



Our Ref: C3001
Your Ref: RC230328

23 July 2024

Central Otago District Council
P O Box 122
ALEXANDRA

Re: **RC 230328 – 5 Māori Point Road, Tarras**

In response to your attached s92, RMA91 request, dated 13th November 2023, regarding the further information:

1.0 Residential Water Supply

Adequate water supply is available for all proposed allotments. The proposed water take has been plotted on the amended site plan, attached as **Appendix A** to this response.

Regional Council Water rules:

ORC 12.1.2.1(a) No take is a volume greater than 25,000 litres per day.

This application is proposing 16 Lots with at least 1500 litres per day = 24,000 litres/day. Therefore, the take is considered a permitted activity under the Otago Regional Plan: Water.

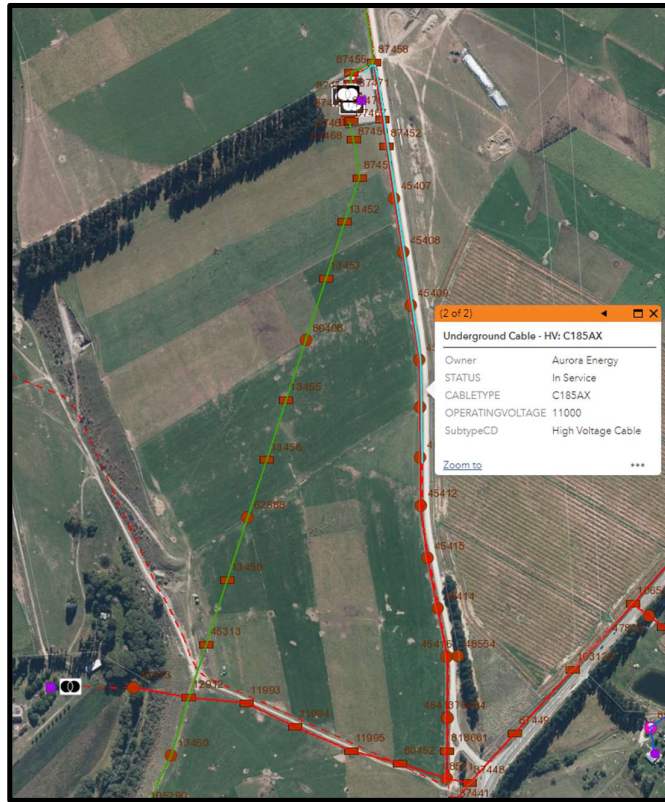
RM14.281.01 has been plotted on the amended site plan attached as **Appendix A** and labelled "C3001_SCM_4B". A variation will be undertaken to ensure domestic use is an approved use for the water take.

Details on pump specifications for the water supply will be provided and confirmed prior to 224c.

2.0 Powerline relocation approval and design

Initial design works by an Aurora approved consultant proposes the 66Kv overhead lines through the property can be realigned along Māori Point Road from the substation at the north-eastern corner of the property and re-joining onto the overhead line along the current access to the property. An existing 110Kv overhead line is currently located along the western side of Māori Point Road.

Correspondence from Aurora stating that there is no issue in relocating the overhead lines is attached as **Appendix B**



3.0 Access

The access for the proposed farm style development is not conducive nor practical to be constructed to a formed road standard and vested.

It is intended to upgrade the section of right of way easement M from Māori Point Road to RoW easements P and N to a 4.5m wide gravel road. This will maintain the rural amenity when viewed from Māori Point Road, but as it bisects the balance Lot 100, any road seal will be destroyed by effluent from cattle as well as heavy machinery on the access between the two paddocks either side of the access.

The applicant does not want the internal road to be vested. The RoW width is reduced as it serves only those lots that access their property from it. Apart from the intersection with Māori Point Road, the new access is not intended to connect onto the existing roading network in the region.

The applicant acknowledges that a right of way services many lots can result in issues of maintenance, the lot owners will have a share of the balance Lot 100 and be managed by a body corporate style company/working farm style subdivision. Any maintenance can be addressed in the management documentation. A vested road would burden CODC with this maintenance.

It is intended that the access be a private right of way with a gated entrance and Fob access at the Māori Point Road entrance.

The number of lots marginally exceeds the 15-lot threshold of a local gravelled road under the Council Addendum Guidelines. This approach has been accepted in a similar approval at 185 Jolly Road, RC210142V1 has been attached as **Appendix C** for reference to this scenario.

Easements M, N & P can be constructed in accordance with Council's July 2008 Addendum to NZS4404, table 3.2 'Local Access B' classification to a reduced width of 4.5m. Suitably spaced passing bays will be included within the design. The classification of road will assist to alleviate the amount of gravel spread by vehicles and dust travelling along the access roads. This width will reduce the speed of vehicles providing a more rural amenity for future landowners. The applicant is proposing a speed limit of 30km/h which will lessen the potential for adverse interaction with farm machinery and cattle. Signage will be installed on the subject site to ensure this speed restriction is observed.

A reduced road formation width is better suited to the rural lifestyle of the farm style development. It is less visually intrusive to the future and surrounding landowners and is in keeping with the working farm type roads.

The proposed new entrance will tie into the sealed section of Māori Point Road



Figure 1: Proposed access. source: Patersons

4.0 **Consultation with NZTA**

Waka Kotahi has been consulted and has responded with a requirement to place a reverse sensitivity condition on the balance lot for any residential development within 100m of the State Highway. The NZTA Planning Policy Manual states that no local road access allowed within 60m from a State Highway intersection. It is proposed that the existing access will be closed to the State Highway. Please see NZTA response attached as **Appendix D** from Josh Kenneally.

7.0 **Productive Land Management**

It is proposed that a management company / trust will be formed to ensure the proposed development is able to be maintained as established.

The management entity will be responsible for the following:

- Maintenance of the main access off Māori Point Road.
- Maintenance of water servicing infrastructure for domestic and irrigation purposes

- For the daily operations of the working farm within Lot 100, including landscaping on road boundaries.

Maintenance of the landscaped areas proposed in front of Lots 8 – 16 will be shared between the allotment owners and confirmed via a title covenant, this will also include maintenance of ROW areas off the main access.

Wastewater will be the responsibility of individual allotment owners at the stage of residential development.

A detailed management operation plan will be developed, with covenant areas identified, for submission at s224c inline with any consent requirements.

8.0 Cumulative effects of wastewater discharge

The Mt Iron report considered the site soils are well suited for on-site disposal. The report states that the disposal fields would be placed to the eastern side of each lot with a separation of 20m between disposal fields (AS/NZS1547:2012). Given that only two lots would be adjacent to each other, the cumulative effect of discharging wastewater is considered low. It is considered appropriate to impose a consent notice to state disposal field to be 10m off boundary. Any wastewater system will be a standard double system if a disposal field is to be used.

9.0 Assessment of temporary visual effects

“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.”

Section 7.7 of Align report – Visual effects modelling for inclusion of hedging reducing visibility of built form

- Staging removal of pines along northern boundary. 2 rows of pines to be removed first, followed by the establishment of the hedge. Finally, remaining pines will be removed, and native planting established.
- Mitigation planting along Māori Point Road has been commenced already by the applicant with irrigation put in place to ensure survival of the plantings. This will also reduce the time taken for screen plantings to provide effective screening for visual mitigation.
- Early establishment of shelter belts and planting ensures height and growth of the plantings will provide better visual mitigation at the time of establishing residential activity.
- A 5m native planting buffer is proposed alongside establishing shelter belt, this will mitigate ecological effects surrounding the shelter belt while also providing further visual screening.

Section 7.5 of the Align report states: "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"

Section 7.1 of the Align report states: "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)"

Please see memo from Align (attached as **Appendix G**) responding to landscape questions.

10.0 Subdivision design discussion

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.

Instead of having solid lines of lots, the applicant is proposing a clustering approach, which enables the subdivision to have open space and edible specimen trees amongst each cluster. While the allotments proposed do form a wide line, they provide adequate ability for each owner to position a dwelling within the allotment to best suit the landscape.

As discussed within the Align report: "From the proposed site if you look west towards Queensberry, 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."

While lot clusters may appear in a line from some perspectives, visibility with the naked eye would be comparable to dwellings within the Queensberry Hills

The style of subdivision to be an efficient way of managing the productive land when compared to the reasonable alternative of creating 16 individual lots with a minimum lot size of 2Ha and an average area of 8Ha with the potential to fragment the working farm and productivity of broad hectare farming. Similarly, the subdivision could have been considered as 8Ha lots with about 15 titles. Again, reducing productivity of broad hectare farming. The result of this is an effectively managed cumulative effect, where the farm outbuildings and separate residential activity can be effectively mitigated to preserve the open amenity and productive capacity of the subject site.

The Tarras Community Plan 2023 Attached as **Appendix E** specifically highlights the community desire to provide future housing and living opportunities for the growing resident and worker population within the village area. While a balance is needed between rural and residential activities, this application will provide a positive outcome for the community.

11.0 Screening plantings

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.

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



Figure 2: proposed planting viewpoint on Māori Point Road 3-5 years after establishment Source: Section 7.7 of Align Landscape Report

Hedging is considered to make up a portion of the rural amenity in the surrounding area and will not adversely affect the rural values. It has a fast growth rate, is evergreen and is suited for survival within this environment, making it ideal for visual mitigation. Native plantings have been proposed to be included in the planting plan to enhance the biodiversity and ecological values of the site.

13.0 Visibility of future dwellings

Mountain views behind the development will be retained from all perspectives.

The marginal strip area accessed of Trevathan Way and looking east is at the lowest elevation, similar to that of the level of the river, the steep embankment blocks views of the remaining terraces and majority of the view of the Dunstan Ranges. While 4 of the dwellings will result in a skyline breach of the Dunstan Ranges from the marginal strip, this is at a steep angle not easily visible from the location.

Due to the relative isolation of the public area of the breach there will likely be a reduced frequency of the visibility of this. It is considered that effects from this breach will be no more than minor and directly constrained to this one location. Figure 3 below from the Align Landscape Report details the full scale of the proposed residential activity.

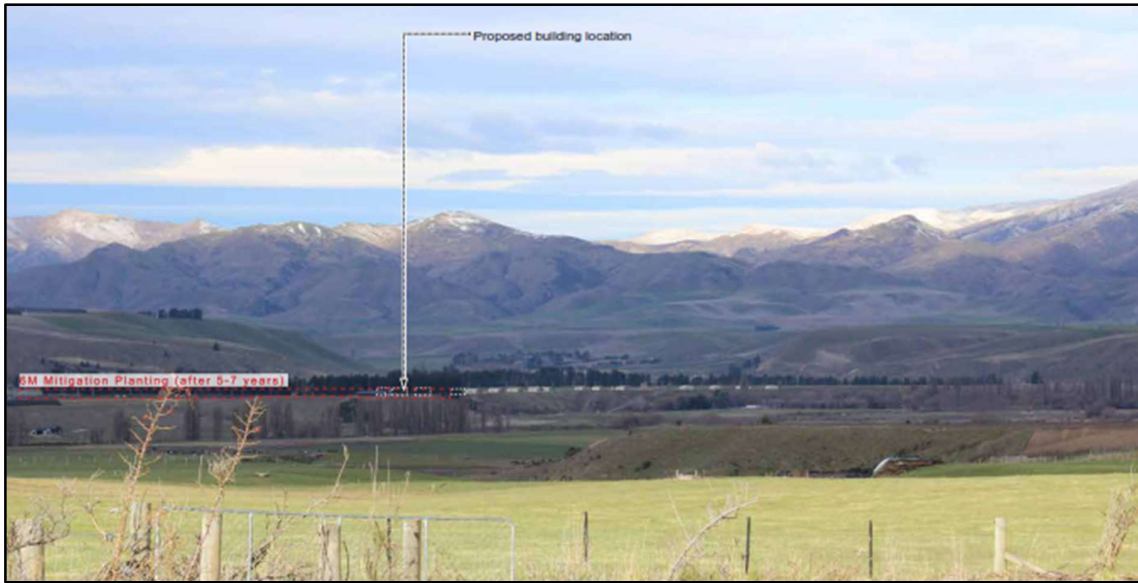


Figure 3: Visibility of future residential dwellings from State Highway 6 Looking Southeast. Source: Align Landscape report

14.0 Proposed landscape and building conditions

Please see a draft consent notice that reflects proposed landscape and building conditions attached as Appendix F

15.0 Erosion and sediment controls for building earthworks

The earthwork activities for the building platforms are to be managed at the time of building consent. Any erosion and sediment controls will need to be in place during construction of the dwelling and associated structures. Any environmental controls can be subject of consent notice.

16.0 Peer Review of Landscape Assessment

The applicant agrees to a peer review process for the landscape assessment.

17.0 Engineering review

As discussed within an email from Kirstyn Royce on 21/12/2023 the following engineering feedback has been provided by CODC regarding the proposed subdivision.

I) Quantity, Pre-consent: Written confirmation shall be provided from a suitably qualified and experienced person that the proposed bore will have the capacity to supply the proposed 16 rural residential Lots with a minimum of 1,000 litres per day each.

II) Quality, pre-consent: Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager.

III) Wastewater- Pre-consent: A report shall be provided by a suitably qualified and experienced person verifying that wastewater disposal can be achieved on proposed Lots 1 to 16 in compliance with Clause 5.5 a) of Council's July 2008 Addendum to NZS4404:2004, AS/NZS1547 (2012), and the Otago Regional Council (ORC) requirements including that disposal areas are greater than 50 metres from any water course, any existing water supply bore, or the proposed water supply bore.

IV) *Roading: Engineering recommend, in accordance with CODC standards and best practice, that the access road be constructed to the full standard and vested (NOTE Engineering will permit ROW N to be a private ROW rather than a full road as it only serves 4 Lots, if the applicant desires this).*

- *“Engineering agrees with the applicant’s comments regarding the acceptability of the proposed entranceway location for the ROW onto Māori Point Road but note that this might not be appropriate for a full road intersection. As such, please address the need to construct and vest the access road”*

V) *Engineering also notes that there is a mistake in the scheme plan: Lot 4 is specified as a beneficiary of ROW P when it should instead be a beneficiary of ROW N (although this is irrelevant if the road is constructed and vested rather than permitted to be kept as a ROW).*

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Baxter', with a long horizontal flourish extending to the right.

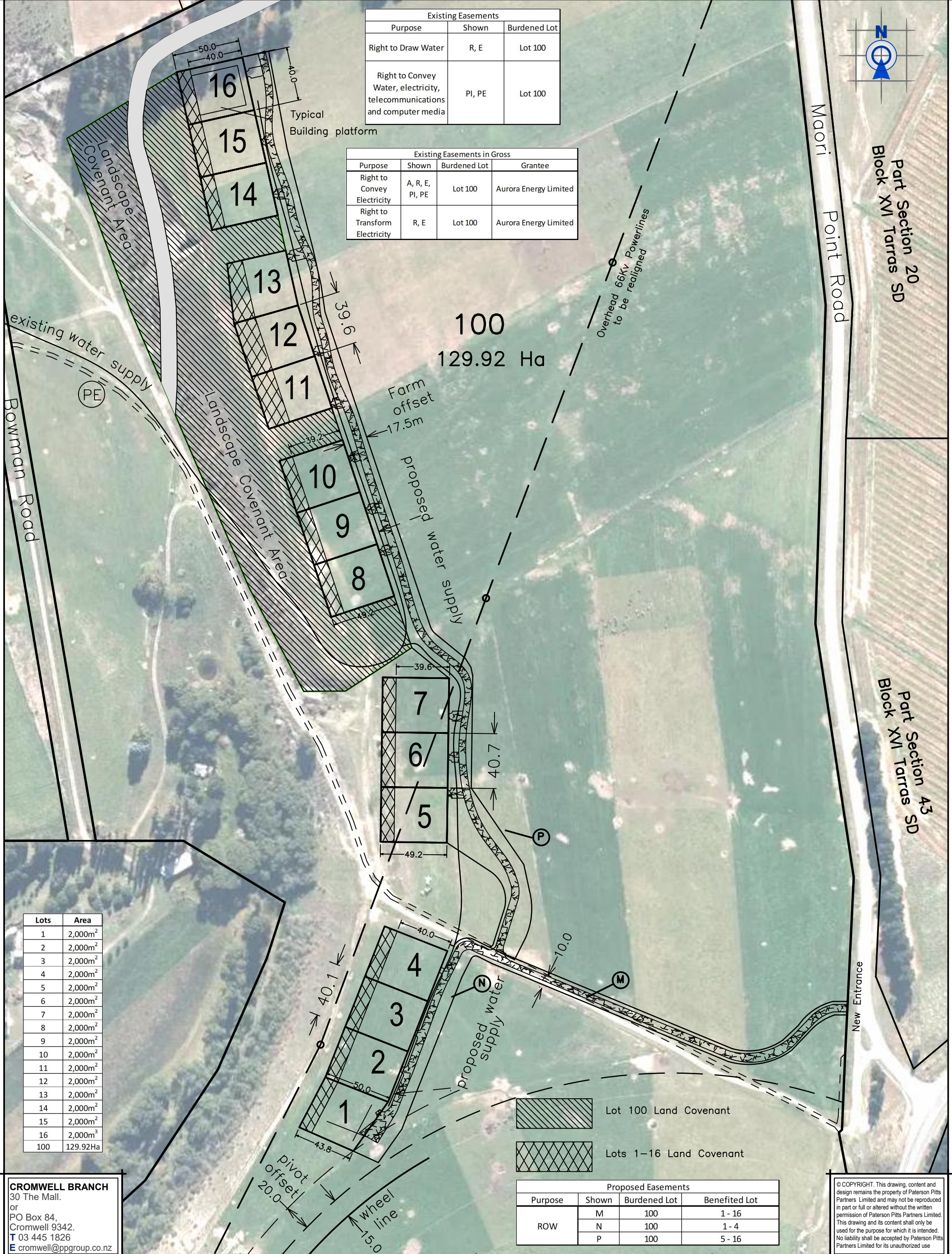
Rod Baxter

Senior Surveyor/ Planner



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 ²
2	2,000m ²
3	2,000m ²
4	2,000m ²
5	2,000m ²
6	2,000m ²
7	2,000m ²
8	2,000m ²
9	2,000m ²
10	2,000m ²
11	2,000m ²
12	2,000m ²
13	2,000m ²
14	2,000m ²
15	2,000m ²
16	2,000m ²
100	129.92Ha

Proposed Easements			
Purpose	Shown	Burdened Lot	Benefited Lot
ROW	M	100	1 - 16
	N	100	1 - 4
	P	100	5 - 16

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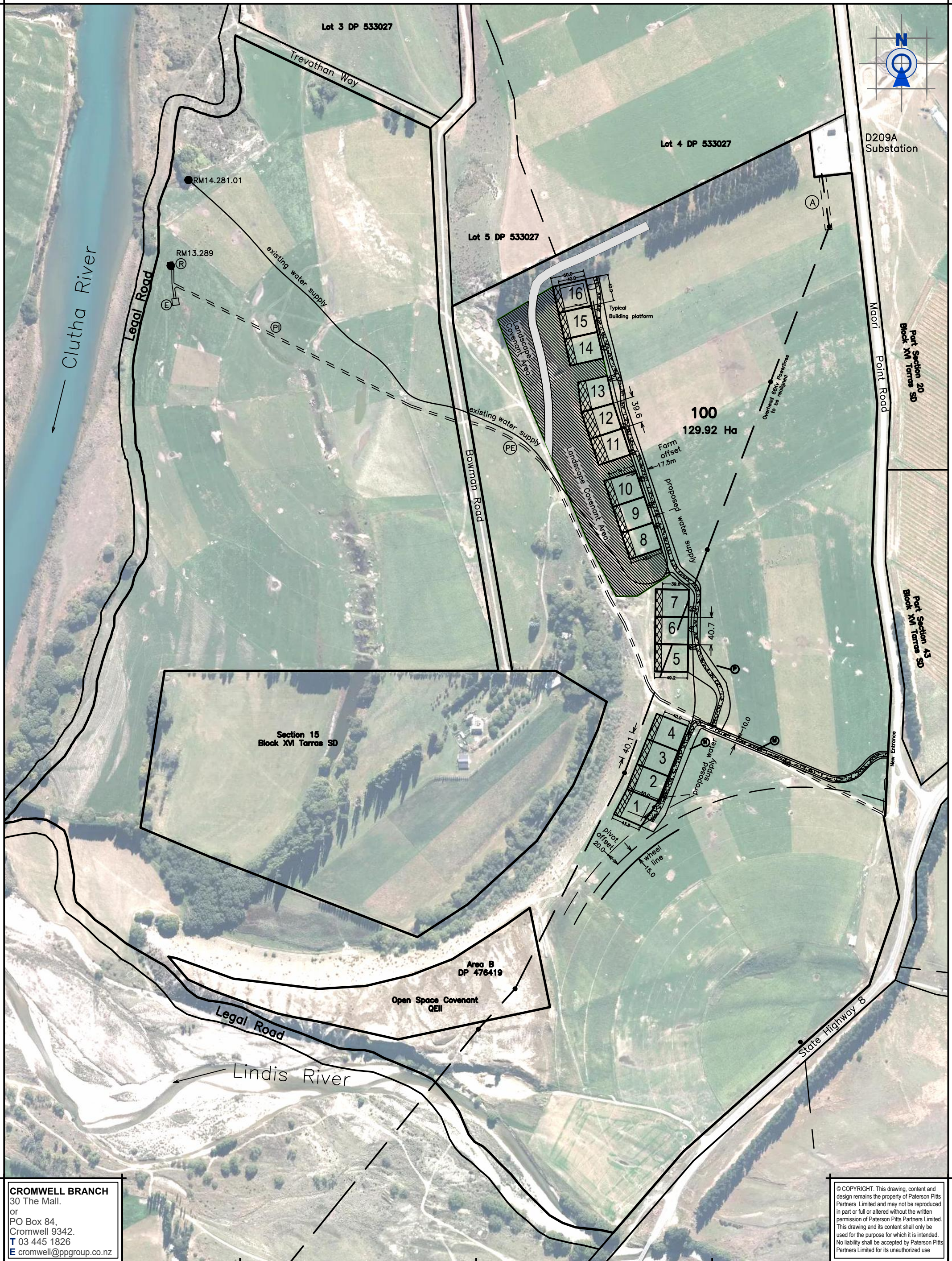
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 or
 PO Box 84,
 Cromwell 9342.
 T 03 445 1826
 E cromwell@ppgroup.co.nz

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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:	Original Size:	Scale:
Designed by: RB	A3	1:2,500
Drawn by: RB/KWG		DO NOT SCALE
Checked by:		
Approved by:		
Job No: C3001_SCM	Sheet No: 4:1	Revision No: B Date Created: 24/06/2024



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**Clutha Plains Trust
 Maori Point Road**

Purpose/Drawing Title:
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 of Lot 2 DP 476419**

Surveyed by:		Original Size:	Scale:
Designed by:	RB	A3	1:4,000
Drawn by:	RB/KWG		DO NOT SCALE
Checked by:			
Approved by:			
Job No:	C3001_SCM	Sheet No:	Revision No:
		4:2	B
		Date Created:	24/06/2024

Maddy Albertson

From: Niel Frear <Niel.Frear@auroraenergy.nz>
Sent: Tuesday, 29 August 2023 1:49 pm
To: Greg Millane NES Central Ltd
Cc: Simon Trevathan; GetConnected
Subject: RE: QC2308.19 5 Māori Point Road

Hi Greg,

Thanks for your enquiry.

Technical team advises don't see any issues with the relocation of the line. The Aurora preference is not to underground such a small section 66kV as it's a critical line into upper Clutha and OH to UG terminations would ultimately reduce reliability. O/H relocation option would also obviously be much cheaper for the client.

For overhead relocation the best option would be to either do it as a dual circuit under build along Maori Point Road or keep it well separated so there are no maintenance close approach conflicts.

I'm not sure about the history but there's something at the back of my mind regarding the existing rights of that 11kV section. Its post 1991 and likely no easements.

