

Application for a resource consent - Form 9

APP240251679

RECEIVED
28/02/2024
CODC



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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www.codc.govt.nz



Date and Time Created

28/02/2024 11:30

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

Property Details

Property Address

353 Dunstan Road

Valuation Number

2852023300

Record of Title Number

63278

Legal Description(s) of the specific parcels that the resource consent application is for

LOTS 1-2 DP 316193

What is your role in this application?

Agent acting on behalf of the applicant

Agent details

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

Organisation

Calder Surveying Ltd

First name

Peter

Last name

Kloosterman

Phone number

021-2851305

Email address

peter@caldersurveying.co.nz

Note that the applicant will also receive a copy of all correspondence.

Postal address:

24 The Half Mile, Bridge Hill, Alexandra 9320

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

Yes

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

Applicant details

Is this applicant an individual or an organisation?

Individual

First name

Natasha

Last name

Williams

Phone number

0275123191

Email address

bob@totalfs.co.nz

Postal address:

353 Dunstan Road, RD 1, Alexandra 9391

Invoicing

Who is paying the invoice?

Applicant

DETAILS

Activity or works proposed

Application type

Land use consent

Short description of your proposal

Second Dwelling for extended family

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

Assessment of Environmental Effects (AEE)

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

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

[Application.pdf](#) (1 mb)

Assessment of the activity

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

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

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

Other activities

Other applications

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

Is this project related to a building consent?

Yes

Pre-application information

Have you discussed this proposal with Council staff prior to this application?

No prior discussion

Site visit requirements

Who is the site contact?

Applicant

Affected party approvals

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

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

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

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

Do you need affected party approval?

No

Reason

Uncontentious 2nd dwelling

National Environmental Standard – Contaminated Soil - option selected

The application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²) Therefore the NES does not apply.

LIST OF FILES

[Application.pdf](#) (1 mb)

[RC1.pdf](#) (3 mb)

[23071.231128 - Williams Barn Home - PL 01.pdf](#) (1 mb)

[20240228110311071 \(1\).pdf](#) (34 kb)

24 The Half Mile
Ph. 03 448 8501
P.O. Box 354
Alexandra 9340

Email: stuart@caldersurveying.co.nz

Mob. 027 449 2220

28 February 2024

Ref. 3262-2

The Regulatory Manager – Planning and Environment
Central Otago District Council
PO Box 122
ALEXANDRA

Attn: Lee Webster

Dear Lee,

**LAND USE CONSENT TO ESTABLISH FAMILY ACCOMMODATION ON LOT 1
DP 316193.**

LOCATION: 353 Dunstan Road, Alexandra.

APPLICANT: Natasha Williams

Enclosed for Council consideration is an application for Discretionary Land Use resource consent for the above-mentioned property.

THE PROPERTY

353 Dunstan Road is a 2.5150-hectare Rural Residential property located on the northeast side of the road between the intersections of Coates Road and Waldron Road. On the opposite side of the road is the Otago Central Rail Trail and a viticulture block. The property is not subject to either an Outstanding Natural Landscape or Significant Amenity Landscape overlay.

Plan View



View from Dunstan Road during Winter



View from Dunstan Road during Summer



There is an existing dwelling on the property which is partially concealed from view by roadside and amenity plantings. The area of interest within the property is of low relief. The back of the property incorporates the lower slope of the escarpment. There are Silver Birches (*Betula pendula*) established along the road frontage in the area where the Family Accommodation is proposed to be constructed. There are no natural water bodies on the property, although a water race bisects the property at the base of the escarpment.

The property has a single point of vehicular access to Dunstan Road.

THE LAND USE PROPOSAL

The application seeks land use consent to construct a second dwelling on the property for use by family members. This is to cater for an extended family situation whereby the applicant's parents will be residing in the new dwelling. The applicant can then provide greater care to the parents as they advance in age. The applicants have purchased an 1800's replica barn which will be modified for residential use.

The approximate proposed location for the new dwelling is shown on the attached site plan, with the setbacks to the road and side yard boundaries being "permitted" by the Central Otago District Plan. The site has been chosen to not compromise the vista of the neighbours at 347 Dunstan Road.

Building Concept Plans for the new dwelling have been prepared and are appended to the application. These plans show the cladding of the dwelling is to be a mix of vertical timber, schist and plaster finish. The vertical timber to be used is natural Australian hardwood. The rest of the cladding will be Central Otago Schist and plaster render. The final colour for the plaster has yet to be determined. The applicant is amenable to a condition of consent requiring the plaster finish be of a Light Reflective Value of less than 38%. The roof will be long-run iron finished in the colour

Flaxpod which the Dulux NZ website specifies has a reflective value of 6%. The intention is that the dwelling will be similar to or darker than the surrounding landscape colour. The Plan incorporates an attached garage and guest room.

