR A 17 LOT SUBDIVISION FROM ONE RECORD OF TITLE

Thank you for your application for a 17 Lot "farm park" style subdivision. The application has been reviewed and has been found to require further information. Please forward the following information/material at your earliest convenience:

1. Please provide evidence of an adequate water supply is available to serve all proposed residential lots. This evidence is expected to be in form of bore yield/pump data. Please also provide evidence from ORC that the groundwater can be taken and used as a permitted activity or provide details of any water permit held for this purpose.
2. The application states that the site is irrigated via a consented bore (RM13.451.02). Please provide details of current irrigation water available to the site and any consents issued by ORC for the water take and the volume and duration of these. It would also be helpful to understand if the bore is on the lower terrace or upper terrace of the site.
3. The application states that the powerlines are to be relocated. Please provide additional details of this relocation and evidence that the lines company is amenable to this relocation and the proposed timing of this relocation.
4. The proposed access from Maori Point Road is identified as being ROW access roads only (not vested roads). However, as the proposed assesses will serve in excess of six users, the accesses are expected to be formed to a road standard and vested with Council. Please confirm that the proposed access will meet Table 3.2(a) and all other relevant policies of Part 3 of CODC's addendum to NZS 4404:2004. If the access will not meet these requirements, please provide justification as to why the standard cannot be met and an assessment of the effects of this.
5. Please provide details of any consultation with Waka Kotahi NZTA regarding the formation of a new road entrance in close proximity to State Highway 8.

6. Please confirm whether at the location of the proposed access, Maori Point Road is sealed or alternatively identify what, if any, upgrades are required within the Maori Point Road Reserve to support the additional 16 users.
7. Please provide details of how the productive land will be managed in the long-term i.e. management company, body corporate style management, incorporated society, land management agreement etc. Please detail how the roles and responsibility for management of the land, including any landscaping maintenance, would functionally work.
8. Please provide an assessment of the cumulative effects of 16 lots discharging wastewater to land in close proximity to each other, including any effects on groundwater quality.
9. The Align landscape assessment does not make a full assessment of the temporary visual effects of the development prior to screen planting, rather it restricts the assessment of temporary effects to the removal of the pine trees along the northern boundary. However, the landscape assessment notes that *“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... and the short-term rating of the proposal will not change until this mitigation planting start to establish.”* Can the applicant confirm that effects of the proposal will be moderate- adverse until such time as the screen planting becomes established (estimated at between 3-5 years). Please note that case law determines that adverse temporary effects cannot be disregarded for notification purposes.
10. The Align landscape assessment recommends that instead of having solid lines of lots that a clustering approach be taken which enables the subdivision to have open space and edible specimen trees amongst each cluster. Please provide more detail as to how the current configuration of subdivision will not read as a solid line of lots along a terrace edge and is instead a clustering of lots?
11. Please provide detail as to why *Cupressus leylandii* was chosen as a screening plant and discuss the appropriateness of this species in the landscape. Please also confirm whether this boundary planting is expected to contribute to the positive outcome regarding biodiversity identified in the Align assessment conclusion.
12. Please provide additional assessment as to how the *Cupressus leylandii* boundary planting on the northern and eastern boundary and along the primary access will maintain the current sense of openness for this site.
13. Please confirm whether the future dwellings along the terrace edge will be able to be viewed from the Clutha River/Mata Au or its margins. If the future dwellings will be visible from the river or its margins, please provide an assessment of this, noting that the Clutha River/Mata Au is considered to be a public place.
14. At 3.4 of the application consent notice conditions are identified for building and landscaping. These conditions do not appear to match the design and mitigation conditions set out in Align Landscape Assessment at Section 8. Please advise which conditions are being promoted.
15. The application states that all proposed earthwork activities associated with forming the building platforms will provide appropriate environmental management to ensure sediment and erosion is appropriately managed on site. Please provide details as to how this will be ensured, given this does not appear to be offered as a consent notice condition.

16. For completeness, the applicant is advised that given the location of the site and the proposed configuration of the lots, it is Council's intention to have the landscape assessment peer reviewed. Council will request the availability and costings of up to three landscape architects and discuss this with you before engaging anyone. Please advise if you would like the opportunity to revise the Align landscape assessment, prior to this being peer reviewed. Please note that the peer reviewer of the landscape assessment may seek other information from the applicant in addition to that identified above.

17. Please note that the application has not been reviewed by the CODC Engineering team at this time and there may be additional information required by them upon review. I will advise as soon as possible if this is the case.

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received.

Responding to this request:

Within 15 working days from the receipt of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the time frame, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 13 November 2023.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it,
- The likely date that you will be able to provide it by, and
- Any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. You may also choose to object to providing the information under s357 of the Resource Management Act 1991.

Restarting the processing of your application

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter), or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to provide by the original date.
- From the date that you have provided written confirmation that you do not agree to providing the requested information, or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation), at which time the application will be publicly notified.

Once the processing of the application restarts:

If you have not provided the requested information then your application will continue to be processed and determined on the basis of the information that you have provided with the application. If you choose not to provide some or all of the information requested Council is required to publicly notify the application pursuant to Section 95C of the RMA.

If you have provided all the requested information, then Council will consider its adequacy and make a decision on whether your application requires notification or limited notification, or, whether any additional parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified, you will be advised within ten working days of our receiving your further information.

Please do not hesitate to contact the writer kirstyn@planningsouth.nz if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully



KIRSTYN ROYCE
PLANNING CONSULTANT