Hope that helps

Regards Niel

NIEL FREAR

CUSTOMER INITIATED WORKS MANAGER



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Aurora Energy, 10 Halsey Street, Dunedin 9016

PO Box 5140, Dunedin 9054



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Please consider the environment before printing this e-mail.

From: Greg Millane NES Central Ltd <greg@4nes.co.nz>

Sent: Monday, August 28, 2023 5:16 PM

To: Niel Frear <Niel.Frear@auroraenergy.nz>

Subject: QC2308.19 5 Māori Point Road

CYBER SECURITY WARNING: This is an external email. Please do not click links or open attachments unless you recognize the sender of this email and know the content is safe. Please report suspicious emails.

Hi Niel, how's it going?

See below, we have a client looking to do a 15 Lot subdivision in Tarras.

I have a couple of questions in relation to his request:

- Is it possible to move the 66kV to either the blue or red line? If yes, who can do that? On a separate note, is it possible to underground that section of 66kV line?
- The transformer supplying the house is UBE23 and they want to move the 11kV line, feeding that transformer, away from the proposed subdivided Lots. Peter Frampton seemed to think there were some historical issues with the 11kV line feeding that transformer. Are you, or your team, aware of any history with that line?

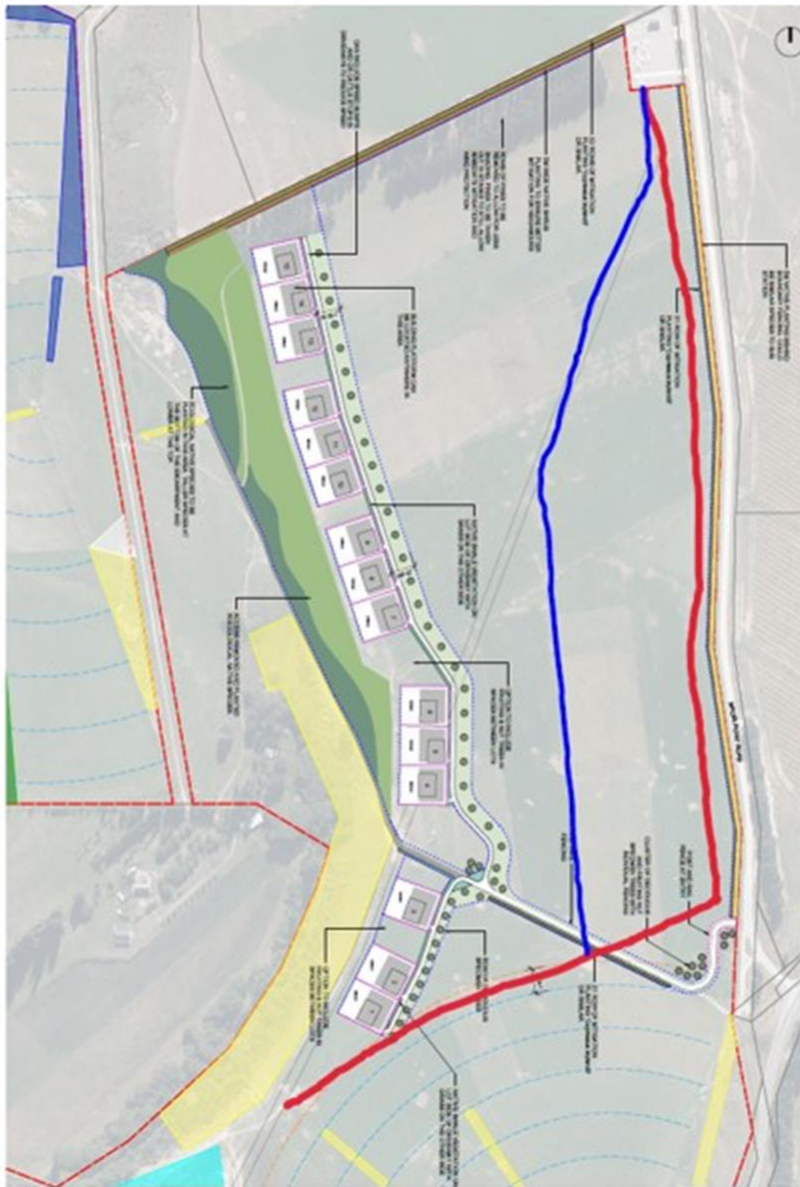
Morning Greg

I am working on a 15-lot subdivision application at 5 Māori Point Road, Tarras for Jonny Trevathan (Clutha Plains Trust).

Would you be able to provide separate costs for each:

- 1. Estimate of costs to provide underground reticulated power to each of the new 15 lots.*
- 2. Feasibility and costs of relocation of the Aurora overhead 66kva line to either the red or blue location on map below?*
- 3. Cost to relocate a house connection, circled yellow. There is no easement over this line.*

Prior to commencement, can you contact Jonny to provide him a quote to prepare the above costings.



To access our free complaints process, please email Aurora Energy using the enquiry form on our website: www.auroraenergy.co.nz/contact. If we cannot resolve your complaint, you can contact Utilities Disputes on 0800 22 33 40 or go to www.utilitiesdisputes.co.nz. Utilities Disputes is a free and independent service for resolving complaints about utilities providers.

02 June 2023

Douglas Developments Ltd
C/- Landpro
PO Box 302
Cromwell 9342

Via email: brodie@landpro.co.nz

Dear Douglas Developments Ltd



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

[Info@codc.govt.nz](mailto:info@codc.govt.nz)
www.codc.govt.nz



**SECTION 127 APPLICATION: RC 210142V1 BEING A VARIATION OF RC210142
185 JOLLY ROAD, TARRAS**

Your application for a variation of a resource consent, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by Planning Manager, under delegated authority, on 02 June 2023.

The Council has granted consent to the variation of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the varied conditions is attached.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Planning Manager, Central Otago District Council at:

resource.consent@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that if you request independent commissioner, you may be required to pay for the full costs of the incurred for independent hearings commissioner.

Section 120 of the Resource Management Act 1991 sets out the rights of appeal to the environment court for resource consent decisions. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in grey ink that reads "Alana Patterson". The signature is written in a cursive, slightly slanted style.

Alana Patterson
Planning Support Officer

APPLICATION	RC 210142V1 BEING A VARIATION OF RC210142
APPLICANT	DOUGLAS DEVELOPMENTS LTD
ADDRESS	185 JOLLY ROAD, TARRAS
LEGAL DESCRIPTION	LOT 1 DP 540743 (HELD IN RECORD OF TITLE 907205).
ACTIVITY STATUS	DISCRETIONARY

BACKGROUND

RC210142 was granted with conditions on 21 February 2022 to provide for a 17 Lot ‘Farm Park’ style subdivision on the site at 185 Jollys Road, Tarras. The subdivision was configured as follows:

- Lot 1 with an area of 5503m²
- Lots 2-16 ranging in area from 1735m² to 1914m² and to be developed for residential purposes.
- Lot 17 to be the balance lot and containing the working farm and communal facilities.

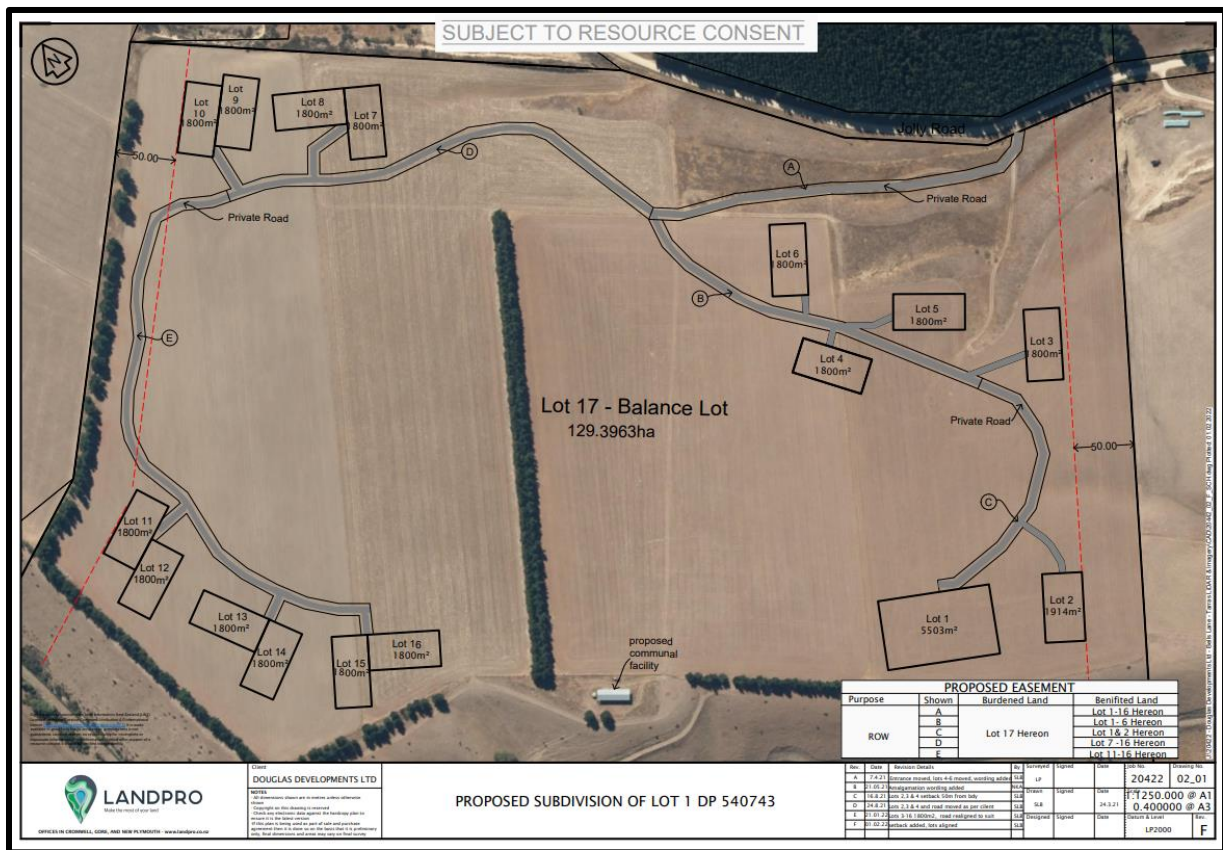


Figure 1: Approved Plan for RC210142

The subject site comprises two terraced areas, of which the top terrace/ escarpment is taller, with relatively flat to gently rolling upper terrace area. A number of mature shelterbelts are present on site which are to be retained as part of this proposal. The subdivision design will result in a concentration of built form on the upper terrace of the site. Separation distances between future dwellings will be reduced as a result of the configuration of the subdivision. Future built form will also breach the setback distances to internal lots specified in the District Plan.

The underlying property has dual access via State Highway 8 and Jolly Road, however, Jolly Road is to be used as the primary access for this subdivision. Conditions of consent require the upgrading of a portion of Jollys Road, and the formation of a private internal access road.

The application was supported by a Landscape and Visual Effects (LVE) assessment by Align Limited.

DESCRIPTION OF ACTIVITY

The applicant seeks to vary condition 13(b) of RC210142 which related to the formation of the internal access road. Condition 13(b) requires the following:

Construct the internal access serving Lots 1-17 from Jolly Road in accordance with Council's July 2008 Addendum to NZS4404, Table 3.2 'Local Access A' classification as modified below:

- i. Roads to be held in private ownership and operated and maintained by a body corporate or similar common ownership entity to the satisfaction of the Chief Executive.*
- ii. A minimum top width of 5.5m*
- iii. Construct accessways to all individual lots off the internal road to comply with Part 29 of Council's Roading Policies, January 2015.*
- iv. Suitably sized culverts located in water courses.*
- v. A well bound durable surfacing metal to be used that is resistant to unravelling and provides good all weather traction, except that the access from the sealed carriageway of Jolly Road to 10 metres inside the property boundary must be sealed.*

The applicant is seeking to amend the consented requirement to construct the private road to a 'Local Access A' standard, to instead be a 'Local Access B' standard. The applicant advises that when consent was granted, the applicant overlooked that the Local Access A standard would require a laneway width of 5.5m. The applicant wishes to amend the width of the private road from 5.5m to 4.5m.

The applicant is also seeking flexibility in the location of the accessways to Lots 1-16. The existing scheme plan specifies the location of the accessways for each respective lot, however the applicant has since recognised that the future landowners of each lot may wish to have their accessways located in more sensible/practical locations in relation to the proposed development. The applicant seeks a specific consent condition which provides for respective accessways to be located for each lot, and for these accessways to be constructed at the time that the residential development occurs for each lot.

The applicant is also seeking a lapse period of 10 years.

REASONS FOR APPLICATION

Section 127 of the Resource Management Act 1991 states:

- (1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following:*

- (a) *The holder of a subdivision consent must apply under this Section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under Section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
- (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed.*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*
 - (a) *The application were an application for a resource consent for a discretionary activity; and*
 - (b) *The references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who-*
 - (a) *Made a submission on the original consent application; and*
 - (b) *May be affected by the change or cancellation.*

In accordance with the provisions of section 127(3)(a) of the Resource Management Act 1991, the application to vary resource consent RC210142 is a discretionary activity.

PLANNING ASSESSMENT

Effects on the Environment

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. This assessment is limited to the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent. No regard has been given to any trade competition or any effects of trade competition.

1. *Effects of forming the internal road to a 'Local Access B' standard*

The applicant considers that a reduced laneway width will reduce the area of land that is removed from the underlying lucerne paddock, supporting the productive values of the underlying farming operation. The applicant assesses that a reduced access width would also reduce the amount of stone that would be spread (flicked by vehicles) onto the adjacent paddocks. The applicant also considers that a 4.5m width would encourage lower speeds which will be preferable, given there will be stock present on the farm, and likely both resting on and crossing the road.

The applicant assesses that a lower speed environment would also better provide for the amenity of the future landowners. It is noted that the applicant is proposing an internal speed limit of 30km/hr to mandate lower speeds within the farm, as part of the property sale and purchase agreements and as part of the management agreement for the underlying farm. In this respect the applicant considers that this speed reduction also provides for better compliance with Health and Safety expectations on-farm. The applicant also notes that the majority of the private road will be servicing less than six lots, due to the design of the laneway splitting into two directions within the farm, and each section of road servicing less lots as the road progresses deeper into the farming block. Given Lot 17 is subject to a "no further subdivision" condition, the applicant considers that Council can be further satisfied the number of users will not increase.

Overall, the applicant considers that a 4.5m width laneway better fits both visually and aesthetically in the existing rural environment within the farm, being less visually intrusive and matching the width of the existing internal farm lanes.

The Council's Environmental Engineer has assessed the proposed change to the road formation and is comfortable with the changes as proposed.

The applicant's assessment is adopted for the purposes of this report and given that there is no objection from CODC Engineering, I consider that, overall, there are no adverse effects arising as a result in the reduce top width for the internal road access.

2. Effect of deferring the access formation

In respect of the location of the accesses to each lot, the applicant seeks to allow flexibility of the location of these as the preferred location and orientation of a house may not suit where the existing accessway joins the lot, particularly for adjacent lots where one development is already established. It is the applicant's assessment that the proposed change will allow for better flexibility for each lot, while ensuring that these will remain in compliance with Part 29 of Council's Rooding Policies (January 2015), particularly in terms of right-angle intersections to the property boundary. The applicant also notes that each lot owner will also be a 1/16th owner of the underlying land parcel where the accessways would be located.

The applicant considers that currently, if a landowner wished to change the location of the accessway, this would require a variation application for each accessway where a change in location was sought.

I disagree with this interpretation from a technical point of view insofar as RC210142 is for subdivision only and the wording of the condition is such that the formation of the accessways is required to be completed prior to section 224(c) certification as per condition 13(b)(iii). As such, once titles are issued, there is no ability to vary a subdivision consent and the accesses would already be formed. However, I agree with the applicant's promoted approach that a new condition relating to the access to each lot would need to be imposed. I consider this condition would need to be registered as a consent notice on the titles for Lots 1-16. I consider that this revised condition could form part of the development conditions and recommend that this be included as Condition 18(f).

The Council's Environmental Engineer has assessed the proposed change to the accesses and has not identified any matters of concern with deferring the creation of the individual lot accesses from the internal road.

The applicant's assessment is adopted for the purposes of this report and given that there is no objection from CODC Engineering, the proposed change is assessed as rational, and no adverse effects are identified as a result of deferring the creation of the individual lot accesses from the internal road.

3. Effect of the Lapse Period

While no lapse period was specified in the consent, the applicant is seeking a lapse period of 10 years from the date that the consent was issued. The applicant states that the specific duration is proposed to align with the neighbouring development (RC190042), to allow for the applicant and the neighbour to coordinate their development, specifically in relation to the upgrading of Jolly Road to a 'Local Sealed Road' standard.

I note that subdivision consents are deemed to be given effect to when the section 223 certification is issued. Once the subdivision has passed the s223 stage, the applicant then has three years within which to deposit the survey plan subject to s224(c). Assuming a default five- year lapse period within which to obtain s223 certification, this entire subdivision process allows a maximum of eight years for the completion of a subdivision. The current lapse date for RC210142 is 21 February 2027. I note that it is not uncommon for longer lapse periods to be applied for larger subdivisions.

I also note that section 125 of the RMA provides for an extension of the lapse date subject to the criteria below:

- whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
- whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and
- the effect of the extension on the policies and objectives of any plan or proposed plan.

An application under section 125, requires the above criteria to be considered when making an assessment as to whether to introduce a longer lapse date as part of this proposal.

The applicant has verbally confirmed that some progress has been made in respect of the development. The access track has been put in place and the bore for the water supply has been established. It is the applicant's agent's understanding that the first of the engineering approvals has been submitted (but not yet approved) The establishment of the structure planting has not commenced yet but as this is dependant on the water supply for the bore, it is understood that this will commence soon. Despite the consent only having been granted for less than 18 months, the applicant has made reasonable progress with the development such that this proposal is favourably assessed against the first test set out in s125 of the Act.

The effects on potentially affected parties is discussed in detail later in this report, as is the effects of the extension on the policies and objectives of any plan.

I note that the applicant seeks the condition to be written as follows:

"This resource consent will lapse on 21 February 2032, unless the consent has been given effect to before this date. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991."

I consider that the second part of the condition which refers to section 125 of the RMA is redundant as the RMA provides for this in any event. I recommend that the second part of the proposed condition be included as an advice note only.

Based on the assessment above, I have assessed that the wider environmental effects associated with extending the lapse date are no more than minor. I recommend that the first part of the condition noted above be imposed as new Condition 24.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application is for a discretionary activity and public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor for the reasons set out above.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the change of conditions which makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application is for a discretionary activity and limited notification is not precluded.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

Affected Persons

Section 127(4)(b) of the Resource Management Act 1991 directs Council to only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties.

No written approvals have been submitted with this application. In respect of the internal access road and individual access formation, the effects of the proposal are restricted to within the site boundary and no adverse effects on any external party is identified. The extension of the lapse date is discussed further below.

Section 127(4)(a) of the Resource Management Act 1991 also directs the Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was publicly notified and the following parties gave written approval or made a submission on the application:

Submitter	Status
Hudson and Christina Dimock	Support Unconditionally
Chris Goddard	Support Unconditionally
Greenlight Land Limited	Support
Molyneux Farm Limited	Withdrawn and Written approval provided
Stuart Andrew Wards	Support Unconditionally
Otago Regional Council	Oppose
Hokonui Rūnanga (Kā Rūnaka)	Oppose

With regard to the submitters above, (and setting aside those submitters who supported unconditionally), I note that Greenlight Land Limited while submitting in support, sought the following relief:

1. An appropriate setback to boundaries
2. A height limit for all new dwellings
3. A co-share approach to the Jolly Road upgrade
4. A similar level of landscaping, and similar plant species as per RC210142.
5. A no-complaints covenant be placed on all Douglas Development lots with regards to Greenlight Land Limited future individual lot titles

Points 1, 2, 4 and 5 of Greenlight Land Limited’s submission are addressed by conditions of consent and these conditions are not proposed to change. In respect of Point 3, Greenlight Land Limited hold RC190042 which also requires an upgrade of Jollys Road and they sought for the applicant to take a co-share approach to this upgrade. The applicant states that they are seeking the extension of the lapse date to, in part, enable the timing of development to provide for the co-share approach for the Jolly Road upgrade. The decision for RC210142 notes specifically that:

“While the co-sharing of costs is encouraged by the Panel, this is not a matter which can form a condition of consent. The Panel’s considerations are restricted to whether or not Jolly Road will be sealed from SH8 to the applicant’s access point. RC190042 has not yet been given effect to and there is no mechanism by which Council can require Greenlight’s subdivision to proceed.”

I note that there is no degradation of the requirements relating to the Jolly Road upgrade as required by condition 13(a) and it continues to be in the applicant’s best interest to work with Greenlight Land Limited to achieve this upgrade. All other mitigation relevant to the development is to remain in place. In this regard, there is no adverse effect result from the extension of the lapse date to Greenlight Land Limited.

In respect of the submission by the Otago Regional Council, this was treated as a high level and principled objection by the Hearing Panel. No specific physical effects were identified for this submitter which would be affected by the extended lapse date.

In terms of Kā Rūnaka, they sought restrictions of the further subdivision of Lot 17, conditions relating to accidental discovery protocols and measure to protect ground and surface water from contamination. No changes are proposed to any of the conditions which relate to these submission points. Furthermore, these are effects-based conditions and are not reliant on these being completed within a certain time frame. No adverse effects were identified for this submitter which would be affected by the extended lapse date.

As such, I have assessed that there are no affected persons pursuant to Sections 127(4)(a) and 127(4)(b).

Section 125 of the Resource Management Act 1991 requires consideration to be given to whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension. Based on the assessment above, I consider that there are no persons who are adversely affected by the proposed extension to the lapse period to the extent that these effects are minor or more than minor.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposal have been assessed and outlined above. The variation will not result in a fundamentally different activity or one having materially different adverse effects. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The variation and extended lapse date raises no new issues in terms of the objectives and policies of the District Plan or any other relevant planning documents.

Part 2

Based on the findings above, it is evident that the proposal satisfies Part 2 of the Resource Management Act 1991.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant the variation to the resource consent under delegated authority, in accordance with sections 104 and 127(1) of the Resource Management Act 1991.



Kirstyn Royce
Consultant Planner

Date: 29 May 2023

REVIEW

I have reviewed both the notification assessment and substantive decision assessment in this report.



Oli McIntosh
CONSULTANT PLANNER

Date: 30 May 2023

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of the variation to the resource consent:



Lee Webster
PLANNING AND REGULATORY SERVICES MANAGER

Date: 2 June 2023

Consent Type: Variation to Land Use/Subdivision Consent

Consent Number: RC 210142 as varied by 210142V1

Purpose: Change of Conditions to RC210142

Location of Activity: 185 Jolly Road, Tarras

Legal Description: Lot 1 DP 540743 (Record of Title 907205)

[Additions are shown underlined and deletions shown as struck through]

Conditions:

General

1. The subdivision must be undertaken in general accordance with the scheme plan attached as Appendix 1 and the information contained in the resource consent application received by Council on 19 May 2021, further information received on 4 August 2021 and 29 September 2021 and the Structure Landscape Plan submitted as part of the hearing evidence and attached at Appendix 2, except where modified by the following conditions:
2. All subdivision works must comply with NZS 4404:2004 and the Council's July 2008 Addendum to NZS 4404:2004 as modified by these conditions of consent.
3. Prior to Section 224(c) certification, as built and quality records must be provided to the Chief Executive.
4. Pursuant to Section 223 of the Resource Management Act 1991, the consent holder must ensure any easements required to provide or protect access or for access to services are duly granted or reserved.