Profile poles have been erected which confirm the dwelling will not breach the skyline when viewed from Dunstan Road or the Otago Central Rail Trail. No dwellings are located on the opposite side of Dunstan Road in this proximity. The road is speed restricted to 80 km/h in this area so any glimpse of the new structure by passing motorists would be of a very transitory nature.

STATUS OF PROPOSAL

The construct of the Central Otago District Plan has the Rural Residential zone as a subset of the Rural Resource Area.

4.7.3 Discretionary (Restricted) Activities

vii. Residential Activity, Residential Building Platform & Accommodation Facilities
Residential activity, a residential building platform and/or accommodation facilities that do not exceed that required to accommodate 6 persons on a commercial fee paying basis and that are not provided for in Rule 4.7.2.i, 4.7.2.ia, 4.7.2.ib and Rule 4.7.2.vii is a discretionary (restricted) activity provided the following standards are complied with:

a. General Standards *The relevant standards set out in 4.7.6 are complied with.*

The height of the proposed dwelling is 8.2 metres and therefore does not comply with the standard maximum of 7.5 metres specified for Other Rural Landscapes

b. Residential Activities Per Site

There shall be no more than one residential activity on the relevant certificate of title unless additional residential activity is required to accommodate people working the property and their families

c. Breach: discretionary activity see Rule 4.7.4.i

4.7.4 Discretionary Activities

Cross Reference: Policies: 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.6, 4.4.8, 4.4.10, 4.4.18

i. Breach of Standards *Any activity that fails to comply with the following rules:*

4.7.3.vii.bd Residential Activity, Residential Building Platform & Accommodation Facilities 4.7.6.A Bulk and Location Requirements c and d

ASSESSMENT OF EFFECTS.

Open space, landscape, natural character, and amenity values.

The style of development along this section of Dunstan Road is the dwellings are located relatively close to the roadside boundary. This may be to ensure they are not subject to winter shading by the

escarpment. The proposed family accommodation will be on a Rural Residential zoned property of 2.5 hectares in a lifestyle block landscape and will be additional to the existing dwelling. In the context of the surrounding properties or density of development in this area, it will not be out of place. No signage is proposed for the activity. The magnitude of noise and traffic effects created will be of a domestic level. The property is currently used for a lifestyle block with any primary production being very incidental to that use. As such use and storage of hazardous substances is negligible.

The walls of the dwelling are to be primarily clad in natural materials which by their nature accord with the reflectivity and colour palate aspired to by the District Plan.

The proposed dwelling location, setback from the road and boundaries, the final finish and colours, have been selected to ensure that the structure integrates into the rural landscape without compromising amenity values.

The proposed dwelling will be more than 60 metres from the nearest existing dwelling on the adjoining properties. Distance is recognized as an effective means of ameliorating any perception of adverse effects.

The property is partially screened behind roadside Silver Birches (*Betula pendula*) which provides effective visual mitigation. The trees are not yet mature and so will increase in stature over time.

The effects on open space, landscape, natural character, and amenity values have been ascertained to be no more than minor.

Silver Birch Roadside Planting

View towards the house site from the Otago Central Rail Trail.



Earthworks and Soil.

Minor earthworks will be necessary to construct the dwelling and for establishing the driveway, potable water, wastewater, and storm water services. These earthworks will be temporary in effect and of low volumes. Revegetation of all earthworks will occur on completion. The low relief of the property will mitigate any potential erosion or sedimentation from the earthworks. The proposed earthworks will not create a hazard for surrounding land or migrate to any natural watercourse.

Due to the location of the existing house, it is in the interests of the applicant to ensure any potential dust is minimized through use of suppressants. The effect of the earthworks will not adversely affect the open space, natural character and amenity values of the area and are no more than minor.

The soil in the area where the dwelling is proposed is LUC Class 6 which is described as

Non-arable. Slight to moderate limitations to pastoral use, suitable for pasture, tree crops and forestry and in some cases vineyards. Erosion is generally the dominant limitation.

It is not recognised by the District Plan as a soil with special qualities,

Prominent hillsides and ridges.

The dominant geomorphological feature in this area is the escarpment located to the rear of the property. The proposed dwelling form and location, the existing shelterbelt and the use of visually recessive colours mean the vista towards the escarpment will not be compromised. The profile poles demonstrate the dwelling will not breach the skyline when viewed from any public area. The effect of the proposal on the prominent hillsides and ridges will be less than minor.

Access

Access to the proposed dwelling will utilize the current entrance onto Dunstan Road. Within the property the existing internal driveway will be extended to the new dwelling site. The driveway where it intersects with Dunstan Road is currently sealed approximately 2 metres from the carriageway.