Note: The memorandum of easements prepared for the cadastral dataset submitted for Section 223 certification must show all existing easements, interests and consent notices carried down onto the new lots or cancelled as appropriate.
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5. Pursuant to section 220(3) the following amalgamation conditions must be endorsed on the survey plan prior to section 223 Certification:
 - a) That Lots 1 – 16 Hereon hold an undivided 1/16th share of Lot 17 hereon and individual Records of Title be issued for each lot. (see CSN request 1727250)

Water

6. Prior to Section 224(c) certification, a reliable network potable water supply of 1000 litres per day per lot must be provided to Lots 1-16 in accordance with Clause 6.3.15 of Council's July 2008 Addendum to NZS4404, as modified by the following:

- a) Source of water must be identified and confirmed as legally available and adequate for subdivision use. Water may be sourced from groundwater, surface water or a water supply company. Water may be supplemented by rainwater but this is not permitted to be the primary water source for the 1000 litres per day per lot.
- b) All source water must be sampled and tested by a testing laboratory recognised by the Ministry of Health with bacteriological and chemical testing to the satisfaction of the Chief Executive.
- c) Any non compliance with Maximum Allowable Values (MAV's) and Guideline Values (GV's) under New Zealand Drinking Water Standards 2005 (revised 2018) must be highlighted in the Laboratory Report and an appropriate means of remedial treatment and associated costs described.
- d) Any identified requirement for water treatment at the source of the supply must be installed and satisfactory testing by a testing laboratory recognised by the Ministry of Health with bacteriological and chemical testing to the satisfaction of the Chief Executive must demonstrate compliance with New Zealand Drinking Water Standards 2005 (revised 2018).
- e) Reticulation must be installed from the source(s) and a standard Acuflo toby assembly with meter/restrictor located at the boundary of Lots 1-16 inclusive.
- f) Evidence must be provided of:
 - i) application for registration of the Drinking Water Supply with Taumata Arowai.
 - ii) a formal water supply document including the daily water entitlement of 1000 litres/day to each lot
 - iii) an operation and maintenance manual including as built drawings, system description and quality records for the water supply.

Note: It is strongly recommended that additional treatment be included for all water supply to provide wholesome water by achieving compliance with the Guideline Values (GVs) shown to be exceeded in the laboratory reports.

7. Prior Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the record of title for Lots 1 -16 for the following on-going condition:
 - a) At the time a dwelling is established on Lots 1-16, all non-compliant aspects of the water supply and detailing measures to be undertaken by the owner or successor for point of use treatment at the Building Consent stage to provide treatment to achieve full compliance with New Zealand Drinking Water Standards 2005 (revised 2018) by means outlined in the Laboratory Report required under Condition 6(c) of RC210142 or other solutions acceptable to Council. To further clarify this, the water shall as a minimum requirement achieve full compliance with mandatory provisions of New Zealand Drinking Water Standards 2005 (revised 2018) including all Maximum Allowable Values (MAV's) as detailed in the Laboratory Report and the consent holder or successor shall be alerted to any exceedance of Guideline Values (GV's) for which additional treatment is strongly recommended.

Note: It is also strongly recommended that additional treatment be installed to provide compliance with Guideline Values shown to be exceeded in the laboratory report.

8. Prior Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the record of title for Lots 1 -16 for the following on-going conditions:

- a) At the time residential activity (new dwelling) is constructed on Lots 1 -16, domestic water and firefighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be maintained at all times as a static firefighting reserve. Alternatively, an 11,000 litre fire fighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A fire fighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with Fire and Emergency New Zealand equipment the fittings are to comply with the following standards:
- i) Either: 70 mm Instantaneous Couplings (Female) NZS 4505, or 100 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling (e.g. 100 mm coupling has 100 mm hose tail) provided that the consent holder must provide written confirmation from Fire and Emergency New Zealand to the Chief Executive to confirm that the couplings are appropriate for firefighting purposes.
 - ii) The connection must have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area must be located at the centre of a clear working space with a minimum width of 4.5 metres. Access must be maintained at all times to the hardstand area.
- b) Firefighting water supply may be provided by means other than that provided for above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method and that approval is submitted to the Chief Executive.

Note: For more information on how to comply with Condition 8 above or on how to provide for FENZ operational requirements refer to the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://www.fire.org.nz/CMS_media/pdf/da516e706c1bc49d4440cc1e83f09964.pdf. In particular, the following should be noted:

For more information on suction sources see Appendix B, SNZ PAS 4509:2008, Section B2.
For more information on flooded sources see Appendix B, SNZ PAS 4509:2008, Section B3.

9. Prior to Section 224(c) certification, a consent notice, in accordance with section 221 of the Resource Management Act 1991, must be prepared for the Record of Title for Lots 1-16 for the following on-going conditions:
- a) At the time that a new dwelling is constructed on Lots 1-16, an on-site wastewater disposal system that complies with the requirements of AS/NZ 1547:2012 "On-site Domestic Wastewater Management" must be designed by a suitably qualified professional.
 - b) Construction must not commence on the dwelling until the design of the on-site wastewater disposal system and producer statement have been supplied to the Chief Executive.
 - c) The designer must supervise the installation and construction of the system and must provide a construction producer statement to the Chief Executive.
 - d) An operation and maintenance manual must be provided to the lot owner of the system by the designer and a copy supplied to the Chief Executive. This manual must include a maintenance schedule and an as-built of the system dimensioned in relation to the legal property boundaries. A code of compliance certificate for the dwelling and/or disposal system must not be issued until the construction producer statement and a copy of the lot owner's maintenance and operating manual have been supplied to the Chief Executive. The maintenance and

- operating manual must be transferred to each subsequent owner of the disposal system.
- e) Wastewater disposal areas must be located such that the maximum separation (in all instances greater than 50 metres) is achieved from any water course or any water supply bore.

Note: On-site disposal shall comply with the Otago Regional Council requirements.

Stormwater

10. Prior to Section 224(c) certification, a consent notice must be prepared, in accordance with Section 221 of the Resource Management Act 1991, for registration on Record of Title of Lots 1 -16 for the following on-going condition:
- a) Stormwater from buildings and impermeable surfaces on Lots 1 -16 must be contained entirely within the lot and discharge to a soakpit except that any roof water must be captured and used for beneficial reuse within the lot. Confirmation of the new stormwater discharge system must be confirmed in writing to the Chief Executive each time a new dwelling is constructed on Lots 1-16.

Electricity and telecommunications

11. Prior to Section 224(c) certification, the consent holder must:
- a) Install operational connections for electricity services underground to the boundary of Lot 1-16 for domestic power supply. It is the consent holder's responsibility to obtain the consent of network utility providers regarding the position of any electricity services to serve Lots 1-16.
- b) Supply evidence of the consent from the network utility providers to the Chief Executive.
- c) Meet all the costs associated with the installation of electricity services necessary to serve the needs of the subdivision.
12. Prior to Section 224(c) certification, the consent holder must either:
- a) Install an operational underground connection to telecommunication services to the boundary of Lots 1 -16; or
- b) Provide confirmation from a cellular provider that there is cellular coverage to Lots 1-16 and a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the record of title for Lots 1 -16 stating that no telecommunication connection is provided and the provision of telecommunications connections is the responsibility of the owner or successor at the time of dwelling construction. Telecommunication connections may include cellular networks, satellite services or wifi.

Access

13. Prior to Section 224(c) certification, the consent holder must:
- a) Upgrade that length of Jolly Road between the existing end of seal and the entrance to the subject site to a '*Local Sealed Road*' classification in accordance with Council's July 2008 Addendum to NZS4404, Table 3.2 a) as modified below:
- i) Minimum sealed width of 6.0m with standard 0.25m metalled shoulders.
- ii) Pavement constructed to Austroad standards for rural roads
- iii) Two coat grades 3 and 5 chip seal

- iv) A vehicle entranceway must be constructed at the subdivision entrance off Jolly Road in accordance with Part 29 of Council's Roading Policies January 2015.
- b) Construct the internal access serving Lots 1-17 from Jolly Road in accordance with Council's July 2008 Addendum to NZS4404, Table 3.2 'Local Access A' classification as modified below:
- i) Roads to be held in private ownership and operated and maintained by a body corporate or similar common ownership entity to the satisfaction of the Chief Executive.
 - ii) A minimum top width of 4.5 metres ~~5.5m~~
 - ~~iii) Construct accessways to all individual lots off the internal road to comply with Part 29 of Council's Roading Policies, January 2015.~~
 - iv) Suitably sized culverts located in water courses.
 - v) A well bound durable surfacing metal to be used that is resistant to unravelling and provides good all weather traction, except that the access from the sealed carriageway of Jolly Road to 10 metres inside the property boundary must be sealed.
14. Prior to Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on Record of Title of Lots 1 -16 for the following on-going condition:
- a) No access is permitted off State Highway 8A without the specific approval of Waka Kotahi

Development Conditions

15. Prior to Section 224(c) certification, a Landscape Management Plan must be submitted for certification by the Planning Manager. The objective of the Landscape Management Plan is to ensure that the planting required by the Structure Landscape Plan at Appendix 2 is carried out and maintained in a manner that ensures fast and effective screening of Lots 7-10 from Jolly Road. The Plan must identify:
- a) The species of plants,
 - b) Location of plants
 - c) Size and spacing at the time of planting
 - d) Intended height of 5-7 metres
 - e) Required watering regime
 - f) Pest control
 - g) Retention of all existing shelterbelts within the site
 - h) Ongoing responsibility of plant maintenance and replacement
16. Prior to Section 224(c) certification, the planting and irrigation method identified in the certified Landscape Management Plan must be established and the irrigation water source and availability must be confirmed.
17. Prior to Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the Record of Title of Lot 17 for the following on-going conditions:
- a) The planting established under the Structure Landscape Plan must be maintained in accordance with the Landscape Management Plan in perpetuity.
 - b) The existing shelterbelts must be maintained in perpetuity.
 - c) Any plants which fail or die must be replaced in the next growing season.

Note: It is anticipated that the on-going responsibility for the structure planting will fall to the Management Company.

18. Prior to Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the Record of Title of Lots 1-16 for the following on-going conditions:
- a) The maximum building height is restricted to 5.5 metres above the existing ground level.
 - b) New fencing must be of post and wire or post and rail, and a maximum height of 1.2m. Gates must be wooden, chain link or tubular framed steel barred.
 - c) All water storage tanks must be coloured in the range of black, green or brown.
 - d) All gardens and outdoor domestic activities must be confined within each specific lot.
 - e) Outdoor lighting must be restricted to curtilage areas and hooded to prevent light spill into the night sky.
 - f) Prior to development for each Lot 1-16, an accessway off the internal road network must be constructed in compliance with Part 29 of Council's Roding Policies, January 2015.

Notes:

1. All earthworks to develop and/or landscape Lots 1 -16 must comply with Rule 4.7.6J of the Central Otago District Plan or additional resource consent will be required.
2. The cladding and roofing materials and finishes of all built form within the lots must accord with Standard 4.7.6 D of the Otago District Plan.

19. If during any site disturbance, the consent holder or subsequent owners of Lots 1-16:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:
 - i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and
 - ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must

make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

- iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

Future subdivision of Lot 17

20. Prior Section 224(c) certification, a consent notice must be prepared, in accordance with section 221 of the Resource Management Act 1991, for registration on the Record of Title for Lot 17 that states:

a) No further subdivision of Lot 17 is permitted, except that, if the site is rezoned from Rural Resource Area to a zoning or method that provides for rural lifestyle, or rural residential or urban land uses then the proposed lot size averages for subdivided Lot 17 must be calculated as if Lots 1-16 of RC210142 are part of that subdivision. In the event that a new District Plan becomes operative and imposes more restrictive subdivision controls, the provisions of that Plan shall prevail and this condition shall be deemed to have expired.

Note: The community facility for the lot owners within the existing building will require further resource consent if the land use is not a permitted activity in the Rural Resource Area.

Reverse Sensitivity

21. Prior to section 224(c) certification, the consent holder must prepare a consent notice to be registered on the Record of Title for Lots 1-16 which states that:

- a) All purchasers, lessees, licences or tenants and any other users having an interest in Lots 1-16 are advised that:
 - i) Horticultural, viticultural and agricultural activities can occur as of right in the Rural Resource Area; and
 - ii) The usual incidence of these activities including (but not limited to) stock handling, hay making, chemical spraying, pest control (including by use of poison, night shooting and helicopters) deer stag roaring, irrigations, frost control and bird scaring may have amenity effects beyond the boundaries of adjoining properties
 - iii) Appropriate siting, design, and screening of dwellings and other sensitive land uses to mitigate adverse effects associated with noise and spray drift from adjacent horticultural activities is required.

Financial Contributions

22. Payment of a reserves contribution of \$15,280.00 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of seven additional dwelling equivalents.

Notes:

1. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.

2. Development contributions for roading of \$38,352.00 (exclusive of goods and services tax) are payable for pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

Staging

23. The subdivision may be staged and any conditions relevant to a stage shall be satisfied prior to section 224(c) certification for that stage.

Lapsing

24. This resource consent will lapse on 21 February 2032, unless the consent has been given effect to before this date.

Note: The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

Issued at Central Otago on 21 February 2022

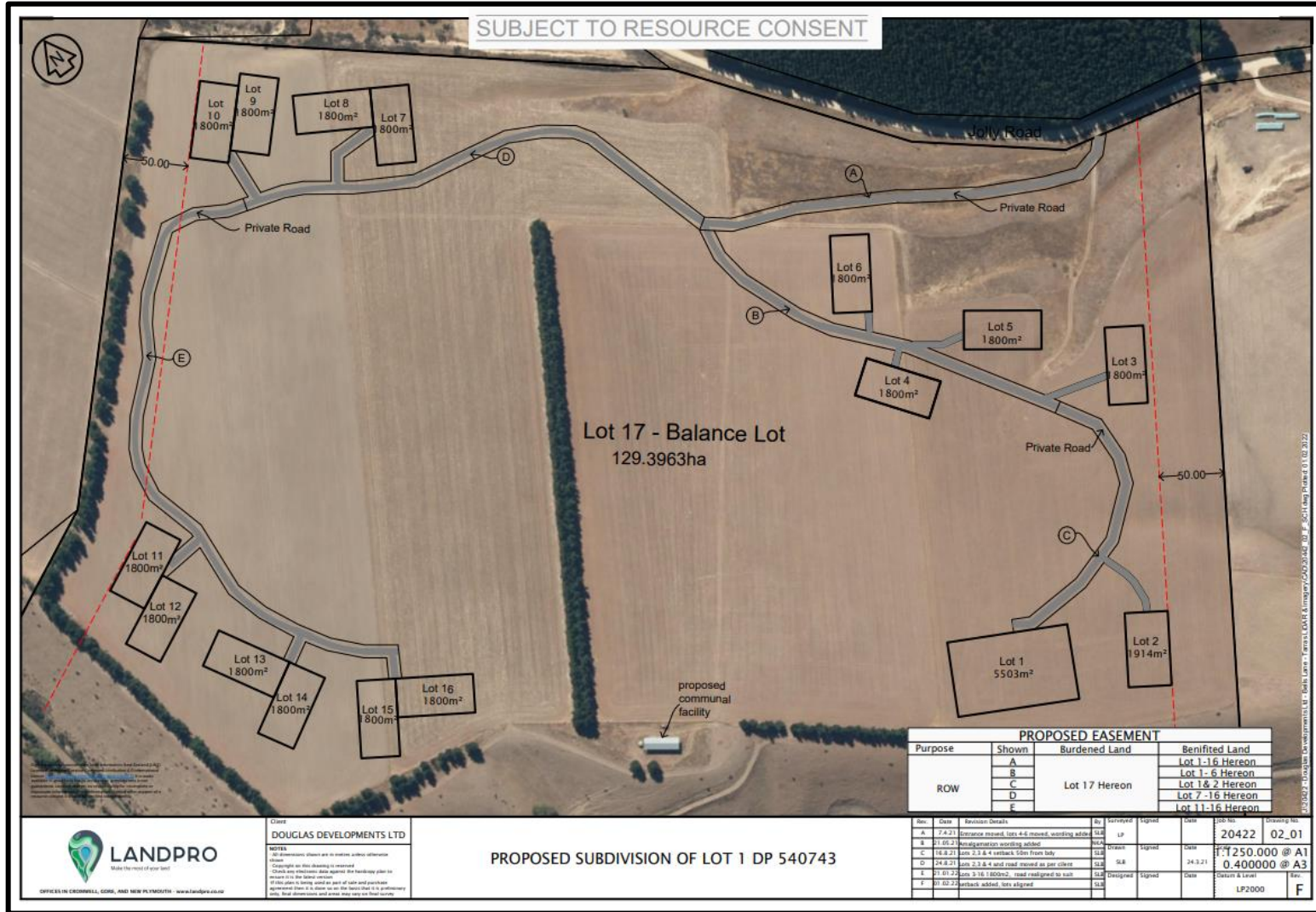
Reissued at Central Otago on 02 June 2023 pursuant to Section 127(1) of the Resource Management Act 1991



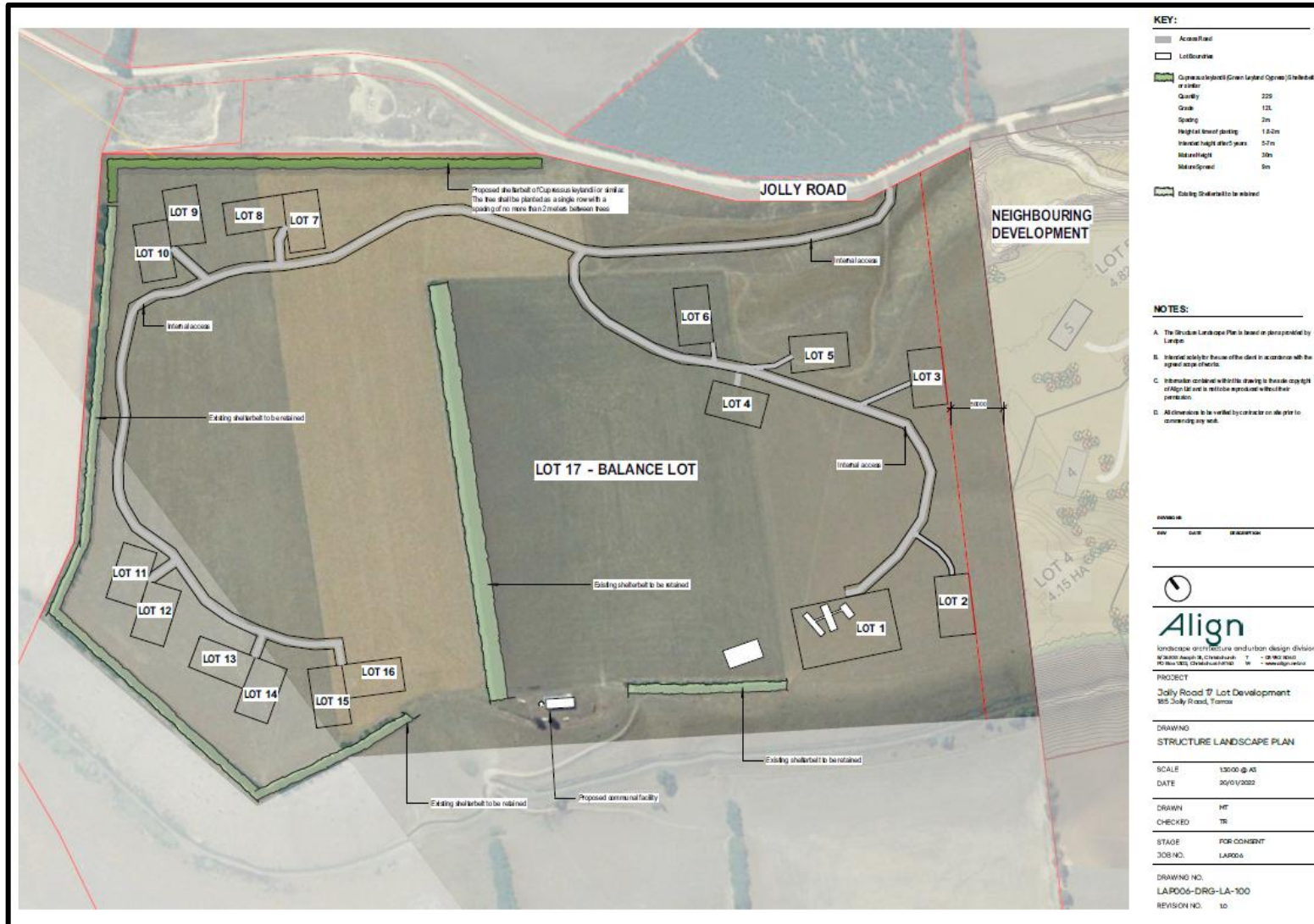
Alana Patterson
Planning Support Officer

APPENDIX ONE: APPROVED PLAN/S FOR 210142V1

(SCANNED IMAGES, NOT TO SCALE)



APPENDIX 2 – STRUCTURE LANDSCAPE PLAN FOR RC210142



KEY:

	Access Road
	Lot Boundary
	Coprosma leylandii / Green Leylandii / Coprosma leylandii or similar
Quantity	229
Grade	13L
Spacing	2m
Height at onset of planting	1.62m
Interval height after 5 years	5.7m
Ball and Splay	20m
Ball and Splay	5m
	Existing Shallowbell to be retained

- NOTES:**
- The Structure Landscape Plan is based on plans provided by Landscape.
 - Interval spacing for focus of the plant is in accordance with the agreed scope of work.
 - Intention is to combine with the drawing to provide a single copy of the plan and to include a separate sheet for the plan.
 - All dimensions to be verified by contractor on site prior to commencing any work.

REVISIONS:

NO.	DATE	DESCRIPTION

Align
 landscape architecture and urban design division
 10/100 South Road, Christchurch
 PO Box 100, Christchurch 8140
 www.align.co.nz

PROJECT:
 Jolly Road 17 Lot Development
 85 Jolly Road, Timaru

DRAWING:
 STRUCTURE LANDSCAPE PLAN

SCALE: 1:300 @ A3
DATE: 20/01/2022

DRAWN: MT
CHECKED: TR

STAGE: FOR CONSENT
JOB NO.: LAR006

DRAWING NO.: LAPO06-DRG-LA-100
REVISION NO.: 10

Summary

The Structural Landscape Plan's objective is to detail the method of screen plantings for 185 Jolly Road. The proposed Cupressus leylandii plantings will achieve a minimum height of 5-7 metres within 5 years to screen Lots 7-10 from Jolly Road.

Preparation

Plant Supply

1. Container grown plants shall be healthy, vigorous and free of disease, injury, parasites or insects, as well as having a well-developed root mass. Root mass shall be well distributed and not root or pot bound.
2. Plants to be a min grade 12L and height of 1.8-2m.

Plant Preparation

1. The proposed planting areas shall be sprayed off at least twice prior to planting, with a two-week period between spraying. Spray application shall take place in still, cool and dry conditions. Protect any existing trees in the surrounding landscape from spray drift. All planted areas will be weed free at the time of planting.
2. Planting pits shall have a minimum compacted depth of 300mm (or twice the rootball width and depth - whichever is greater) and backfilled with a 60:40 mix of screened topsoil/compost. The existing sub-soil shall be ripped and cultivated to a depth of 150mm prior to addition of topsoil. Final grading of topsoil/compost mix shall be carried out to ensure a true specified level and slope to avoid dishing or other depressions where water may collect.

Planting

1. Planting shall generally take place between 1st April and 30th September (the planting season). Planting may occur outside these times with the approval by Central Otago District Council. The Contractor shall carry out the works to protect the existing subsoil structures and prevent excessive soil structural damage.
2. Containerised plants shall be thoroughly moistened at the time of planting. If plants are dry, they shall be submerged in water for at least five minutes until all air bubbles stop rising. Allow time to drain before planting.
3. Planting positions shall be in accordance with the structure landscape plan and spacing shall be as specified.
4. The Contractor shall allow for a minimum average fertiliser application rate of 50 grams of 8-9 month slow-release fertiliser (such as Osmocote, Nutricote or Grotabs) with a composition of 6,15,3, NPK per plant. The specified fertiliser shall be thoroughly mixed with the soil in the base of the planting hole, prior to planting. Apply quantities as recommended by the manufacturer.
5. Plants shall be set upright in the centre of the pit at such a depth that the soil, when firmed down is at the same height as the top of the root ball.
6. Soil shall be heeled in using natural body weight and not over-compacted. Any major roots damaged during this process shall be cleanly cut off flush with the root ball using sharp secateurs.
7. The irrigation system is to be installed once planting is complete (prior to bark mulch installation). Refer to maintenance section.
8. All proposed planting areas are to have decomposed tree chip or cambium grade bark mulch applied. Unless specified otherwise, mulch shall be placed and maintained to a minimum consolidated depth of 75mm for planting beds and tree pits. The surface of the mulch shall be 25mm below the surrounding ground surface and shall be even and free of hollows.
9. Mulch shall be pulled back to 50mm off the trunk of any tree to prevent collar rot.
10. Topsoil shall not be mixed into the mulch during placement, planting or weeding.

Maintenance

Watering Regime

1. Water will be sourced from the terraces below the subdivided portion of the site and will likely consist of landscape dripline and battery powered controllers. An irrigation designer will be able to advise on the appropriate products to use to achieve required irrigation levels. Irrigation line is to be positioned throughout planting, within approximately 300mm off each plant to ensure sufficient watering (or as otherwise advised by an irrigation designer).
2. It shall be the management company's responsibility to ensure the plants receive sufficient water to maintain health and good growth. The permanent irrigation system shall be programmed to operate after 11am and prior to 5am (or as otherwise advised by an irrigation designer).

Weed Removal

1. Planting areas are to have a minimum 2 metre wide strip to the extent of the planted area which is to be kept free of weed species. Weed control shall be frequent enough to prevent weed species flowering and seeding. The area of mulching around the planted areas should reduce the frequency of maintenance required.

Pest Control

1. It is recommended that rabbit proof fencing with mesh no larger than 3 centimetres and fence height at least 1 metre be installed. The bottom of the fence should have a 15-centimetre apron or be buried 20 centimetres into the ground. Regular maintenance should be carried out to ensure the wire isn't breached by animals burrowing underneath.
2. Other pest control strategies including shooting, poisoning and repellents may be required (in accordance with all relevant acts, by-laws and controls and any other legislation) should it be determined that the aforementioned controls are proving unsuccessful.

Hedging

The Cypress trees shall be maintained as a hedge and trimmed as required in order to promote denser growth.

1. Prune front and back sides of hedge until desired height is reached.
2. Trim back overhanging side growth to encourage denser growth.

Replacement

1. Retention of all existing shelterbelts within the site.
2. In-line with the conditions of consent, 17. a) "The planting established under the structure landscape plan and existing shelterbelts must be maintained in perpetuity. Any plants which fail or die must be replaced in the next growing season."

Ongoing Responsibility of Plant Maintenance and Replacement

1. The subdivided property on the upper slope of the overall site is to be managed by a management company with each lot having shares and having responsibility for costs for farm operations, including managing and replacing plants. It will be the responsibility of the management company to maintain the planting and replace it in the next growing season should any fail or die in line with the consent conditions.

OWNER
DAY DATE DESCRIPTION

Align

landscape architecture and urban design division
25 GARDEN AVENUE, CHRISTCHURCH T - 03 378 2810
PO BOX 1035, CHRISTCHURCH N - 03 378 2810

PROJECT
Jolly Road 17 Lot Development
185 Jolly Road, Timaru

DRAWING
PLANTING SPECIFICATIONS

SCALE N/A
DATE 20/01/2022

DRAWN HT
CHECKED TR
STAGE FOR CONSENT
JOB NO. LAP006

DRAWING NO.
LAP006-DRG-LA-110
REVISION NO. 10

Maddy Albertson

From: Josh Kenneally <Josh.Kenneally@nzta.govt.nz>
Sent: Thursday, 23 May 2024 11:42 am
To: Rod Baxter
Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Hi Rod,

Thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 for the proposed 17 lot rural/rural residential subdivision. NZTA has reviewed the proposal and determined that conditions would manage potential effects on the State Highway network. These conditions will need to be volunteered in writing to Council, so they become a substantive part of the resource consent application prior to written approval being provided by NZTA.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that NZ Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, ML plan (for Māori Land) or SO (Survey Office) plan) to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.
2. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lot 17 (the balance lot) of the subdivision of land shown on Scheme Plan Lots 1-16, 100 Being a Subdivision of Lot 2 DP 476419, dated 25/09/2023 (reference: C3001_SCM) that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 8. This consent notice shall read as follows:

Any dwelling or other noise sensitive location on the site in or partly within 100 meters of the edge of State Highway 8 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB $L_{Aeq(24hr)}$ inside all habitable spaces.

*Please note: The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the requested conditions.*

Please get in touch if you have any questions,

Kind regards,

Josh Kenneally

**Environmental Planner - Central
Poutiaki Taiao | Environmental Planning**

Transport Services

Email: josh.kenneally@nzta.govt.nz

Phone: 04 830 5774

Mobile: 021 794 084

NZ Transport Agency

From: Rod Baxter <rod.baxter@ppgroup.co.nz>

Sent: Friday, May 10, 2024 1:49 PM

To: Josh Kenneally <Josh.Kenneally@nzta.govt.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Hi Josh

There has been no alteration to the scheme plan and draft AEE as attached and referring to the entrance to the subdivision.

Yes, the current entrance will be closed.

Yes, the applicant agrees to the reverse sensitivity consent notice.

regards

Rod Baxter

Snr Surveyor / Planner

T 03 445 1826

M 021 854 759

Paterson Pitts Limited Partnership, trading as:

PATERSONPITTSGROUP

Surveying • Planning • Engineering

Your Land Professionals

From: Josh Kenneally <Josh.Kenneally@nzta.govt.nz>

Sent: Friday, May 10, 2024 1:43 PM

To: Rod Baxter <rod.baxter@ppgroup.co.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Hi Rod,

I just wanted to confirm the status of the proposal and NZTA's correspondence with you before I progress this further.

- Is the attached AEE and scheme plan still the s95E approval sought? And is the layout of the application in accordance with 15/02?
- I understand the existing crossing point on Māori Hill Road 60m from State Highway 8 is to be closed as part of the application?
- Does the applicant agree to volunteer reverse sensitivity consent notice for any site within 100m of the SH8?

Thanks,

Josh Kenneally

Environmental Planner - Central

Poutiaki Taiao | Environmental Planning

Transport Services

Email: josh.kenneally@nzta.govt.nz

Phone: 04 830 5774

Mobile: 021 794 084

NZ Transport Agency

From: Rod Baxter <rod.baxter@ppgroup.co.nz>
Sent: Thursday, May 9, 2024 4:20 PM
To: Josh Kenneally <Josh.Kenneally@nzta.govt.nz>
Cc: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Hi Josh

Thanks for making contact, we are still preparing the AEE for the application. It would be good to have a letter from NZTA referring to the reverse sensitivity condition to include in the application, and that there are no other requirements necessary from NZTA.

regards

Rod Baxter

Snr Surveyor / Planner

T 03 445 1826

M 021 854 759

Paterson Pitts Limited Partnership, trading as:

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From: Josh Kenneally <Josh.Kenneally@nzta.govt.nz>
Sent: Thursday, May 9, 2024 10:19 AM
To: Rod Baxter <rod.baxter@ppgroup.co.nz>
Cc: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Hi Rod,

I have taken this case over from Julie, has there been any progress since Julie's email on the 8th March,

Thanks,

Josh Kenneally

Environmental Planner - Central

Poutiaki Taiao | Environmental Planning

Transport Services

Email: josh.kenneally@nzta.govt.nz

Phone: 04 830 5774

Mobile: 021 794 084

NZ Transport Agency

From: Julie McMinn
Sent: Friday, March 8, 2024 1:13 PM
To: Rod Baxter <rod.baxter@ppgroup.co.nz>
Cc: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Subject: RE: RC230328 - 5 Maori Point Road, Tarras NZTA reference: 2023-1751

Ok thanks Rod. The best plan of attack is contact Helen.Dempster@nzta.govt.nz in the first instance, she is based in Dunedin. Or no luck there, go directly to environmentalplanning@nzta.govt.nz who manage the data base and should be able to tell you who it is, quote: 2023-1751.

Cheers
Julie

Julie McMinn | Consultant Planner
Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: Rod Baxter <rod.baxter@ppgroup.co.nz>
Sent: Friday, March 8, 2024 1:07 PM
To: Julie McMinn <Julie.McMinn@nzta.govt.nz>
Subject: RE: RC230328 - 5 Maori Point Road, Tarras

You don't often get email from rod.baxter@ppgroup.co.nz. [Learn why this is important](#)

Hi Julie

The applicant has been away for a while so i haven't talked to him yet about this one. If you could let me know who to liaise with that would be great.

regards

Rod Baxter

Snr Surveyor / Planner

T 03 445 1826

M 021 854 759

Paterson Pitts Limited Partnership, trading as:

PATERSONPITTSGROUP

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From: Julie McMinn <Julie.McMinn@nzta.govt.nz>
Sent: Friday, March 8, 2024 12:43 PM
To: Rod Baxter <rod.baxter@ppgroup.co.nz>
Subject: FW: RC230328 - 5 Maori Point Road, Tarras

Hi Rod

Where did we get to t with this one. I am heading away soon so want to reassign these cases to others and want to summarise where we have got to.

Thanks
Julie

Julie McMinn | Consultant Planner

Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: Julie McMinn

Sent: Monday, February 19, 2024 2:09 PM

To: Rod Baxter <rod.baxter@ppgroup.co.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras

Hi Rod

NZTA like to add these to balance lots as if developed in the future it will drop down onto any lots subdivided in the future. It also helps landowners, particularly if they don't need consent to construct a dwelling, to understand there is the potential for reverse sensitivity effects from highway noise on noise sensitive activities locating within 100m of the highway.

Kind regards

Julie

Julie McMinn | Consultant Planner

Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: Rod Baxter <rod.baxter@ppgroup.co.nz>

Sent: Monday, February 19, 2024 11:21 AM

To: Julie McMinn <Julie.McMinn@nzta.govt.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras

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Hi Julie

Not to sure why a reverse sensitivity consent notice would be necessary and what it would be referring too on the balance lot when it is to remain rural.

Regards

Rod Baxter

Snr Surveyor / Planner

T 03 445 1826

M 021 854 759

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From: Julie McMinn <Julie.McMinn@nzta.govt.nz>

Sent: Thursday, February 15, 2024 2:19 PM

To: Rod Baxter <rod.baxter@ppgroup.co.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras

Thanks Rod.

Not sure if Council has moved the application on or not given our late reply. However would your client be happy to have reverse sensitivity consent notice on the balance lot? At which point I can go about issuing a written approval.

Kind regards

Julie

Julie McMinn | Consultant Planner

Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,

PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: Rod Baxter <rod.baxter@ppgroup.co.nz>

Sent: Thursday, February 15, 2024 1:56 PM

To: Julie McMinn <Julie.McMinn@nzta.govt.nz>

Subject: RE: RC230328 - 5 Maori Point Road, Tarras

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Hi Julie

Thanks for getting back.

The proposal is to move the entrance to the new location and close the existing entrance. Only one entrance point to the subdivision will be place.

Regards.

Rod Baxter

Snr Surveyor / Planner

T 03 445 1826

M 021 854 759

From: Julie McMinn <Julie.McMinn@nzta.govt.nz>
Sent: Thursday, February 15, 2024 1:13 PM
To: Rod Baxter <rod.baxter@ppgroup.co.nz>
Subject: RE: RC230328 - 5 Maori Point Road, Tarras

Hi Rod

Apologies I should have sent this weeks ago – but found the email below in my drafts.

Just getting back to you on this enquiry.

I have a question which is – will the existing access on to Māori Point Road be closed? And if not what will stop the vehicles from the new lot using this access in preference to the new access to be constructed?

Our assessment to date is as follows:

I understand the proposal is for:

- A 17 lot each of 2,00 m² subdivision and balance lot
- The 17 proposed lots will be clustered to wards the middle of the site and will be more than 100m from the SH carriageway
- A Balance lot of 16 ha which is in part adjacent to SH8 will be retained for productive use
- A new access to the subdivision will be from Māori Point Road located at a minimum of 80 m from the SH intersection to the new access
- The existing access from Māori Pont Road within in 60m of the SH8 intersection will be closed ??
- A second access to the site is from Bowman Road and will be used for access to the lower terrace and for farming purposes

When assessing the proposal I note:

- State highway 8 in this location is limited access road – however there is no existing or proposed access from the State highway to the site
- The 17 lots intended for residential use will be mor than 100m from the highway and hence will not be affected by highway noise
- The new access from Māori Point Road will be more than 80m from the intersection with SH8 – which exceeds the NZTA Planning Policy Manual guideline line for minimum local road access spacing from a State highway intersection (60m).
- The existing access within 60m of the SH intersection will be closed ??
- The balance lot which will be 16 ha is adjacent to the highway and although not part of this application could either have another residential dwelling constructed and or be further subdivided in the future. Hence NZTA consider a consent notice to manage potential reverse sensitivity effects from highway could be considered i.e. along the lines of the following:

Any dwelling or other noise sensitive location on the site in or partly within 100m of the edge of the State Highway 6 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

Subject to the answer to the question around the Māori Point access the only issue I can see where NZTA could be considered an affected party is as the subdivision is adjacent to the highway with the potential for reverse sensitivity effects from highway noise affecting the balance lot and any further subdivision / development into the future.

Happy to discuss further.

Kind regards
Julie

Julie McMinn | Consultant Planner
Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: Rod Baxter <rod.baxter@ppgroup.co.nz>

Sent: Friday, December 1, 2023 1:29 PM

To: Julie McMinn <Julie.McMinn@nzta.govt.nz>

Subject: RC230328 - 5 Maori Point Road, Tarras

CAUTION: The sender of this email is from outside Waka Kotahi. Do not click links, attachments, or reply unless you recognise the sender's email address and know the content is safe.

Hello Julie

I act on behalf of Clutha Plains Trust and have applied the Central Otago District Council for a subdivision resource consent at 5 Māori Point Road, Tarras. Attached is the Assessment of Environmental Effects and scheme plan of the proposal as lodged with CODC. An information request from Council has indicated if the Applicant has instigated any consultation with Waka Kotahi? To date there has not been any approach to Waka Kotahi.

The current access is inadequate for the proposed subdivision in both is formed standard and its location onto Māori Point Road.

A new access onto Māori Point Road will require construction to Council's roading standards with the proposed subdivision being serviced by a right of way easement. The access onto Māori Point Road is proposed to be shifted further west which will result in an 80m minimum distance between the new access point and the State Highway 8 intersection. Māori Point Road is sign posted at 60km/h from the intersection of State Highway 8, then west for approximately 3/4 of the length of the property. This complies with the Appendix 5B – Accessway standards and guidelines - Table App5B/3 – Guidelines for minimum accessway spacings (page 211).

Could you please provide advise that this meets Waka Kotahi standards or whether an affected party approval is necessary to be able to respond or other provision to provide a response to CODC is required.

If there is any further information needed at this stage, please let me know.

Regards

Rod Baxter

Snr Surveyor / Planner

E rod.baxter@ppgroup.co.nz

Paterson Pitts Limited Partnership, trading as:

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Tarras

**COMMUNITY PLAN
2023**

Presented by the Tarras Community



Executive Summary

This plan sets out a direction and future vision for Tarras based on the community's views.

The vision for Tarras is captured in the following statement:

“Tarras is a strong, thriving community that is a great place to live, work and visit, set in an outstanding environment.”

This vision is supported by a number of value statements which articulate the areas of focus for the community as follows:

- The stunning Tarras environment is maintained and enhanced for future generations.
- Tarras continues to be a strong, thriving community that looks out for each other.
- The community spaces and places of Tarras are celebrated, well known and well used, with new opportunities explored and fostered.
- The economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.
- Core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.
- The Tarras community feels heard and is heard on things that matter to them.

For each of these value statements a number of actions have been identified which are provided on the following pages. It is recommended that the community form an umbrella group to oversee the plan and connect with the Council, Community Board, Government Agencies and other organisations as required.



Actions

- These actions have not been prioritised. It is recommended that once an umbrella group is established they consider priorities under each category.

Natural Environment

Actions:

- Lobby controlling authorities for better management of weed control (willows, lupins, broom/gorse) alongside waterways and public spaces.
- Consider community led environmental action such as planting days, weed eradication and community clean ups.
- Consider initiatives that formalise the importance of the Tarras dark skies to the community, for example:
 - Hosting guest speakers.
 - Holding star gazing evenings.
 - Having a respectful discussion with the farming community about the pivot irrigation lights and if they can be better controlled at night, for instance can these be restricted at certain times in the evening?
 - Investigate what is involved to become a dark sky precinct, under the proposed provisions of the CODC District Plan's dark skies chapter.
- Understand the community's view on having an aerobatic zone above Tarras and whether any follow-up with Civil Aviation Authority is required.

Connected Community

Actions:

- Create an up-to-date farm map/community contact list of the area.
- Explore opportunities for evening get togethers at the village (such as pizza truck nights)
- Maintain and support the existing social networks that exist in the area (i.e. Book Club, Golf Club, Rural Women's etc.)
- Utilise existing information sharing activities such as Tarras Talk and the Tarras website, and ensure they are accessible to all.
- Consider opportunities to better promote community events and activities.
- Consider the establishment of an umbrella group to oversee the plan and connect to the Community Board or other organisations.

Community Places and Spaces

Actions:

- Explore opportunities to connect cycling routes to each other and the village, such as the Ardgour Valley loop, Thomson Gorge and Bendigo Diggings.
- Explore the appetite for creating new places such as a tavern, diverse retail offerings and a shared office space in the village.
- Work with Council to explore possibilities to enhance the tennis court and playground area.
- Examine the viability of establishing a dog park area in the Tarras area.
- Explore the creation new recreational opportunities such as better public access to the Lindis River and discuss with the landowner the possibility of developing a walkway where the water race used to be.
- Protect and celebrate the unique heritage of the area and explore opportunities to tell local stories.
- Work with Council to enhance the existing Community Hall and improve accessibility.
- Explore the opportunity of developing a civil defence community response centre for the Tarras community.
- Acknowledge, celebrate and make the most of community and recreational facilities such as the Tarras School, the Church and (privately owned) golf course.
- Work with owners of the café and village to see what support could be offered to increase opening hours.
- Support the Cemetery Trust to maintain and enhance the Tarras Cemetery.

Economic Vitality

Actions:

- Celebrate the quality produce and products of the areas through a regular farmers market at the village.
- Explore the viability of providing after school care for children whose caregivers may work out of town.
- Keep actively involved in future community engagement and discussions on proposed developments in the area, and ensure opportunities to be involved are taken advantage of.
- Consider if there is a shared community view on how seasonal worker accommodation needs are best met and advocate for that solution.
- Talk to Ignite Wanaka or the Cromwell Business Network about setting up a group for Tarras businesses.

Infrastructure and Land Use

Actions:

- Investigate possibility of installing EV charging stations within the Tarras Village.
- Explore possible improvements to household waste services with Council.
- Liaise with Council and Waka Kotahi about the sealing of Māori Point and other roads, the type of seal used on the state highway through the village, and options for reducing the speed limit through the village.
- Enquire about the feasibility of repositioning the information weather station on the state highway to minimize its effect on private residents.
- Investigate if any changes have been proposed under the District Plan for rezoning of Tarras land in the future. What can existing landowners can do with their land when applying for consent to subdivide on rural land - specifically when it relates to a non-complying activity?
- Work with Council to ensure appropriate land use provision exists for the Tarras area and surrounds. This includes the consideration of the provision of future housing options, and the establishment of a rural settlement zone for the village to accommodate town and rural interface, for growing need and demand.
- Arrange a community meeting with CODC Planning Policy Team to discuss options for future growth.

Tarras Voice

Actions:

- Seek out and participate in engagement forums to express views and opinions such as at 'have your say' days and public forums at Council and Community Board meetings.
- Ensure information about opportunities to submit on changes to regulations and plans are known about and utilised.
- Encourage the participation of decision makers in Tarras community groups and organizations, such as the Cromwell Community Board liaison position on the Tarras Hall Committee.
- Utilise community platforms to promote public good over personal views.
- Acknowledge there are different views on different matters and remembering the importance of listening to and respecting those alternative views.

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“ I want Tarras to be known as a Destination, a place people will continue to want to visit. A Village with shops and cafe, high country stations, our wine & vineyards, walking & cycling tracks, Golf Course, the recreational opportunities of our rivers and mountains, historical gold mining areas, nature reserves, Dark Skies, our community church & venue centre, our creative artisans and accommodation providers. I want Tarras to be a thriving, diverse and inclusive community. ”

- Quote from a survey respondent

Introduction

A community plan connects and binds people together through their shared values. It sets out what is important to the people of that place, and provides a set of objectives and roadmap for positive development and resilience.

The aim of this plan is to create a document that articulates and reflects the values, initiatives and direction for the wider Tarras community.

The development of the Tarras Community Plan has been a community led process, which the Central Otago District Council helped to facilitate. The Plan was developed through listening to and summarising feedback from the people who live, stay or own property in the Tarras area. The comments and sentiment captured in this plan are a direct reflection of the comments and feedback provided through community surveys, workshops and conversations.

The Tarras Community Plan represents and is owned by the Tarras community.

A special thanks to everyone who took the time to be involved in this process, to share their views and to care deeply about this place they call their home. Tarras is a very special place and it has been a privilege to develop a brief insight into this connected and resilient community.

“ The sustainable management of Tarras. The trajectory it is on at the moment - is a calm beautiful rural residential environment with a border of a huge flowing river and untouched mountainous surroundings. A reserve is continuing to protection (sic) of the ecosystem. Vineyards contribute to its economic resilience. Traffic is largely through traffic but a store and a cafe are ports of call for numerous visitors and provide a lively atmosphere even in winter. The school and its surrounds sit in a well groomed environment which encourages those with small children when they come to this place. The indigenous history of this place fascinates those who enquire. ”

- Quote from a survey respondent



How the plan was developed

In 2021, members of the Tarras community approached the Central Otago District Council asking for assistance to facilitate the development of a new community plan for the area.

The Tarras community had last developed a community plan in 2007 and given the number of changes that have occurred in the area since then, and with more proposed, it was agreed that the time was right to work on a new plan.

The consultation process for the 2023 Tarras Community Plan included two surveys which gathered information from the Tarras community, followed by two community workshops.

In broad terms, participants in both the surveys and workshops were asked what they liked and valued about Tarras, what they saw as opportunities for the area's future, along with what the challenges were, and the things that could be changed.

It is acknowledged that beyond those people who participated in this process there is also a wider community of individuals and organisations who have an interest in Tarras' future. The focus of this plan is on the people living in the area, and its content has come from those who participated and provided feedback.

“ The best little town you
have ever seen. ”

- **Quote from a workshop
respondent**

Community Survey

To begin the process, a values survey was distributed to households in November of 2021, and 75 responses were received. The survey release coincided with community activity restrictions due to the COVID-19 pandemic, so the survey was redistributed in September in 2022 to capture any participants who missed the opportunity to participate the first time around. A further 37 responses were received. A copy of the survey, and an analysis of both sets of results is attached as appendices.



Community Workshops

Once the survey results had been analysed, two community planning workshops were held. The workshops were held at the Tarras Hall on Tuesday 18 October 2022 and Saturday 5 November 2022. A total of 27 people attended the first workshop, and 21 attended the second.

Using a SWOT (Strengths Weaknesses Opportunities and Threats) analysis approach, the groups identified opportunities for Tarras' future, barriers to progress, what was important to the people of Tarras and how they wanted the Tarras region to be known into the future. A summary of the feedback received at the workshops is attached as appendix 1.

The survey results were shared with workshop participants at the conclusion of each session to enable participants to compare and discuss responses.

Development of the document

Community feedback was summarised into a draft community plan. The draft plan was then released to the community for feedback in June 2023. Fourteen individual responses were received during that process and the community plan was updated as a result.

Most respondents thought that the draft plan reflected the sentiments of the community and only minor changes were made as a result of the feedback.



About Tarras – a profile

Geography and climate

This community plan takes in more than just the Tarras village. It encompasses much of the head of the Cromwell Basin, and is bounded by the Mata Au–Clutha River to the west, the Dunstan Range to the east, the top of the Lindis Pass to the north and Lake Dunstan to the south. It extends to the Lindis Valley and Lindis Pass, over to the Mata Au–Clutha River, down to Bendigo, along State Highway 8A to the territorial boundary near Luggate.

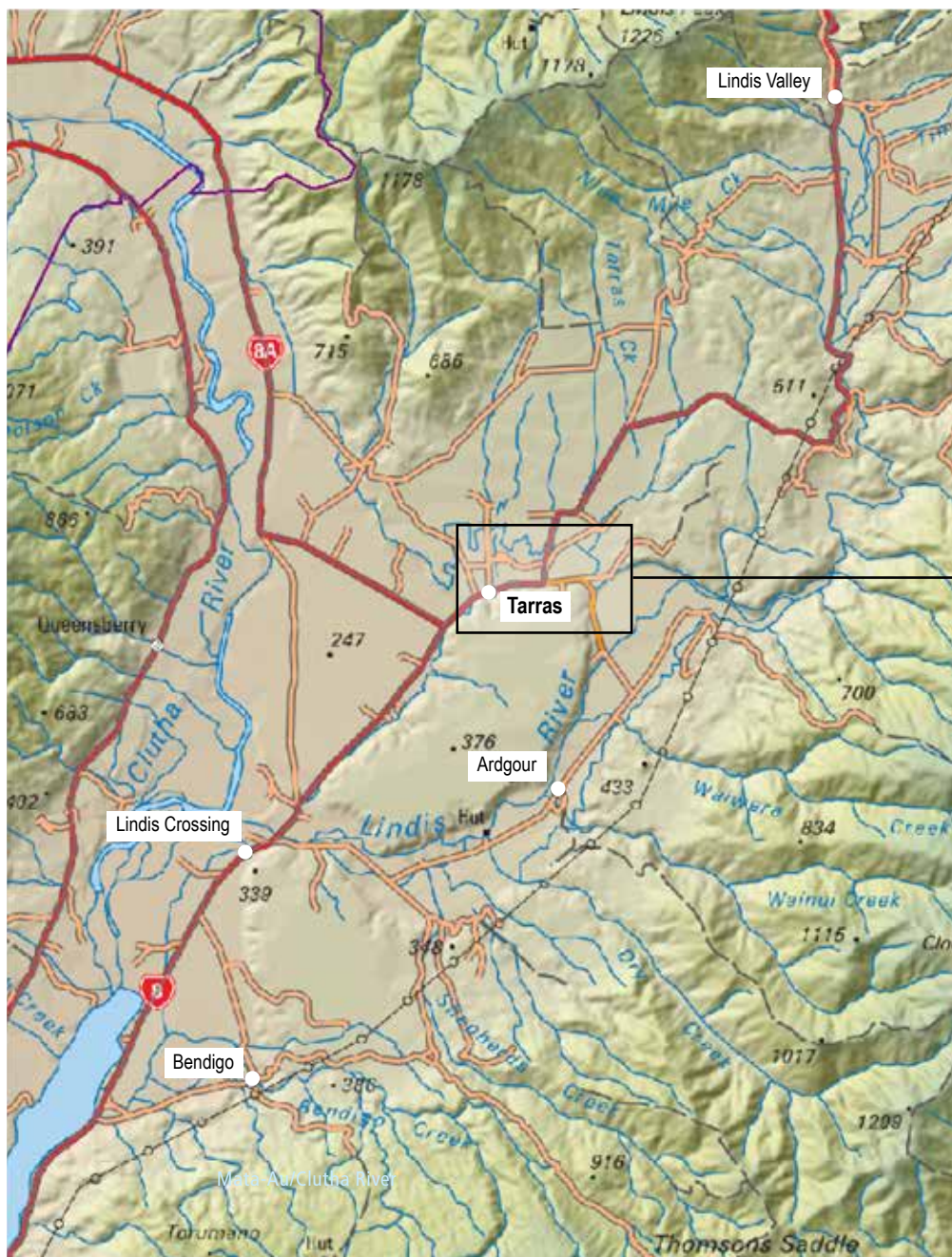
Tarras village is situated less than 30 minutes' drive from both Cromwell and Wanaka. Located on State Highway 8, which is the main tourist route from Mount Cook to Queenstown, it is viewed by many as the gateway to Central Otago.

Tarras' distinctive landscape, heritage aspects and access to recreational opportunities in and around the area makes it a special place. The vast open space includes a superb vista which takes in the Dunstan Range to the east and the Pisa Range to the west. From Tarras there is a great view looking down the Cromwell valley, north east to the St Bathans Range, and north west to the mountains and Matukituki Valley.

Tarras is one of the driest areas in New Zealand with an annual rainfall of between 300 and 500mm, and an average rainfall of approximately 400mm. There is on average 70 wet days per year and there is a marked temperature variation in winter (down to -10 degrees C) compared to summer (up to 35 degrees C).



A Map of Tarras



About Tarras

History

The history of Tarras is rich and deep. Prior to European settlement, Māori used the Lindis Pass as part of the inland route from the Waitaki River to Lakes Wānaka and Hāwea. The landscape came to the government as part of the Kemp Purchase in 1848, the boundaries of which were contested by Ngā Tahu as part of their historic land claims. These claims were settled in 1997 and legislated in 1998 through the enactment of the Ngā Tahu Claims Settlement Act.

Tarras was given its name in the 1850s by John Turnbull Thomson, a surveyor of the area. It is named after the Tarras Water, a river of Dumfriesshire, Scotland.

Gold was first discovered in the region in 1857, and features prominently throughout the years, particularly at Lindis and Bendigo.

The Lindis irrigation scheme began as a private venture in 1920 and contributed greatly to the viability of the area.

The history of the area is beautifully showcased on the community's website:

<https://www.tarras.org.nz>

A fine Māori paddle made of wood, found in the Tarras region & donated to Tūhura | Otago Museum in 1877.





Demographics

The population of the wider Tarras area (as outlined above in our geographical boundary), has increased from 408 people in 2013, to 606 in 2018.

The 2018 Census provides a relatively recent baseline of key demographic facts about Tarras, as presented in the following table. Results from the 2023 Census are eagerly awaited.

“ I love the country feeling vibe. I love how people use to enjoy going for a coffee, wandered around visiting the shop and Mrs Robinson, I love how it use to be a hub for people to stop and get their drinks/goods/eat before or after coming over the Lindis Pass. ”

- Quote from a survey respondent

A further breakdown of population is provided in appendix four.

Quick statistics about Tarras (2018 Census)

Population	According to the 2018 Census there are 606 people who usually live in Tarras, this is an increase of 198 people since 2013. The population has more males (327) than females (282).
Age	The median age is 41.4 years. A total of 17.8% of people are aged under 15.
Families	82.6% of people in Tarras over the age of 15 responded that they were in a partnered relationship in the 2018 Census.
Households	The average household size is 2.4 people.
Dwellings	There are 276 occupied dwellings and 72 unoccupied dwellings in Tarras.
Education	According to the 2018 Census, 86.2% of people aged 15 and over have a formal qualification.
Employment	The unemployment rate for Tarras is 3.5% and 'managers' are the most common occupational group.
Income	The median income for permanent residents aged 15 and over is \$45,300. Furthermore, 24.7% of people aged 15 and over have an annual income of \$20,000 or less and 42.8% have an annual income of more than \$50,000.
Technology	According to the 2018 Census 86.5% of households have access to the internet, 89.2% have access to a cell phone.
Travel	37.0% of households have access to three or more motor vehicles. Additionally, 39.7% of people travel to work driving a private car, truck or van. A further 18.4% drive a company car or van.
Housing	67.3% of individuals or family trusts own or partly own their own home. The median rent paid for those who rent was \$215 per week.
Business	Out of the 408 people employed who live in Tarras, 120 people work in the Agriculture Industry ¹ (29.4%). Construction is the second most common industry with 57 employed in this field (14.0%). This is followed by Professional, Scientific, and Technical Services, which accounts for 33 people who live in Tarras (8.1%).

¹ Category known as Agriculture, Forestry and Fishing Industry

TARRAS VILLAGE STORE



CELEBRATE
LOCAL

Community facilities and amenities

Tarras village is strategically located on State Highway 8, with proximal links with larger towns in the region and the first settlement after the Lindis Pass for south-bound traffic. This makes it a popular stopping point for road users, particularly with its ready access to a café, merino shop, village store, 24-hour fuel pumps and toilet facilities. It is also a focal point for locals.

Shrek the Sheep and the national merino story have all helped Tarras become recognised nationally. New public toilet facilities were installed by the Council at the village following a request through the 2007 Tarras Community Plan. These are well utilized by people travelling on State Highway 8 through the village.

The small rural Tarras School is one of the key features of the town. The role of the school has grown in recent years from 14 pupils in 2017 to 20 pupils in 2022². This reflects the increase in population of the area. Facilities at the school include a swimming pool, playground and playing fields along with vegetable gardens.

The Tarras Recreation Reserve includes the community hall, playing field, tennis courts, children's playground and rural fire centre. Adjacent to this is a nine-hole golf course on private land. The Tarras Community Hall is used by multiple groups in the local community and is also a community-led centre for civil defence purposes.

The attractively situated Tarras Church (built in 1921) continues to operate as a church, wedding venue and community event space. It was upgraded and earthquake strengthened in 2021 through a community-led project, and it is now owned by the community through the Tarras Community Church Charitable Trust. This ensures this community facility can continue to be used for future generations.

Tarras' distinctive landscape, heritage aspects and access to many recreational opportunities such as hiking, biking, water sports, gold fossicking, fishing, hunting and camping all contribute to making this a special place. It is home to historic sites and rich gold mining heritage, such as the Bendigo diggings, administered by the Department of Conservation, and the historic Thomsons Gorge Trail.

For a small community, there are many community groups. Those noted in the responses to the community survey included: Tarras Community Church Charitable Trust, Tarras Golf Club, Tarras Rural Women, Sustainable Tarras, Lindis Conservation Group, Tarras Fire Brigade, Collie Dog Club, Book Club, Tarras Playgroup, Tarras Community Hall, Friends of Tarras School, Darksky, Lindis Irrigation and the Tarras Recreation Committee.

The Tarras Community has built a community website (www.tarras.org.nz) which provides visitors and locals alike with a wealth of information about the area. There is also a Tarras Guide available which showcases local businesses and activities.

² Tarras School | Education Review Office (ero.govt.nz)





Services

The Tarras community has access to a rubbish drop off utilising Council rubbish bags. This is located on Jolly Road and is currently operated on a key system through collection at the Tarras store. In addition, there is a recycling centre located at the Fire Station on the recreation reserve.

There is no reticulated sewage scheme in the Tarras area and residents are on septic tanks. Water provision is through a range of private bores and privately operated water schemes.

Internet access in the area is predominantly wireless with the school having access to fibre. The Broadband MapNZ provides more detail and can be found here at the following link:

<https://broadbandmap.nz/home>

Cellphone coverage varies across the area with some parts having very limited or no coverage. It is hoped that new technology improve this service in the coming years.

Economy

The local Tarras economy has been primarily based on agriculture and sheep farming³. Most farms in the Tarras district run sheep, principally merino farmed for their super-fine wool. Some also raise other sheep breeds, deer and beef cattle. Other farms have been used for dairy grazing since the 2010 introduction of large-scale irrigation. Grains and seeds are also produced in the area.

Vineyards were first established in the area in 2000, with mostly pinot noir and riesling grapes, and some plantings of pinot gris. Results from the 2021 Central Otago Labour Survey indicate a further 76ha of plantings are planned for the Bendigo area between 2021-2025⁴.

Large scale cherry and apricot orchards and a packhouse have also recently established in the area.

There are several other businesses in the area including accommodation providers, retail and craft shops, food producers and tourism offerings. Community feedback indicates a growing number of work from home opportunities, with consultancies and other businesses being run from the area.

Further business data is included in the demographics section on page 12.

³ <https://www.tarras.org.nz/farming.html>

⁴ Horticulture and Viticulture: Central Otago Labour Survey, Thrive Consulting 2021



New developments and regulations

At the time of writing, there are a number of new developments underway in the Lindis, Tarras and Bendigo areas, which are worth mentioning as they set the context and circumstances under which this plan was written. Some of these developments may change the current look and feel of the area.

- Scapegrace Distilling Co. is being built on a 35ha site at Bendigo Downs. The site will also host a restaurant and three barrel rooms, along with the company's main headquarters, making it New Zealand's biggest distillery. This is a four-stage project which will span several years with the restaurant planned to open in 2027.
- Resource consent has been obtained for a 17-lot farm park subdivision on Jolly Rd. The farm park provides for lots of various sizes from 1735m² through to a jointly-owned farm block of 129ha. Other subdivisions have also been approved in recent years.
- HortInvest along with project partner and landlord Mackersey Properties, have built a 4,500m² packhouse, Lindis Coolpac Ltd. The packhouse, completed in December 2022, has been fitted with the world's latest technology, and will process and pack cherries grown at Lindis Peaks and Mt Pisa, and cherries and apricots from Ardour Valley Orchards for 2023.
- Christchurch Airport has bought 750ha of farmland in the Tarras area to build a regional airport¹. The airport property is bordered by State Highway 8 and 8A. The proposed airport will include a 2.2km jet capable runway. Christchurch International Airport Ltd have indicated that the airport is a long-term undertaking, and they anticipate three stages; validation and planning, approvals, construction.

At the time of writing, the Airport project team has released airport runway alignment options.

- Santana Minerals has a five-year exploratory drilling permit at four sites of the Bendigo-Ophir project – the Come In Time Battery, Rise and Shine, Shreks, and Shreks East deposit – covering a total area of 251km². The company expects this will proceed over the next five years in line with its current permit. Mining permits and resource consents will be needed if this venture is to proceed beyond exploration, and this will involve consultation as required by legislation.
- The Central Otago Queenstown Trail Network Trust is currently working on the Wānaka link of the Lake Dunstan Cycle Trail. This link will connect the Lake Dunstan Cycle Trail from Cromwell to Wānaka. It is proposed that the cycle trail will cross the Mata-Au/Clutha River near the head of the lake, follow the river margin on the Tarras side of the river, crossing back over the Mata-Au/Clutha River adjacent to the Luggate Tarras Road, and eventually joining with the existing DoC River Track. At the time of writing, the Trust is obtaining the final permissions and easements required prior to construction.
- On Thursday 25th of May 2023, a resource consent application was publicly notified from Cold Gold Clutha Limited. Cold Gold Clutha Ltd has applied to the Central Otago District Council, Queenstown Lakes District Council and the Otago Regional Council “to undertake suction dredge gold mining and to disturb the bed of the Mata-Au/Clutha River. Spot mining will occur between Sandy Point downstream of Luggate to the confluence with the Lindis River.” Submissions were open until 23 June 2023 and a hearing is scheduled for November 2023 with a decision anticipated in December 2023.
- The community is hoping to develop a community response group to create an Emergency Preparedness leaflet for the Lindis Valley area and then move on to create a Community Resilience Plan. This work is being developed with Emergency Management Otago.

¹www.centralotagoairport.co.nz

Central government regulations and policy changes

Protection of productive soils

The Ministry for the Environment released the National Policy Statement for Highly Productive Land⁵ in September of 2022, and is developing a proposed national policy statement for indigenous biodiversity. The objective of the National Policy Statement is to protect highly productive rural land for use in land-based primary production by making it more difficult to subdivide and develop highly productive land, thus restricting its removal from primary productive use.

Other regulations and policies

There are other changes to regulations and policies which are being imposed by Central Government that are having an impact on the local community. These include, but are not limited to, the New Zealand Emissions Trading Scheme, changes to the Resource Management Act and potential changes to minimum river flows.

Many of these developments and changes are creating a significant level of uncertainty due to their impact on the community, and the potential intended and unintended consequences they could create on many parts of the district, including impacts on housing, business and lifestyle.

⁵ A map of Highly Productive Land can be found at the following website:

<https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability>



What do we value most about Tarras?

“There is actually quite a lot going on at Tarras, it is full of life that is not always immediately obvious ... farming, viticulture, horticulture, sheep, beef & deer grazing all comes to mind as the visible obvious and they set the platform for the intrinsic’ s that are not quite so obvious

1. The smell of fresh cut grass & stock effluent,
2. The noise of tractors, stock and dogs barking
3. The absolute silence on a still day when there is no background noise.
4. The sound of helicopters spraying, mustering and dropping into nearby high country stations
5. The mist & fog that hangs low in the valley
6. Driving on gravel roads with dust spilling out behind.
7. The casual no hurried attitude of locals going about their business.
8. The quaint step back in time feeling of the Tarras shops, with the fire blazing in the café in winter.”

- Quote from a respondent to the draft plan

The people of Tarras value that it is strong and thriving community that looks out for each other. Respondents to the values survey talked about Tarras as:

“a supportive, welcoming and caring community, that was thriving and known for its quality products and produce.”

“A community that had a vibrant country village facilitating a connected community hub, and a strong community spirit.”

The community wants to ensure that the stunning natural environment is maintained and enhanced for future generations. People love the unique landscape with its historic sites and rich gold mining heritage, the bird life, the rivers, as well as the peace and quiet of the surrounding rural area. People love that their rivers, lake and conservation areas are rich with history and right on their doorstep.

Silence is valued by many, along with big skies, landscapes, vistas, night skies, wide open spaces and the serenity of the rural space.

Tarras’ country village brings its own special characteristics, and many people want to retain this to ensure that sense of connection remains. Some would like further development of the village, and to bring new families into the area who can grow the school and the many clubs/groups and societies. The community is mindful that any new development is done ‘sensitively’ to maintain the rural country village feel, and preservation of a traditional New Zealand town.

The community would like Tarras to have its own identity and country village feel, while utilising the services offered at the nearby larger towns of Cromwell and Wānaka, as needed.

The people of Tarras value the various community groups and clubs, many recreational opportunities and places to explore in their region – the physical environment and what it offers is plentiful.

The community would like the area’s community spaces and places to be celebrated, well known, and well used, with new opportunities explored and fostered.

The economic vitality of Tarras is important, built on great farming, quality produce and products, with a vibrant country village. To ensure this, core infrastructure, including land use planning frameworks, must meet the needs of current and future needs of the area.

The Tarras community is facing a lot of change and uncertainty, and this has become challenging for many. A key objective for this community is to feel heard and be heard on things that matter to them. It is important that local people are able to speak and have control over their own community, and to gain assistance from central and local government on matters of local significance.

Tarras has a strong community spirit and a commitment to building on that to ensure that it remains a great place to live, work and visit, now and into the future. Together we can make this happen.

Key words used in response to the question
“What is the one thing you like about Tarras”
in the community surveys:



A vision for Tarras community:

Tarras is a strong, thriving community that is a great place to live, work and visit, set in an outstanding environment.

“ Fresh air and barking sheep dogs. ”

- Quote from a workshop respondent

“ The people, the baking, the characters, the stories. ”

- Quote from a workshop respondent

Key value statements

These key value statements have been derived through the feedback received from the community to date.

Natural Environment

The stunning Tarras environment is maintained and enhanced for future generations.

Connected Community

Tarras continues to be a strong, thriving community that looks out for each other.

Community Spaces and Places

The community spaces and places of Tarras are celebrated, well known and well used, with new opportunities explored and fostered.

Economic Vitality

The economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.

Infrastructure and Land Use

Core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.

Tarras Voice

The Tarras community feels and is heard on things that matter to them.

Each of these themes are explored in more detail in the next section.

An action plan for the community

5.1 Natural Environment

The natural environment is a key theme of the Tarras community. Big uninterrupted vistas (mountain views), clear night skies, and beautiful landscape/countryside are highly valued and many would like to celebrate the night skies.

Peace and quiet are all strong values to many community residents. In fact, 15 people surveyed said they would do nothing to change Tarras.

The people of Tarras love the tranquility and serenity of this place, with its wide open spaces and rural atmosphere. (“fresh air and barking sheep dogs”)

The Lindis and Mata-au/Clutha Rivers provide a valuable ecological and recreation space. The preservation and conservation of natural landscapes is important to the community, and weed control on both Lake Dunstan and the Lindis River is seen as an important and ongoing issue. Better access to the Lindis River was also suggested.

There is a desire to protect the abundance of wildlife in the area and to value the bird life.

Objective:

That the stunning Tarras environment is maintained and enhanced for future generations.

Actions:

- Lobby controlling authorities for better management of weed control (willows, lupins, broom/gorse) alongside waterways and public spaces.
- Consider community led environmental action such as planting days, weed eradication and community clean ups.
- Consider initiatives that formalise the importance of the Tarras dark skies to the community, for example:
 - Hosting guest speakers.
 - Holding star gazing evenings.
 - Having a respectful discussion with the farming community about the pivot irrigation lights and if they can be better controlled at night, for instance can these be restricted at certain times in the evening?
 - Investigate what is involved to become a dark sky precinct, under the proposed provisions of the CODC District Plan’s dark skies chapter.
- Understand the community’s view on having an aerobatic zone above Tarras and whether any follow-up with Civil Aviation Authority is required.





5.2 Connected Community

A strong theme that came through was that of community connectedness – both the sense of community and of the vibrant hub created by the village and many groups, clubs and societies.

Tarras residents love their community – the feel/spirit; peaceful, safe, friendly and supportive community. “A quaint country village with an active caring community”. “A great place to visit and live”.

“The people, the baking, the characters, the stories.”

“People like the supportive, welcoming and caring Tarras community”. They feel that the community spirit is strong and that ‘people matter in Tarras’

Tarras is a tight-knit community, who are known and are friendly with each other. Many people like to get involved in group activities, while supporting each other.

Some people would like to see the community celebrate diversity and be supportive in its practices.

With many social groups and clubs available in Tarras, the community has been pro-active about publishing a monthly newsletter to inform residents of what is on. Tarras Talk is the local ‘go to’ for what’s on in the region, and participants want to ensure its availability and accessibility to all in the community. It has now been made available on the main Tarras website

www.tarras.org.nz for everyone to access once published.

Tarras has a strong community spirit but in the face of change from the external world, people have acknowledged there are now many uncertainties, and this has been challenging for many.

Objective:

To maintain Tarras as a thriving community that looks out for each other.

Actions:

- Create an up-to-date farm map/community contact list of the area.
- Explore opportunities for evening get togethers at the village (such as pizza truck nights).
- Maintain and support the existing social networks that exist in the area (i.e. Book Club, Golf Club, Rural Women’s etc.).
- Utilise existing information sharing activities such as Tarras Talk and the Tarras website, and ensure they are accessible to all.
- Consider opportunities to better promote community events and activities.
- Consider the establishment of an umbrella group to oversee the plan and connect to the Community Board or other organisations.

5.3 Community Places and Spaces

Tarras has a wealth of community places and spaces, including community facilities and recreation spaces.

People love the vibe the iconic Tarras village creates. It is recognised as a place to “step back in time” and come together as a community.

There was mixed commentary about future development of the village, with many wanting to see it developed in its own unique style to maintain the country village feel. Some suggested diversity in retail offerings and others would like to see additions such as a tavern and restaurant and a shared office space for those who are currently commuting out of the area for work. A suggestion of creating a new village elsewhere was even made. Many would like to see the opening hours of the café and village increased.

The one thing that is clear is that people would love for Tarras to be known as a great place to live and visit, with a vibrant country village and great café.

Like many rural communities, the school is at the heart of Tarras. The school is valued and has a good school community. Some would like to bring more people to the area to help the school grow further.

The role of the Tarras recreation reserve in providing places and spaces for people to connect was acknowledged. There is a desire to improve the surface of the tennis courts and enhance the playground for older children. It was also noted that seismic strengthening and accessibility upgrades are being planned for the hall.

One of the things that people love the most about Tarras is the natural environment and the opportunity that it provides for recreation. The ability to hike, bike, walk, hunt, camp and enjoy water sports are all valued and appreciated by the local community. Opportunities to enhance recreational activities in the area were discussed, with the potential to connect cycling routes to each other and the village, raised as one possibility. Better public access to the Lindis River and the creation of a walkway where the water race once was, were also raised as suggestions.

The heritage of the area is another highlight and sharing local knowledge on the various tramping tracks, conservation areas as well as the flora and fauna is something that could be explored further. Many different opportunities exist in the area and letting people know about these and telling local stories is important to people.

The church, golf club and the cemetery are other community assets valued by the community. One person suggested the creation of a fenced dog park for the area, which could cater for locals and provide a logical stopping point for travellers with dogs in their vehicles. There was also support for an upgrade of the cemetery.

Objective:

That the community spaces and places of Tarras are celebrated, well known and well used with new opportunities explored and fostered.

Actions:

- Explore opportunities to connect cycling routes to each other and the village, such as the Ardgour Valley loop, Thomson Gorge and Bendigo Diggings.
- Explore the appetite for creating new places such as a tavern, diverse retail offerings and a shared office space in the village.
- Work with Council to explore possibilities to enhance the tennis court and playground area.
- Examine the viability of establishing a dog park area in the Tarras area.
- Explore the creation new recreational opportunities such as better public access to the Lindis River and discuss with the landowner the possibility of developing a walkway where water race used to be.
- Protect and celebrate the unique heritage of the area and explore opportunities to tell local stories.
- Work with Council to enhance the existing Community Hall and improve accessibility.
- Explore the opportunity of developing a civil defence community response centre for the Tarras community.
- Acknowledge, celebrate and make the most of community and recreational facilities such as the Tarras School, the Church and (privately owned) golf course.
- Work with owners of the café and village to see what support could be offered to increase opening hours.
- Support the Cemetery Trust to maintain and enhance the Tarras Cemetery.

5.4 Economic vitality

The economic vitality of the Tarras area is a key discussion point for the community.

Tarras is a prime example of a traditional New Zealand farming town, and many people want to preserve that. It is seen as a peaceful, quiet, friendly town surrounded by growing industries that produce a range of products - from “wine to wool” and considered “a fruit bowl of possibilities.”

There are a number of new developments that have either taken place or are planned in the Lindis, Tarras and Bendigo areas that diversify from traditional sheep and beef farming practices and are slowly changing the economic profile of Tarras. Now, as well as viticulture, stonefruit and gold mining exploration are looking to establish or re-establish in the area.

The proposed regional airport is front and centre in many people’s minds. Community workshop and survey feedback on the proposed international airport in Tarras generated strong and mixed responses. Some welcome the economic opportunity that the project offers, while others fear its impact on environmental and community values, and Tarras becoming an “industrial zone”. It is clear that the community want to remove the uncertainty surrounding this potential venture by Christchurch International Airport Ltd.

Many would like to see additional housing in the area, both for family to return, and to accommodate increased worker numbers. However, there are mixed views on village growth. Some fear urban sprawl and are

concerned that current offerings would not provide sufficient activities and services for a growing resident worker population. Others saw growth as an opportunity to enhance the sustainability of village services and bolster growth at the school - and in clubs and groups. Many wanted any development to be done sensitively to maintain the rural country feel. Others would like to be more progressive and accepting of change.

There was also discussion that worker accommodation might be better situated elsewhere, closer to services, with employees transported into the area for work.

New job opportunities and support for those who travel out of Tarras for work was raised. In addition to the idea of creating a shared office space, exploring after school care for working parents was suggested as a way of encouraging people to work in the area, and support the local school.

Tarras is seen as the gateway to Central Otago and is a natural resting place for many travellers. The vibrancy created by the village is celebrated, and some people would like Tarras to become a destination in its own right.

Tarras wants to be known as a strong, thriving community with a special rural feel that is a great place to live and visit.

Objective:

That the economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.

Actions:

- Celebrate the quality produce and products of the areas through a regular farmers market at the village.
- Explore the viability of providing after school care for children whose caregivers may work out of town.
- Keep actively involved in future community engagement and discussions on proposed developments in the area, and ensure opportunities to be involved are taken advantage of.
- Consider if there is a shared community view on how seasonal worker accommodation needs are best met and advocate for that solution.
- Talk to Ignite Wanaka or the Cromwell Business Network about setting up a group for Tarras businesses.

5.5 Infrastructure and Land Use

A number of comments were made about various aspects of the infrastructure in the area.

The current arrangements for refuse collection in the area and areas for improvement was raised at the workshops, and one survey respondent suggested moving the recycling centre.

The sealing of Māori Point Road is a high priority for residents, followed by Cemetery Road and Oliver Road.

Concerns were raised about the speed limits near the village and some would like to see the 80km per hour restriction extended to the Luggate Tarras Road turnoff on State Highway 8. A comment was also raised about the recent resealing of the highway and the noise created by the new seal.

Upgrading the one lane bridge at Lindis Crossing on State Highway-8 was suggested by some, whereas others appreciated the reduction in speed the bridge created.

The investigation of a small-town sewerage and water system was also suggested at one of the workshops.

Light spill from the information weather station located on the state highway near the village, was commented on at one community workshop and it was suggested that the station be relocated away from family homes.

Given the location of the village on SH8, the installation of an EV charging station was raised at one of the workshops as an opportunity to encourage people to stay longer in the area.

Planning frameworks and land use is a focus for many. Reducing subdivision sizes from eight hectares to quarter-acre sections and creating a subdivision near the village to facilitate growth, were among the suggestions made. The community asked for more council facilitation on what can be achieved within the legislative and planning framework, such as making submissions to council's spatial plans.

Objective:

That core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.

Actions:

- Investigate possibility of installing EV charging stations within the Tarras Village.
- Explore possible improvements to household waste services with Council.
- Liaise with Council and Waka Kotahi about the sealing of Māori Point and other roads, the type of seal used on the state highway through the village, and options for reducing the speed limit through the village.
- Enquire about the feasibility of repositioning the information weather station on the state highway to minimize its effect on private residents.
- Investigate if any changes have been proposed under the District Plan for rezoning of Tarras land in the future. What can existing landowners can do with their land when applying for consent to subdivide on rural land - specifically when it relates to a non-complying activity?
- Work with Council to ensure appropriate land use provision exists for the Tarras area and surrounds. This includes the consideration of the provision of future housing options, and the establishment of a rural settlement zone for the village to accommodate town and rural interface, for growing need and demand.
- Arrange a community meeting with CODC Planning Policy Team to discuss options for future growth.

5.6 Tarras Voice

A key theme that emerged during the process of developing this community plan is the Tarras community wanting to have their voices heard on matters that are important to them. The community wants control over its own destiny.

They would like assistance from both local and central government. They would like to see more involvement by the Central Otago District Council, including follow through and accountability.

The community is keen to understand how it can influence change. It wants to ensure that those who are affected by, or have an interest in decisions, are informed about those decisions and have the opportunity to present their views – and that those views are given due consideration.

This theme was evident when discussing new developments in the area, land use, council and government rules and regulations and changes to services.

The Tarras community are passionate and care deeply about their place. They love the community spirit of Tarras and want a strong vibrant community. Part of that is acknowledging that not everyone will have the same view on the same issue, and the need to respect each other's views and work together to protect and enhance what is important to all.

Objective:

That the Tarras community feels and is heard on things that matter to them.

Actions:

- Seek out and participate in engagement forums to express views and opinions such as at 'have your say' days and public forums at Council and Community Board meetings.
- Ensure information about opportunities to submit on changes to regulations and plans are known about and utilised.
- Encourage the participation of decision makers in Tarras community groups and organizations, such as the Cromwell Community Board liaison position on the Tarras Hall Committee.
- Utilise community platforms to promote public good over personal views.
- Acknowledge there are different views on different matters and remembering the importance of listening to and respecting those alternative views.



Appendices

Appendix I:

(Community workshop results (October and November 2022))

What Do You Like?

The people: let them speak and have control over their own community (17)

Physical environment/places to explore (hiking, biking, walking, water sports, hunting, camping) (9)

Night sky (9) Dark skies (3)

No industrial infrastructure (9)

Quiet (8)

Silence (8)

Wide open spaces (6)

Community feel/spirit (6)

Bird life (6)

Rivers and mountain (6)

Rural environment (5)

Thriving village (5)

Views/Vista/Landscapes - (4) responses

Connected community hub (4)

New opportunities (4)

Heritage (4)

We punch above our weight - variety of businesses (4)

Friends (3)

Uniqueness of village (3)

Big uninterrupted vistas (3)

Lovely school, church and hall amenity (2)

Climate/weather (2)

Mountain view (2)

Space not pace (2)

Gold mining (2)

Business viable economy (1)

Desirable destination (2)

Thriving environment (1)

Community activities groups (1)

Unpopulated (1)

Fresh air and barking sheep dogs

A fruit bowl of possibilities (olives, cherries, nuts)

Tarras is a hub (trails, close to big centres)

The people, the baking, the characters, the stories.

Central to many locations

Community: strong, safe, small, known, friendly,

What Do You Want To Change?

Remove uncertainty regarding potential airport and mining development - don't want an industrial zone as the gateway to Central Otago; divisive to community; (16) don't want local vibrant community destroyed.

No industrial infrastructure (9)

The strategic threat of the airport (14)

Rubbish collection - new tip or free skip (without key or code lock) (15)

Weed control on Lindis River (5) + Lake Dunstan (9)

New subdivision near central village to facilitate growth (13)

Seal Roads (Maori Point, Cemetery, Oliver) (12)

Tennis courts +recreational facilities (8)

Increase community engagement (social events) (6)

Get rid of or move information weather station (6)

Pivot irrigators lights (6)

80km/hr speed limit to be extended from Tarras until after Wanaka turnoff (5)

Village to be developed in its own unique style (5)

More diversity in the village/retail opportunities (5)

Link cycleway to village (Ardgour Valley loop) (4)

Cemetery upgrade (4)

More involvement by council + on what we can achieve within the legislative framework (4)

Better control of river flow (3)

Investigate a small town sewage and water system to support the area (3)

Willow control (3)

Remove aerobatic zone above Tarras (2)

More employment opportunities for those who have to travel out of Tarras (2)

Funding for more recreation activities for kids and adults (2)

Limit tourism (2)

EV Charging (1)

Focus on what matters in life (1)

Dog park (1)

Yoga classes in hall (1)

River dumping ground for carcasses (1)

Better public access to the Lindis River

More native plantings

Tarras Talk - how to use?

More new residents under 50

Afterschool care available

How Do We Achieve Our Opportunities?

Assistance from Central and local government - not just every 3 years (7)

Create smaller sections for families (4)

Reduce subdivision sizes from 8ha to 1/4 acres to create affordable development (3) + sewerage infrastructure (1)

Support for initiatives and business opportunities (3)

Protect the abundance of wildlife (3)

Take leadership with vision to build and grow (3)

Open the village at night/or have a place for the community to socialise (3)

Bring more people/families to Tarras to grow school and clubs (3)

Investigate a small town sewage and water system to support the area (2)

Fix tennis courts (2)

More status quo; not so much reset (1)

Better distribution of 'Tarras Talk' (1)

Pristine waterways (1)

Make it easier to create commercial accommodation/offices (1)

Make submissions to council spatial plans/show up to hearings (submit and speak)

Focus on the school

Build some houses for families to rent

Support an area for worker accommodation

Education about the flora and fauna

Farm map

Enhance hall playground for over 4s.

Astronomy course to learn about night skies

No changes to tranquility

Clean (no litter)

Farmers Market (locals only produce)

Co-working space

Maintain/upgrade hall

Information for hunters/signage for toilets

Talk to Aviation Authority re aerobatic zone

Talk to Contact re river flows

Talk to roading re speed limits and aggregate seal

Community needs to support activities

Break monopoly of the village

Remove irrigator lights (light pollution limitation)

Pub

What Is Important To Tarras?

Any development done sensitively to maintain the rural country village feel (14)

Tarras to retain its beautiful, rural and natural landscapes (12)

Accountability from the council to follow through (7)

Responsibility of actions to adhere to community wishes (2) Freedom of speech

Native corridor along Lindis and Clutha Rivers (5)

Increasing job opportunities for young people to stay (2)

Tarras can progress but needs to retain its special character (2)

Conserving and preserving the environment.

Known as stepping back in time

What Is The ONE thing You Would Like Tarras To Be Known For In The Future?

Time stands still - no international airport (15)

Any development to be mindful and respectful (6)

TIA - Tarras International Airport (5)

Don't want extensive population (4) Moderation in growth (2)

Peace and quiet (3)

Best looking township you have ever seen, starting from scratch (3)

Preserving the wide open landscape (3)

A quaint country village with an active, caring community (3)

Vibrant Community Economy (2)

Tarras can progress but needs to retain its special character (2)

Accessibility (1)

Unity of Community Spirit (1)

Night sky

Rural community

Wanaka and Cromwell known as 'just out of Tarras.'

Preservation of traditional New Zealand

Appendix 2:

Tarras Values Survey - December 2021 Results

A group of Tarras locals have taken the initiative to put together a new community plan for Tarras. The aim of the plan is to help set a direction for the future by determining shared community values and vision. To do this, the group gathered feedback from people who live, stay or own property in Tarras.

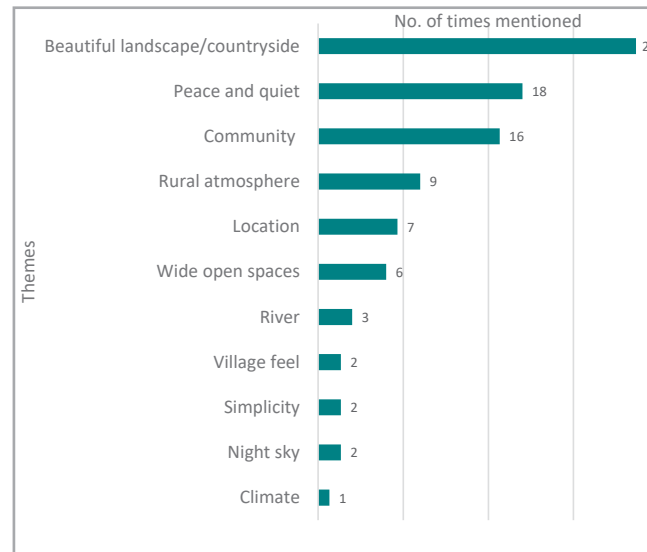
The Tarras community were asked what the special things are about Tarras – what they value and want to remain; what they think should change; and what they want Tarras to be known for in the future.

Seventy-five people took part in the survey. This report summarises the feedback received and will help inform a new Tarras Community Plan and create an action plan for the community.

This is a community-led process, supported by Central Otago District Council.

Tarras Values Survey (December 2021)

What is the one thing you LIKE about Tarras?



Respondents were asked, 'What is the one thing you like about Tarras? i.e. what is really important to you and that you wouldn't want to lose.'

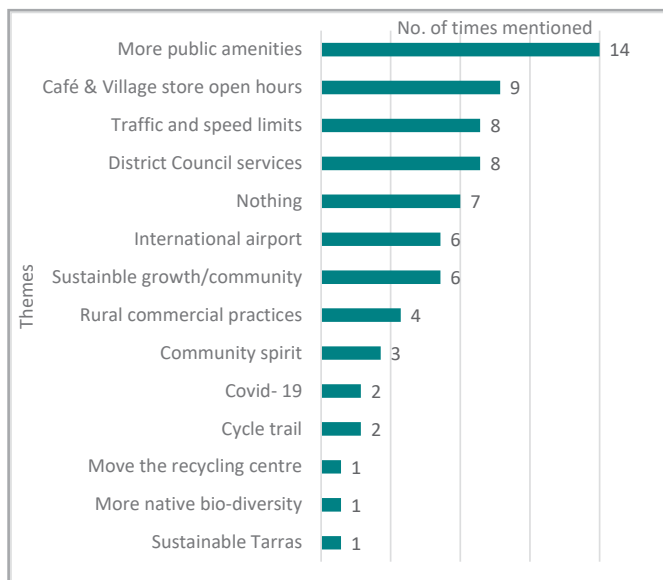
The Tarras community like the beautiful landscape and countryside, they like the peace and quiet of the rural area they live in. 'Stunning views and landscape', 'For me it is the beautiful landscape and peace and quiet', 'The serenity of the open rural space'.

Respondents also like the supportive, welcoming and caring Tarras community. They feel that the community spirit is strong and that 'people matter in Tarras'.

The rural atmosphere is also something the community would like to retain in Tarras. The small town, country feel, and genuine rural nature of the place is valued.

Some respondents really like the location of Tarras being the 'gateway to Central Otago'. They like that the town has its own identity and country village feel with larger towns such as Cromwell and Wanaka close by. 'How it is small but close to town if you need', '... just far enough away from the crazy of town'

What is the one thing you would CHANGE about Tarras?



Respondents were asked, 'What is the one thing you would change about Tarras?'. More public amenities to enhance the village and create vibrancy was the most common theme mentioned.

A pub, accommodation, more businesses and more facilities were all suggested as was more activities in the village such as markets, and general upgrades and enhancements to the village area.

The café and village store opening hours were mentioned a number of times, with suggestions that both need to be open for longer, more consistent hours (it is worth noting that the survey was conducted during a time that Covid-19 was having a significant impact).

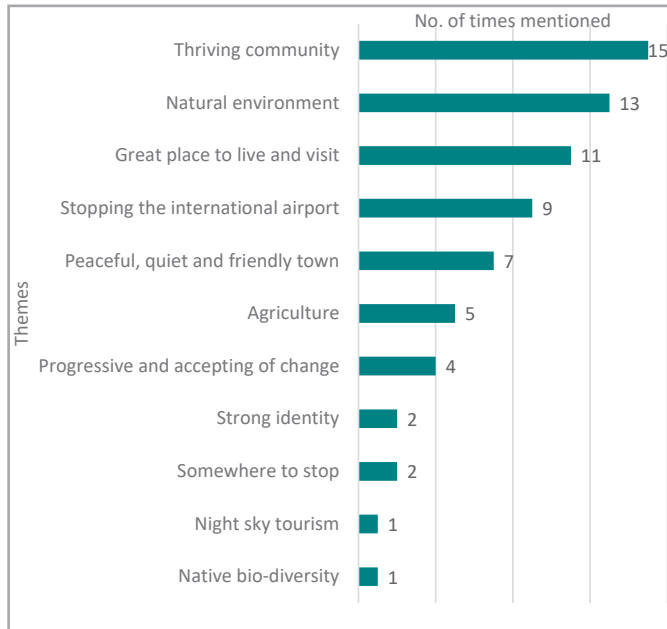
A change in traffic and speed limits were also mentioned, in particular the speed limit through Tarras village, and the one lane bridge. Heavy traffic on and the sealing of Maori Point Road was also mentioned.

Some respondents mentioned District Council services such as building and structure regulations and lack of infrastructure and rubbish collection.

Comments around the International airport were about removing the uncertainty around the airport.



What is the one thing you want Tarras to be KNOWN FOR in the future?



Respondents were asked, 'What is the ONE thing you would like Tarras to be known for in the future?'

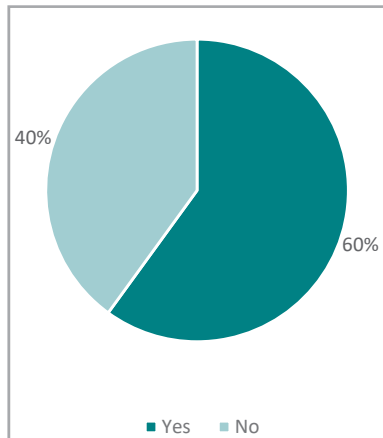
Respondents would like Tarras to be known for its thriving community that looks out for each other, celebrates diversity and is sustainable in its practices. They'd like Tarras to be known for the natural environment, the beautiful rural landscapes, wide open spaces and unspoilt scenery. For Tarras to be a great place to live and visit with a vibrant country village and great café.

Some respondents wanted Tarras to be known as the town that stopped an International airport.

Being a peaceful, quiet friendly town with great farming and quality produce. A place that is progressive and accepting of change with the ability to diversify with new industry coming into the area (airport).

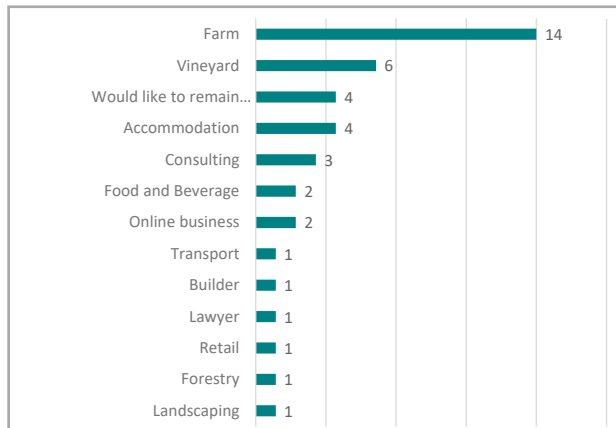


Do you own or operate a business out of Tarras?



Number of respondents
70

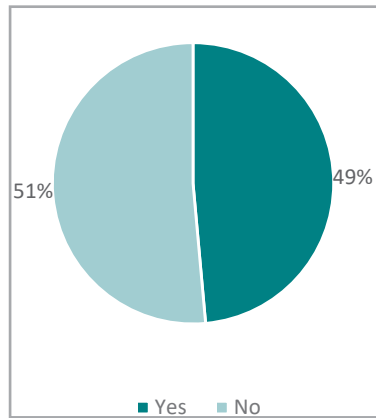
Sixty percent of respondents either own or operate a business out of Tarras. Those who answered 'yes' were asked to tell us what type of business.



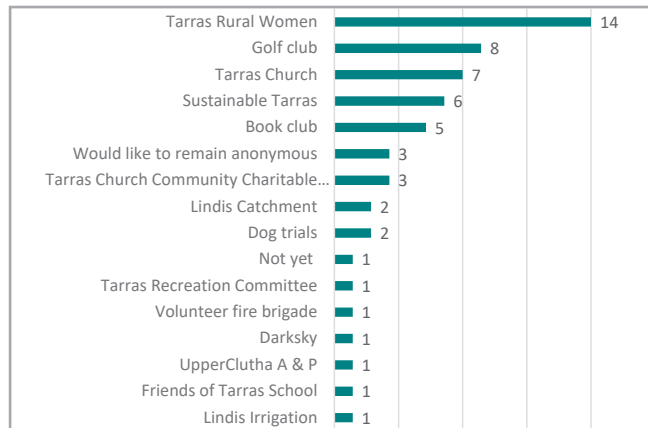
There is a range of businesses owned or operated out of Tarras with farming by far the most common.



Are you a member of any local clubs or societies based in Tarras?



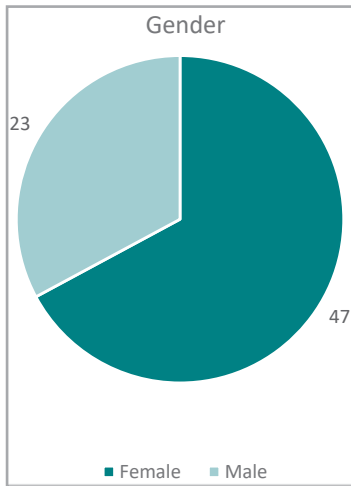
Just under half of respondents are a member of at least one local club or society. Those who answered 'yes' were asked to let us know which groups they are a member of.



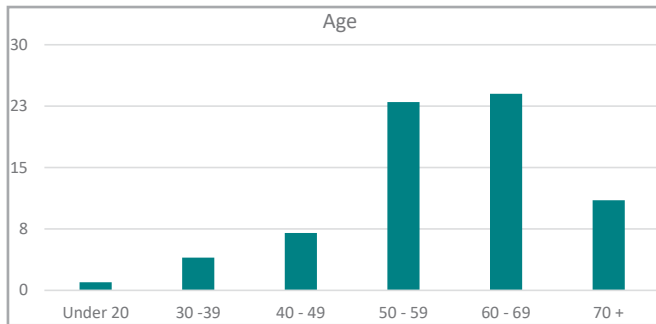
The graph left shows the clubs and societies and the number of respondents who are members.



Demographics



Respondents to the survey were asked to provide a little bit of information about themselves. This section of the survey was not compulsory.



Sixty-seven percent of respondents were female and 33% male. Eighty-two percent of respondents were aged 50 and over, with only seven people in their 40's and 4 people in their 30's providing their feedback.

Number of respondents 70



Appendix 3:

Tarras Values Survey - September 2022 Results

A group of Tarras locals has taken the initiative to put together a new community plan for Tarras. The aim of the plan is to help set a direction for the future by determining shared community values and vision.

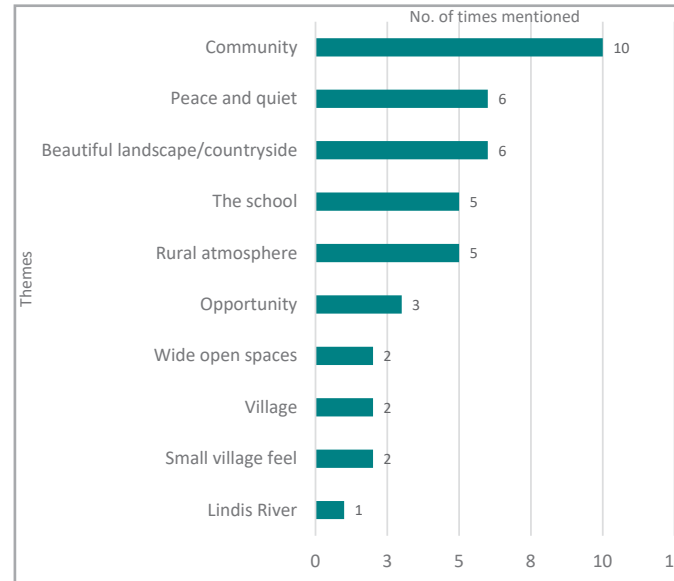
A values survey was sent to the Tarras community for their feedback in December 2021, these results are included in appendix one. In September 2022 the same values survey was sent out to the community to get an up-to-date perspective and ensure the most current information is being used to continue to the next stage of the process.

The Tarras community were asked what the special things are about Tarras – what they value and want to remain; what they think should change; and what they want Tarras to be known for in the future.

Thirty-seven people took part in this survey. This report summarises the feedback received in September 2022 and will help inform a new Tarras Community Plan and create an action plan for the community.

This is a community-led process, supported by Central Otago District Council.

What is the one thing you LIKE about Tarras?



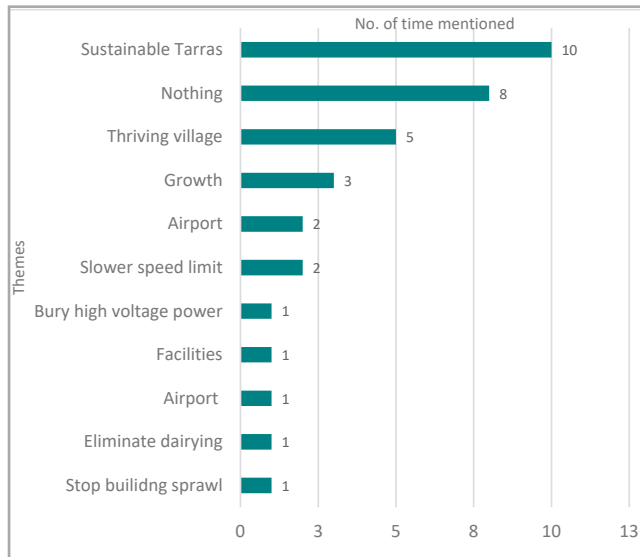
Respondents were asked, 'What is the one thing you like about Tarras? i.e. what is really important to you and that you wouldn't want to lose.'

'Community' was the most commonly mentioned theme. Both the small, rural community feel that Tarras offers but also the fact that it's a growing community. They value the peace and quiet and tranquillity of the area along with its beautiful landscape, wide open spaces and big skies.

Respondents like the school. They like that it performs well and that it has a good school community. They like the opportunity that Tarras presents, that it's an evolving town with a growing community and younger generations coming through.

Respondents also like the village itself - the café, store, hall and church. They also like the location being away from the busyness of a bigger town but close enough to access all amenities they may need.

What is the one thing you would CHANGE about Tarras?



Respondents were asked, 'What is the one thing you would change about Tarras?'

Sustainable Tarras was mentioned as something the community would like to change. Some respondents felt the group was dividing the community, that they need to change the way they engage with the community and to respect the views of others.

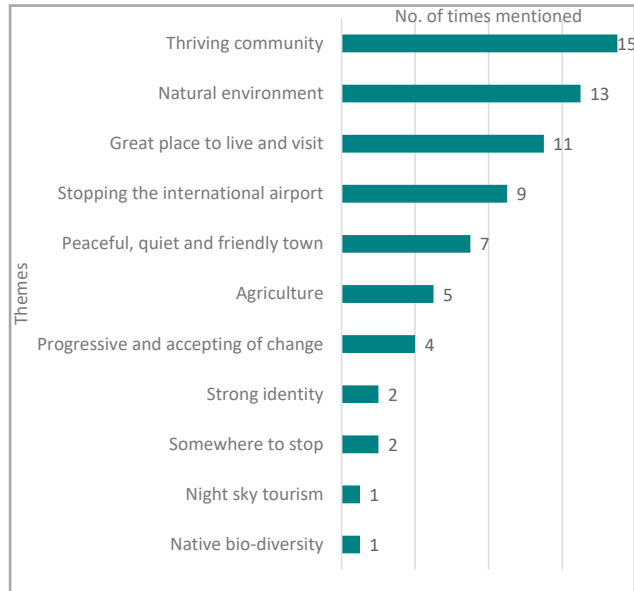
Eight respondents said they wouldn't want to change anything about Tarras.

Some respondents felt more amenities such as shops, commercial operations, a pub and creating opportunities to work from home would help enhance the area and create a more thriving and vibrant village.

Encouraging growth and welcoming more families to the area would help ensure the future of Tarras.



What is the one thing you want Tarras to be KNOWN FOR in the future?



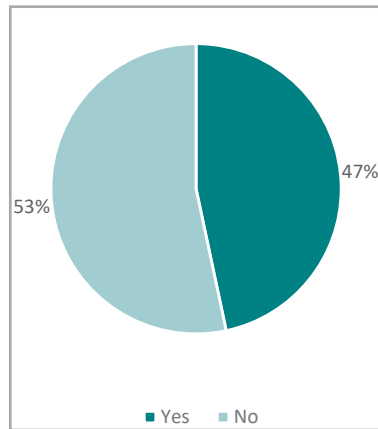
Respondents were asked, 'What is the ONE thing you would like Tarras to be known for in the future?'

Respondents would like Tarras to be known for its strong economy, quality produce and products, employment opportunities and new industries.

They want Tarras to be known for being a peaceful, supportive community and a vibrant, friendly village

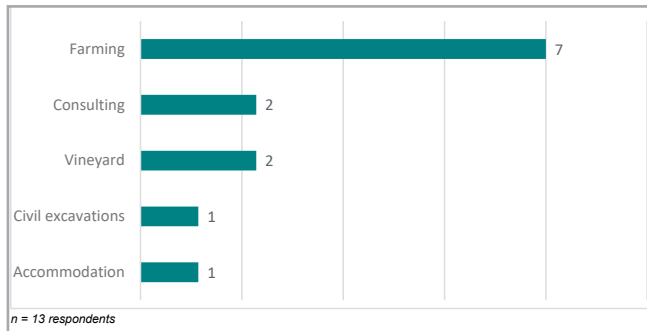


Do you own or operate a business out of Tarras?



Number of respondents
30

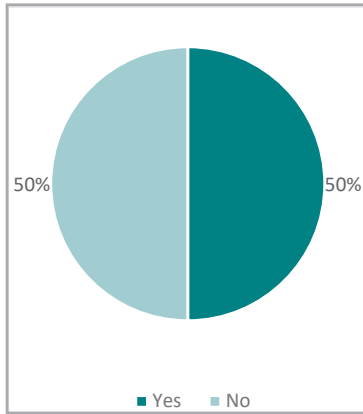
Forty-seven percent of respondents either own or operate a business out of Tarras. Those who answered 'yes' were asked to tell us what type of business.



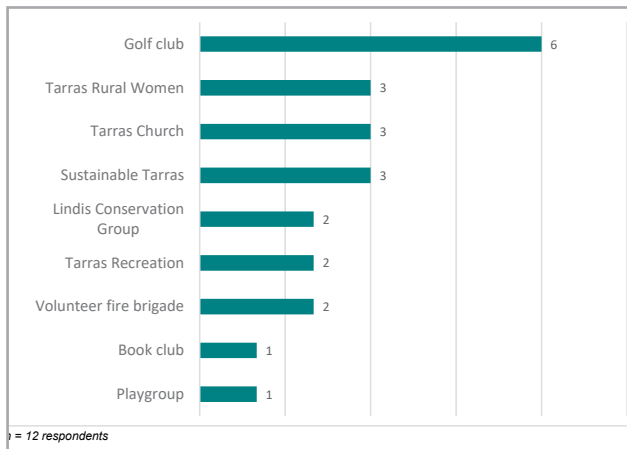
There is a range of businesses owned or operated out of Tarras with farming by far the most common. This is consistent with the data from December 2021.



Are you a member of any local clubs or societies based in Tarras?



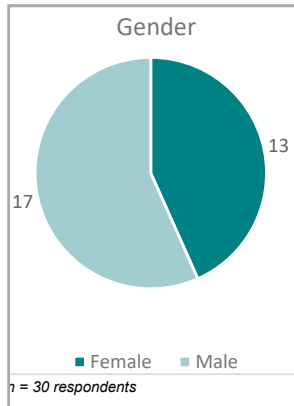
Half of all respondents are a member of at least one local club or society. Those who answered 'yes' were asked to let us know which groups they are a member of.



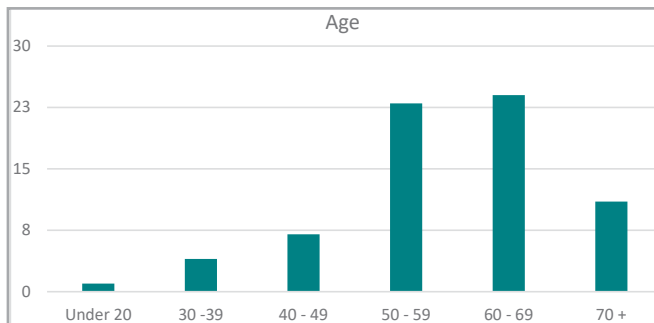
The graph left shows the clubs and societies and the number of respondents who are members.



Demographics



Respondents to the survey were asked to provide a little bit of information about themselves. This section of the survey was not compulsory.



Forty-three percent of respondents were female and 57% male, this is in contrast to the earlier survey where 67% were female and 33% were male.

Seventy-three percent of respondents were aged 50 and over, with only six people in their 40's and 2 people in their 30's providing feedback.

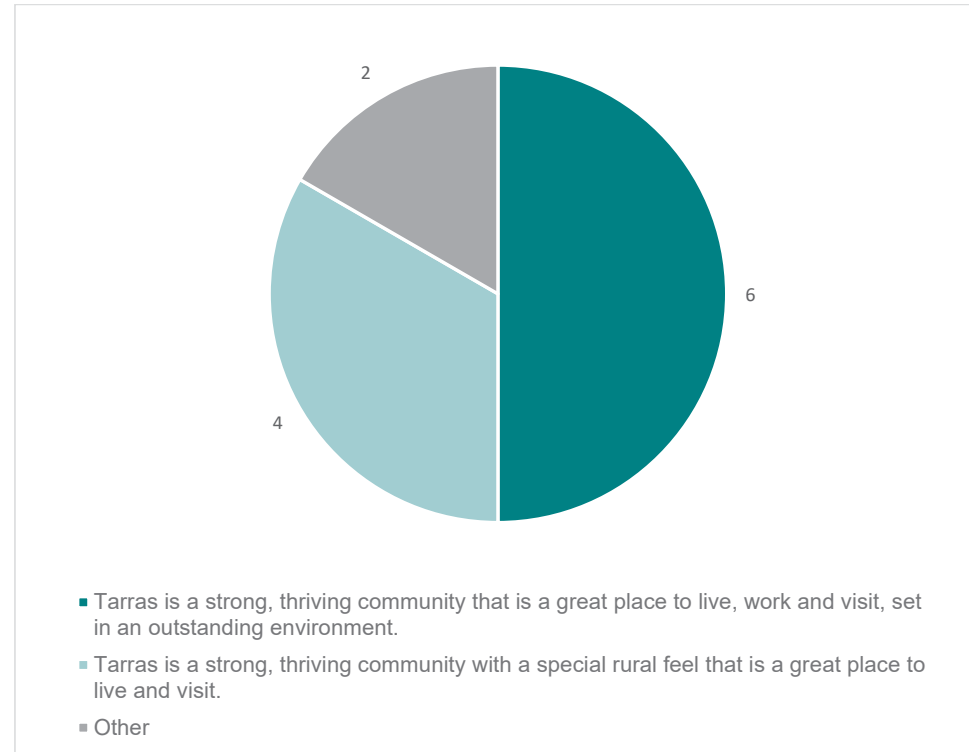
Number of respondents 30



Appendix 4:

Feedback received and Outcomes

Draft vision statements



'Other' suggestions included:

1. Tarras is a strong, thriving community that is a great place to live, work and visit, set in an outstanding environment, but the township needs to be shifted to the north and west side of the Tarras Creek to be viable.
2. Tarras is a good little community that needs to grow with the surrounding areas, not bury it's head in the past.

Outcome:

The following Vision Statement is adopted:

"Tarras is a strong, thriving community that is a great place to live, work and visit, set in an outstanding environment."

What is your overall impression of the draft plan?

- A really thorough piece of work which I hope is reflected through the work of CODC
- I really like it
- Good (x2)
- A sympathetic and accurate summary of Tarras residents' feelings
- Fantastic!
- Seems reasonable
- Seems good
- While the draft plan leaves an impression that Tarras should expand a little while still keeping its community values there is no vision as to how this expansion may take place.
- Very positive - the community deciding its' own future
- Very thorough and represents the discussions at the community meeting that I attended. I have some concern that the list of proposed community actions is too long and that there is not enough energy in the community to action these.
- It accurately captures the sentiments of the people who responded to the survey and the work shops.

Outcome

All respondents had a positive overall impression of the draft plan.

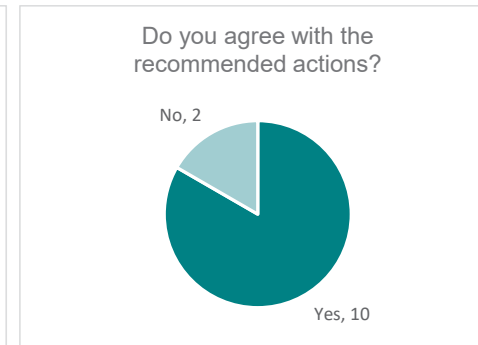
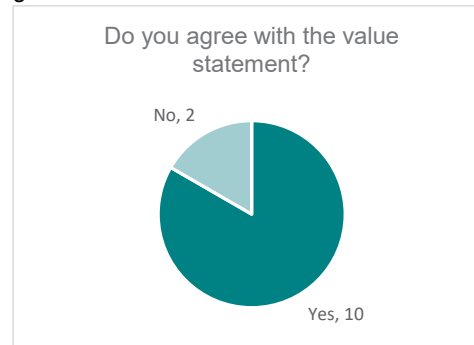
An additional action is added to the infrastructure and land use section around a community meeting with the CODC planning policy team to discuss options for future growth.





Natural Environment

Value statement: The stunning Tarras environment is maintained and enhanced for future generations.



Comments about this section:

- The Vale of Tarras has always been a transport corridor, by ground and in my lifetime (80 years) by air. So it will continue.
- It isn't clear what the 'lobby for a change to the COD Plan' is referring to? This needs to be clarified.
- I don't mind the aerobatics.
- Don't agree that the CAA needs to be approached as would prefer an aerobatic zone above Tarras rather than an international airport. It is only spasmodic.
- NZ values see the South Island as traditional New Zealand - unspoilt environment.
- Not sure what change is proposed to the Central Otago District Plan.
- House lighting needs to be better managed, especially in new developments on hill areas. The aerobatic zone is not a concern, it is quite infrequent. Jet planes landing at an international airport is cause for concern!
- The training flights above Tarras is acceptable as it is infrequent. Maybe alarming to some when their engines are switched off as part of their training but as an ex pilot this maybe more easier for me to accept. Pivot lights along the Clutha valley are excessive, a distraction and visually intrusive. They are not necessary.
- Growth and therefore development in Central Otago would appear to be inevitable. I suggest the following statement regarding Natural Environment - Tarras is located in a stunning environment. Any development in Tarras must be completed sensitively to ensure that the environment is maintained and enhanced for future generations.

Outcome

- The action point about asking the Civil Aviation Authority NZ about the aerobatic zone was changed to "understand community views on having an aerobatic zone above Tarras, and whether any follow-up with the Civil Aviation Authority is required".

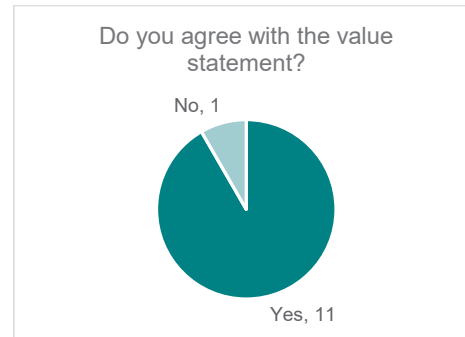
- The statement 'lobbying for change to the Central Otago District Plan' was about the provision of a dark skies precinct for the area. A plan change is currently underway to create a new dark skies chapter in the Central Otago District Plan. These provisions would apply to areas that are identified as dark skies precincts. Naseby is currently working with the International Dark Sky Association (IDA) to become the district's first dark sky precinct. The action was updated to read "Investigate what is involved to become a dark sky precinct, under the proposed provisions of the CODC District Plan's dark skies chapter."





Connected Community

Value statement: Tarras continues to be a strong, thriving community that looks out for each other.

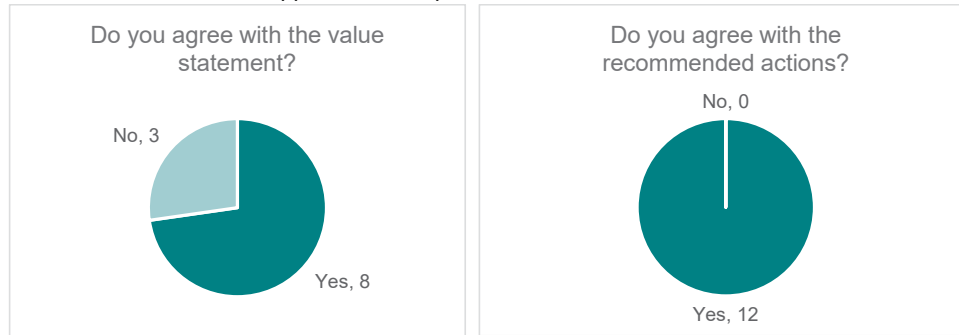


Comments about this section:

- Need a mandated umbrella organisation to stimulate these actions.
- The Tarras Guide should be mentioned
- It was disappointing to see that 10 people responded to 'what would you change' with an attack on a community group (Sustainable Tarras) A disgraceful action given that Sustainable Tarras has no avenue to respond.
- Need a mandated umbrella organisation to stimulate these actions.

Community Spaces and Places

Value statement: The community spaces and places of Tarras are celebrated, well known and well used, with new opportunities explored and fostered.



Comments about this section:

- The Tarras township should be re-located to the west side of Tarras Creek along SH8A where ample space is available for expansion (more housing, taverns, diverse retail offerings and a shared office space. Airport or not.
- Sustainable tourism via cycle and walking trails
- Support for the cycle way along the Tarras side of Clutha River
- I do not want to see a tavern in Tarras
- Wonderful ideas!
- Landscaping and planting at the Lindis River bridge is important. In the areas that the public can gain river access, beautification or certainly smartening up the area would look so much better and welcoming than the scrubby appearance at present now.
- Community Spaces need actively upgrading and adding to

Outcome

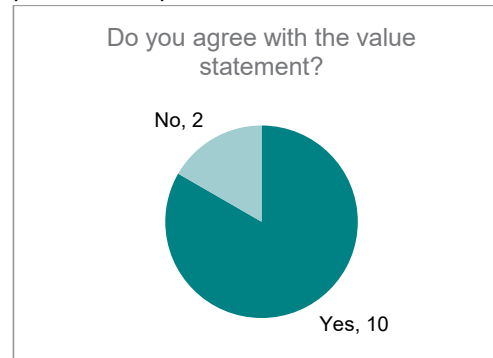
- An additional action around a community meeting with the CODC planning policy team to discuss options for future growth has been added to infrastructure and land use section.





Economic Vitality

Value statement: The economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.



Comments about this section:

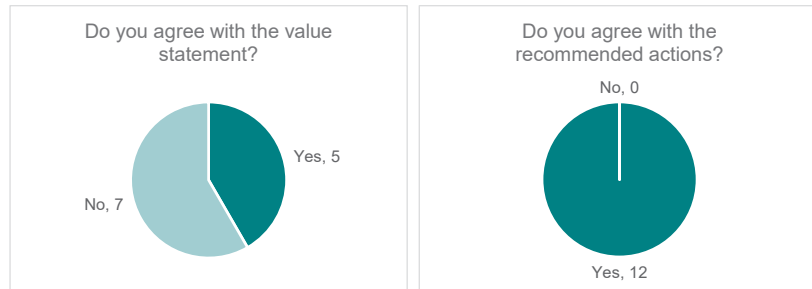
- These things will come with a larger Tarras Township. Housing growth around the periphery of the district, as it is now, will not enforce the nascent community spirit there is now.
- Use Ignite Wanaka or Cromwell Business Network to create a community group of Tarras businesses

Outcome

- An additional action around speaking to Ignite Wanaka or the Cromwell Business Network about setting up a group for Tarras businesses has been added.

Infrastructure and Land Use

Value statement: Core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.



It is noted that the above graph indicates that seven people selected the option that they disagreed with the draft value statement for this section, however no alternatives were suggested, and the comments suggest general agreement with the statement “Core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.”

Comments about this section:

- The Tarras Township has nowhere to grow to as it is between a steep hill and floodway. It has to be shifted to grow at all. There is adequate space on the NE side of Bell's Lane (SH8A) for a lot of housing, motels, a campground, retail and office space, a tavern - all those things that a modern township needs to develop. A sewage system, with or without airport partnership needs to be installed in this area.
- I particularly support the discussion around consideration of future housing options - ideally to provide housing around the Tarras village area.
- Build the Airport.
- No airport please
- Developers from outside the district rely on the District Plan to prevent residents from developing their land - community should be given a chance to determine the future they want.
- The sealing or part sealing of Maori Point Road is a priority. The road is over utilised and deteriorates very quickly. Speed control and heavy traffic restriction is a welcome improvement but the road needs slip continually under the radar. Partial sealing in stages should at the very least be a priority.
- A slip is developing above the Tarras Township which will wipe it out; it must be shifted.
- I answered no to all of the above because there is need for some growth for Tarras. It's very interesting that the number one thing that most respondents want changed is ' Sustainable Tarras '. This group is very vocal and single minded opinionated with no respect for any other people's opinions. Does this area need a 5th regional airport - no. Does this area need a safe future proof airport - YES Queenstown Airport has the worst Safety Rating of any Airport in the world and no room for future expansion. Tarras International Airport will provide the impetus for the future growth of Tarras. Tarras needs to have a future rather than linger in the nostalgic past! A general store and cafe do not make a village.

- Protect highly productive land; allow well-planned high-density workers' housing.
- Need to be revised for future growth.

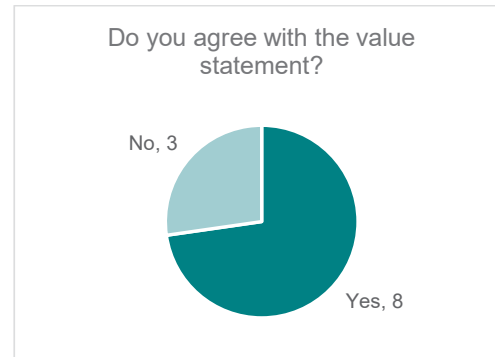
Outcome

- An additional action around a community meeting with the CODC planning policy team to discuss options for future growth was added to the infrastructure and land use section.
- It is recommended that the umbrella group set up to implement the plan consider the priorities of all actions, including the action around liaising with Waka Kotahi and Council about the road sealing programme.



Tarras Voice

Value statement: The Tarras community feels heard and is heard on things that matter to them.



Comments about this section:

- Community meetings should be held in Tarras to discuss the expansion of the township - where it might expand to and what form the expansion might take.
- An umbrella organisation with a representative from each of the community groups could assist with this and be seen to have the mandate to represent the community as a whole. It could hold regular community meetings to encourage information flow. Hopefully such an umbrella group could eliminate negative groups having a misrepresented dominance in the community.
- The Cromwell Community board minutes show that Tarras is "out of sight, out of mind" with references to Tarras since 2020 limited to one topic - the Christchurch Council proposal to develop an airport. The Community Board should be encouraged to reflect on whether representation of Tarras is a desirable part of their remit going forward and if not, devolve that part of the scope to others.
- CODC needs to focus more on Tarras and listen to our voice.
- Still feel Tarras is regarded as small and insignificant. Eliminated from the Emergency Plan, future isn't clear.
- Self-determination is a basic human right, allowing the full community of Tarras to determine its' own future is essential.
- Tarras has long felt forgotten by CODC, a distant outpost. The lack of consultation with CIAL further underscores this lack of our voice being heard.

Outcome

- Consider the establishment of an umbrella group to oversee the plan and connect with the community board and the like.

Areas people would like to help

Tarras Voice – 2 people

Infrastructure- 3 people

Natural Environment – 4 people

Economic Vitality – 2 people

Other Feedback

- Tarras could have a community-owned nursery and also (separately) a large hill reserve for native plants and animals.
- It is sad that members of the community suggested that Sustainable Tarras has created division in the area. It is the threat of an airport developer wanting to build an airport with little understanding of the community's desires - such as has been heard through this process - that has created division. I'm not sure it is appropriate to focus on this in the plan, and I would like the nature and origins of this feedback to be properly considered before it is decided that it be included in the final version.
- I see all the points of 27 (which community actions do you have an interest in helping make happen) as being all important and would like to be involved where I could be of the most use. It would be lovely to see Tarras progress in an agreed and planned way.
- Survey suggests 100% of residents are aligned to a vibrant Tarras, they differ on the pathway to get there. Some Queenstown, Wanaka, Cromwell, Alexandra and Christchurch councillors and residents have views on what Tarras future should be, this plan reflects what Tarras residents views are and is one of very few ways we can be heard. Well done.
- The photo of the Village Store was taken during renovation, it looks bad. Can you replace it with a new one now that the store is looking fabulous. 2) The Introduction & How The Plan Was Developed contain identical text, do they need to be repeated? 3) Page 9 Map. Could you label Mata-au Clutha River please. 4) In several places you refer to the proposed airport as a 'Regional' airport. That is incorrect. It is an International airport, not regional. 5) Well done, it's a great Plan!

Outcome

- The map was updated to include a reference to the Mata-Au, the photo of the shop was updated, the wording of the introduction and how the plan was developed was corrected and there is consistency throughout the document when referring to the airport.



Appendix 5:

Tarras Values Survey - September 2022 Results

Defining the population of Tarras isn't straightforward, as it's a smaller area with multiple official area boundaries.

The following attached area shows an increase in the population from 408 in 2013 to 606 in 2018, according to Census data.

This is Infometrics analysis of Statistical Area 1 data from the Census, published by Statistics New Zealand.

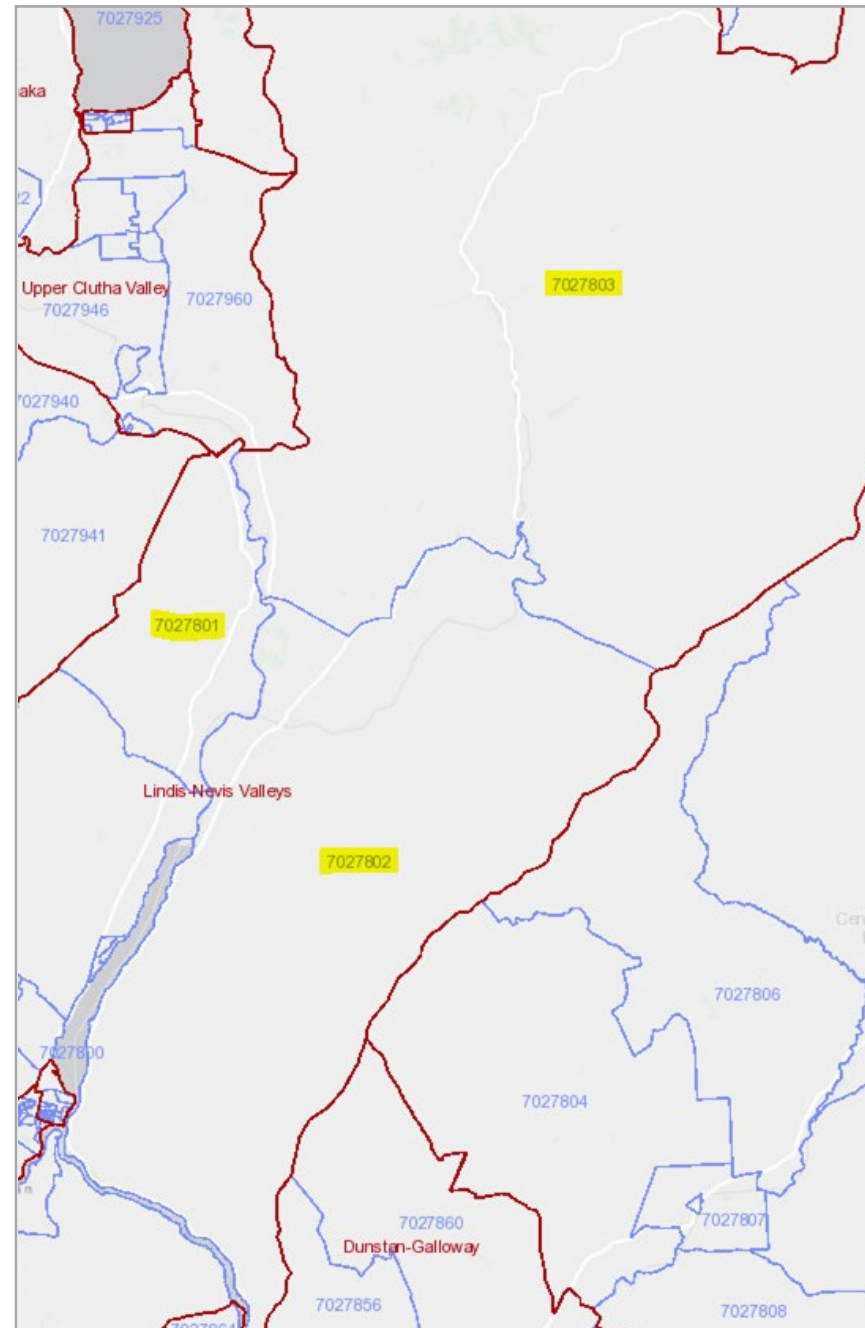
The area we've used for that include three Statistical Area 1 areas (2018 boundaries), being:

- 7027801 - 36 (2006), 108 (2013), 228 (2018) - Luggate boundary.
- 7027802 - 171 (2006), 204 (2013), 273 (2018) - Bendigo/Tarras
- 7027803 - 90 (2006), 96 (2013), 105 (2018) - Lindis Valley

This area includes Bendigo and down to the bottom of Lake Dunstan (across from Cromwell).

Brad Olsen MInst
Principal Economist, Director
Infometrics Limited

www.infometrics.co.nz



pursuant to Sec 127 RMA91, the following conditions are to be imposed on an ongoing basis by a consent notice to be registered against the record of title for Lots 1-16.

Water Supply

1. Point of use treatment at the Building Consent stage shall be provided to achieve full compliance with NZDWS 2005 (revised 2008) by means outlined in the Laboratory Report attached to and forming part of this consent notice or other solutions acceptable to the Chief Executive. To further clarify this, the water shall as a minimum requirement achieve full compliance with mandatory provisions of NZDWS 2005 (revised 2008) including all Maximum Allowable Values (MAV's) as detailed in the Laboratory Report and the consent holder or successor shall be alerted to any exceedence of the Guideline Values (GV's) for which additional treatment is strongly recommended.

Firefighting Provision

2. At the time a dwelling is erected on Lots 1 - 16, domestic water and fire fighting storage is to be provided by a standard 30,000 litre tank on each allotment. Of this total capacity, a minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve. Alternatively, an 11,000 litre fire fighting reserve is to be made available for each dwelling in association with a domestic sprinkler system installed in each dwelling to an approved standard. A fire fighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with NZ Fire Service equipment the fittings are to comply with the following standards:
 - (a) Either: 70mm Instantaneous Couplings (Female) NZS 4505, or 100mm Suction Coupling (Female) NZS 4505 (hose tail) is to be the same diameter as the threaded coupling e.g. 100mm coupling has 100mm hose tail).
 - (b) The connection shall have a hardstand area adjacent to it to allow a New Zealand Fire Service appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Access shall be maintained at all times to the hardstand area.
3. Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method.

Wastewater

4. At the time of construction of a dwelling on Lots 1 - 16, an on-site wastewater disposal system that complies with the requirements of AS/NZ 1547:2000 "On-site Domestic Wastewater Management" shall be designed by a suitably qualified professional.
5. A copy of the design and designer producer statement shall be supplied to the Chief Executive. The dwelling shall not be constructed until the design and producer statement have been supplied to the Chief Executive.
6. The designer shall supervise the installation and construction of the system and shall provide a construction producer statement to the Chief Executive.
7. An operation and maintenance manual shall be provided to the owner of the system by the designer and a copy supplied to the Chief Executive. This manual shall include a maintenance schedule and an as-built plan of the system dimensioned in relation to the legal property boundaries. A code of compliance certificate for the dwelling and/or disposal system shall not be issued until the construction producer statement and a copy of the owner's maintenance and operating manual have been supplied to the Chief Executive. The maintenance and operating manual shall be transferred to each subsequent owner of the disposal system.
8. Disposal areas shall be located such that the maximum separation (in all instances greater in 50 metres) is obtained from any water course or any water supply bore.

Design Controls

9. The following controls shall apply to Lots 1 - 16:
 - (a) No building on either allotment shall exceed 6.0 metres in height from the ground level to the ridge level, providing that chimneys may exceed this height by up to 1 metre.
 - (b) The external cladding of future dwellings will be in accordance with the following:
 - External materials are limited to timber, corrugated / metal cladding, local stone e.g. schist and stucco plaster type finish.
 - Exterior colours will be dark and recessive with a maximum light reflectivity value (LRV) of 20% in the range of browns, greens and greys; and

- Natural timbers will be left to weather, or stain colours shall be of a natural hue or black, rather than bright or non 'natural' looking colours; and
- Roof cladding will have a maximum LRV of 20%, in the range of browns and greys, and finished with a matte surface.

Window trim, gutters and downpipes will be the same colour as the roof, and have a maximum LRV of 20%, in the range of browns and greys.

- (c) Curtains, blinds, tinted windows or similar will be placed on all west facing windows.
 - (d) All external lighting will be low intensity, down lighting only and will not be used to highlight buildings or landscape features. External lighting will be located within the building platform area only. All exterior lighting attached to buildings, will be at a height no greater than 1.8m above finished ground level, and will not create light spill beyond the building platform. External lighting not attached to buildings will not exceed 1.2m above ground level. Flood lighting or accent lighting is not permitted.
 - (e) Fences shall be transparent rural or pool style fencing, such as post-and-wire, post-and-rail fences.
10. Any dwelling or other noise sensitive location on the site in or partly within 100 metres of the edge of the State Highway 8 carriageway must be designed, constructed and maintained to achieve an indoor noise level of 40dB $L_{Aeq(24hr)}$ inside all habitable spaces.

Landscaping

11. The following landscaping controls shall apply:
- (a) Lot owners Lots 1 -16 shall not plant exotic species with wilding potential or brightly coloured species (excluding those species that display spring or autumn colours in those seasons) of trees or plants. Trees and plants on shall be predominantly indigenous species or species typical of and sympathetic to the landscape and surrounding rural area.
 - (b) The owners of Lots 1 -16 shall complete all proposed landscaping requirements prior to the completion of their respective dwellings.

(c) The Lot 1 – 16 & 100 Landscape Covenant Areas shall be always maintained. Any dead plantings shall be replaced during the next planting season.

DATED this.....day of.....2024

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

BY ITS Chief Executive.....

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 - Exterior colours will be dark and recessive with a maximum light reflectivity value (LRV) of 20% in the range of browns, greens and greys; and

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DATED this.....day of.....2024

SIGNED for and on behalf of the

CENTRAL OTAGO DISTRICT COUNCIL

BY ITS Chief Executive.....

Memo

To: Central Otago District Council

From: Julie Greenslade, Senior Landscape Architect, Align Ltd

Date: 09/02/24

Subject: Request for further Information RC230328

Purpose

The purpose of this memo is to provide clarification on several questions raised by Kirstyn Royce, planning consultant on behalf of Central Otago District Council (CODC) regarding the Landscape and Visual Assessment prepared by Align, in response to CODC's request for further information.

Reviewer comments are displayed in *italics*, and responses to comments are displayed below each comment.

Response

9. *Reviewer Comment: 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 starts to establish." Can the applicant confirm that the effects of the proposal will be moderate-adverse until such time as the screen planting becomes established (estimated at 3-5 years). Please note that case law determines that adverse temporary effects cannot be disregarded for notification purposes.*

The site will have moderate-adverse effects if the screen planting is not planted before the development commences. However, the applicant has recently begun planting a small section of the proposed species along Māori Point Road as per the landscape plans. The dwellings will be visible from Māori Point Road if the screening planting is not planted before construction of the dwellings happens as currently that road boundary is open (due to the lack of vegetation). I would suggest a condition to timing to ensure that the planting along Māori Point Road is undertaken within the first planting season following the commencement of construction. It is worth noting that Māori Point Road is an unsealed road and does not have high volumes of traffic when compared to other surrounding roads such as State Highway 8 and 8A.

10. *Reviewer Comment: 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?*

The subdivision is taking a clustering approach and breaking up the dwellings by having large gaps between every 3 lots excluding lots 1-4 where it's a cluster of 4. The empty lots will have no structures on them, only vegetation therefore creating a clustering effect. From a distance, you will see large gaps between every 3-4 dwellings which means you won't see a solid line (roof line) of these dwellings. You will only see 3-4 and then a clump of vegetation and so on. This is a more appropriate approach than having 1 large line of dwellings and still enabling each lot to maximise their outlook towards the West. In addition, the houses may be sited within

a broad footprint within each lot (with a minimum 18m setback from the top of the terrace/escarpment) which will result in houses having some flexibility on the lot which will reduce the linear nature of built form.

11. *Reviewer Comment: 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 provide confirmation whether this boundary planting is expected to contribute to the positive outcome regarding biodiversity identified in the Align assessment conclusion.*

Cupressus leylandii has been chosen as it is a fast-growing dense and even shelter belt species that tolerates a vast variety of soil and climate conditions. It has also been proposed to match that of recent developments within the area.

It is not intended that the *Cupressus leylandii* will need to stay in place long term as it is intended for the native planting in front of the *Cupressus leylandii* (roadside) to in the long-term act as the mitigation planting and buffer to the development. However, the *Cupressus leylandii* will provide shelter and screening whilst the native planting is established. In the long term, the native planting will provide the mitigation and buffer to the development. It is the native planting mix that will contribute to the biodiversity of the area. The native planting species are outlined on sheet TRE001-DWG-LND-200 of the Māori Point Road subdivision Landscape Package.

The native planting mix we have proposed includes species that will create habitats for animals and attract native species including birds, lizards, and invertebrates.

12. *Reviewer Comment: 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.*

It is in my opinion that the use of shelterbelts in the immediate and wider area is in keeping with the surrounding landscape and that this will not disrupt the open vistas of the mountains. The *Cupressus leylandii* on the northern and eastern boundary still maintains a sense of openness for the site as the views of the site are not the immediate views but rather the views in the distance.

13. *Reviewer Comment: 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.*

The dwelling's rooftops will likely encroach the skyline when viewed from the margins along the Clutha River/Mata Au. Views from the river itself have not been tested.

It is to be noted that the dwelling at 67 Bowman Road is only meters back from the top of the terrace/escarpment. Whereas we are proposing a minimum 18m setback to building platforms. This means the development would be less visible than the dwelling at 67 Bowman Road from the margins along the Clutha River/Mata Au or any other viewpoint such as Bowman Road and SH6.

As per our report, we have tested the views from the bottom of the terrace (Bowman Road) which dissects the lower portion of the applicant's property as well as from SH6 which is located across from the Clutha River/Mata Au. The viewpoint tested from Bowman Road was considered as 'Very Low' and SH6 is concluded to have a low effect on the landscape. With these taken into consideration and the imagery along the Clutha Rivers/Mata Au margins (supplied by Patterson Pitts Group) with the use of profile poles it is considered that the impact will be 'Low'

Attached is a photo assessment (by Patterson Pitts Group) using profile poles to see what viewing points will encroach on the skyline. Please note that the photos on pages 1-3 (C3001 profile poles photos) have been zoomed in to show the profile pole's breach height. However, if you look at pages 4 – 6 it is extremely hard to see the profile poles (excluding the last photo on page 5). I note that once dwellings are constructed, they will be more visible from these locations as they are larger solid forms.

Lot 2 from VP2 (Breach ~0.5m)



Lot 7 from VP3 (Breach ~1.5-2.0m)



Lot 8 from VP2 (Breach ~0.5-1.0m)



Lot 9 from (Breach ~1.0m)



Lot 10 from VP2 (Breach ~1.0-1.5m)



Lot 10 from VP3 (Breach ~1.5m)



Lot 11 from VP1 (Breach ~1.0-1.5m)



Lot 11 from VP2 (Breach ~1.0-1.5m)



Lot 12 from VP3 (Breach ~1.0m)



Lot 12 from VP11 (Breach ~3.5-4.0m)



Lot 13 from VP3 (Breach ~1.0-1.5m)



Lot 14 from VP4 (Breach ~1.0-1.5m)



Lot 14 from VP5 (Breach ~1.5-2.0m)



Close-up Lot 14 from VP5 (Breach ~1.5-2.0m)



Lot 14 from VP9 (Breach ~1.0m)



Lot 14 from VP10 (Breach ~2.5m)



Lot 15 from VP8 (Breach ~1.5m)



Lot 15 from VP9 (Breach ~1.5m)



Terrace looking South viewed from Bowman Road (Viewed from North of VP6)



Terrace view from Clutha River marginal strip (adj. VP10) (access via Trevathan Way).



Terrace view from South end of Bowman Road (VP2) looking to the North-East.



Terrace view from Bowman Road (VP2) looking South-East (towards Lots 1,2,3 & 4).



Terrace view from top at Northern end looking South (profile poles to the left).

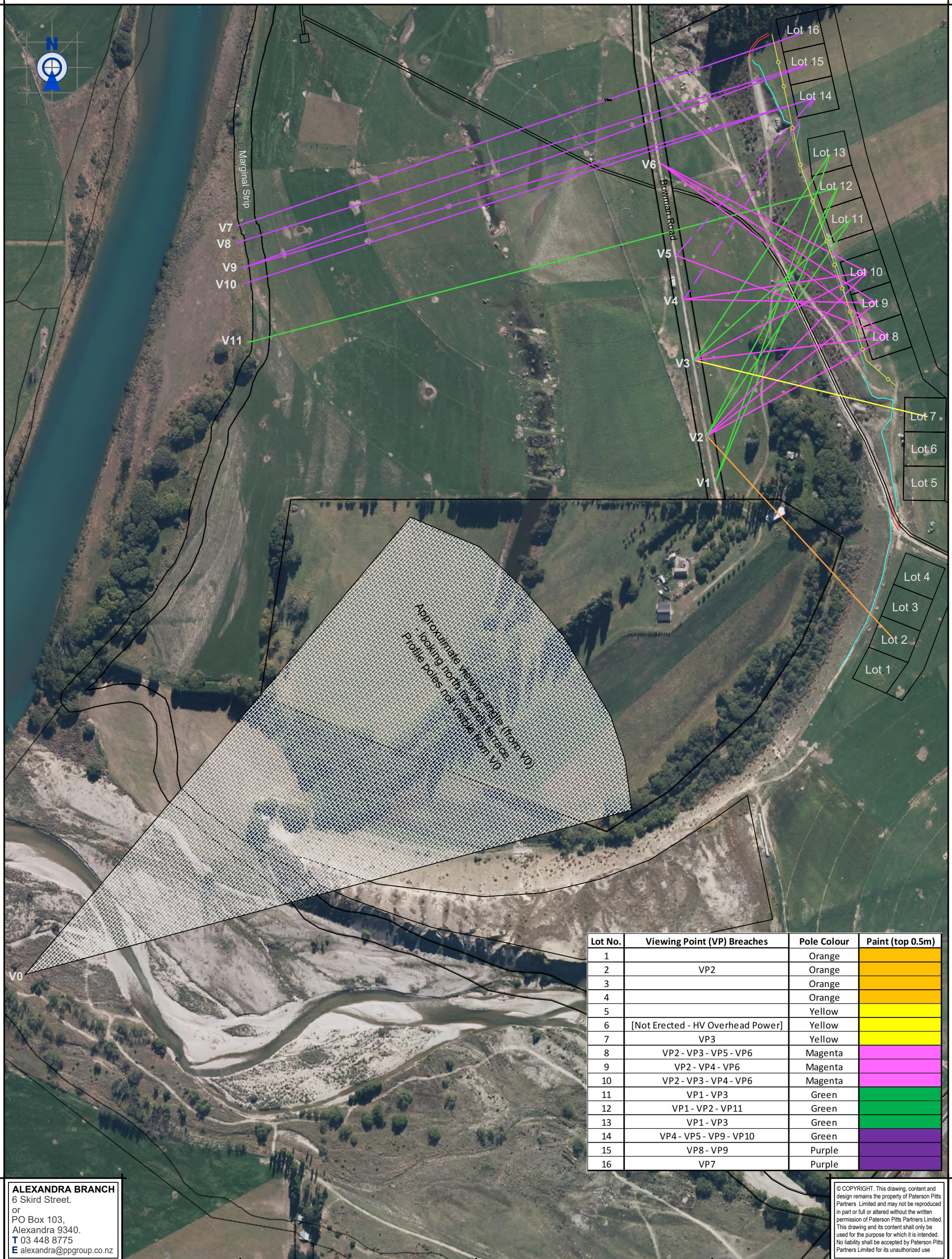


Terrace viewed looking north from Lindis River (VP0) – profile poles not visible.



Existing & Proposed new entrance point off Maori Point Road.





Lot No.	Viewing Point (VP) Breaches	Pole Colour	Paint (top 0.5m)
1		Orange	
2	VP2	Orange	
3		Orange	
4		Orange	
5		Yellow	
6	[Not Erected - HV Overhead Power]	Yellow	
7	VP3	Yellow	
8	VP2 - VP3 - VP5 - VP6	Magenta	
9	VP2 - VP4 - VP6	Magenta	
10	VP2 - VP3 - VP4 - VP6	Magenta	
11	VP1 - VP3	Green	
12	VP1 - VP2 - VP11	Green	
13	VP1 - VP3	Green	
14	VP4 - VP5 - VP9 - VP10	Green	
15	VP8 - VP9	Purple	
16	VP7	Purple	

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Client/Location:
Trevathan
 5 Maori Point Road,
 Tarras, Cromwell

Purpose/Drawing Title:
Skyline Profile Poles
 (Proposed Lots 1 - 16)
 Lot 2 DP 476419

Surveyed by: GP	Original Size: A3	Scale: 1:4000
Designed by: GP	A3	DO NOT SCALE
Drawn by: GP		
Checked by: GP		
Approved by: RB	Sheet No: 1	Revision No: C
Job No: C3001		Date Created: 16/01/2024