Dunstan Road is defined as an Arterial Road in Schedule 19.7 of the District Plan and as such, should be sealed to the boundary under the Roading Policy January 2015 Part 29.



Reverse sensitivity and Adjoining Landuse

The property adjoins lifestyle blocks to the north, south and east and the Ruru Wines viticulture planting across Dunstan Road.

No reverse sensitivity issues are anticipated to arise as a result of constructing an additional dwelling.

Heritage Sites

No heritage sites are noted on the property in the Central Otago District Plan.

Sites of Significance to Kai Tahu ki Otago

Kā Huru Manu, The Ngāi Tahu Cultural Mapping Project does not list any sites or locations within the property.

Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna, Notable Trees

No Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna or Notable Trees are noted on the property in the Central Otago District Plan.

Natural Hazards

The Otago Regional Council Natural Hazards Portal has been reviewed in relation to the property. No Natural Hazards are recorded on the property.

Cumulative effects

Lifestyle properties in the Central Otago District are almost exclusively single dwelling developments, the proposal is relatively unique in this regard. Finance to construct dwellings is generally dependent on ownership of the property. Generally multiple dwellings on one property are not common because the property becomes over capitalized and therefore not attractive to potential purchasers in the future. For this reason, it is highly unlikely approving the proposal will create a precedent or compromise the cumulative capacity in this vicinity.

Provision of services.

Electricity and telecommunication services will be provided to the dwelling, by connections to the either from the existing dwelling or to the existing utilities in Dunstan Road.

Domestic water for the dwelling will come from the on -site bore supply.

A new on-site effluent disposal system that meets ORC requirements will be installed at the time of constructing the new dwelling. There is sufficient room for a second blackwater disposal field on the property.

Disposal of storm water from the proposed dwelling will be to on-site soak pits.

POLICIES

4.4.2, 4.4.3, 4.4.6, 4.4.8, 4.4.10,

4.4.2 Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*
- (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*
- (c) The ability to adequately dispose of effluent on site,*
- (d) Controlling the generation of noise in back country areas,*
- (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,*
- (f) Controlling the spread of wilding trees.*
- (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.*

The applicants propose a design and colour palette which will assimilate the new dwelling into the landscape. It will not compromise the skyline to the background hills and is harmonious with the built structures in this locale. No change of land use is proposed, the development is to cater for an extended family situation. The existing tree planting along Dunstan Road ensures the new dwelling will not be particularly dominant to passing motorists and cyclists.

4.4.3 Policy – Sustainable Management of Infrastructure

To ensure that the development of infrastructure in the rural environment promotes sustainable management by:

- (a) Requiring developers to contribute a fair and reasonable proportion of the costs involved, and*
- (b) Maintaining and enhancing the safe and efficient operation of the infrastructure network (including roading), while avoiding, remedying or mitigating adverse effects.*

Establishing the new dwelling will necessitate upgrading and sealing the access onto Dunstan Road to prevent aggregate migration and edge break.

4.4.6 Policy – Adverse Effects on the Soil Resource

To ensure that the location, construction and/or operation of land use activities and subdivision make adequate provision for the protection of the soil resource by avoiding, remedying or mitigating the adverse effects of practices which may cause:

- (a) Erosion, instability or loss of topsoil,*
- (b) Loss of nutrient or incidence of soil contamination,*
- (c) Loss of soils with special qualities,*
- (d) A reduction in vegetation cover and moisture holding capacity, and*
- (e) Soil compaction.*

A new dwelling in the proposed location will not create any of the listed adverse effects apart from under the footprint of the house. The floor area of the house is approximately 150 square metres. A utility shed of 150 square metres in the same location does not require a land use consent incorporating consideration of effects on the soil resource.

4.4.8 Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.

To ensure that the effects associated with some activities including (but not limited to):

- (a) Noise (including noise associated with traffic generation, night time operations), and vibration,*
 - (b) The generation of a high level of traffic, in particular heavy vehicles,*
 - (c) Glare, particularly from building finish,*
 - (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,*
 - (e) The generation of odour, dusts, wastes and hazardous substances, and*
 - (f) The use and/or storage of hazardous goods or substances*
- do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.*

The proposal is for a domestic dwelling – with an associated residential magnitude of effects. There will be no significant amenity effects on neighbouring properties.

4.4.10 Policy – Rural Subdivision and Development

To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

- (a) The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*
- ~~*(b) The natural character and values of the District's wetlands, lakes, rivers and their margins,*~~
- (c) The production and amenity values of neighbouring properties,*

- ~~(d) The safety and efficiency of the roading network,~~
- ~~(e) The loss of soils with special qualities,~~
- ~~(f) The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,~~
- ~~(g) The heritage and cultural values of the District,~~
- ~~(h) The water quality of the District's surface and groundwater resources, and~~
- ~~(i) Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.~~

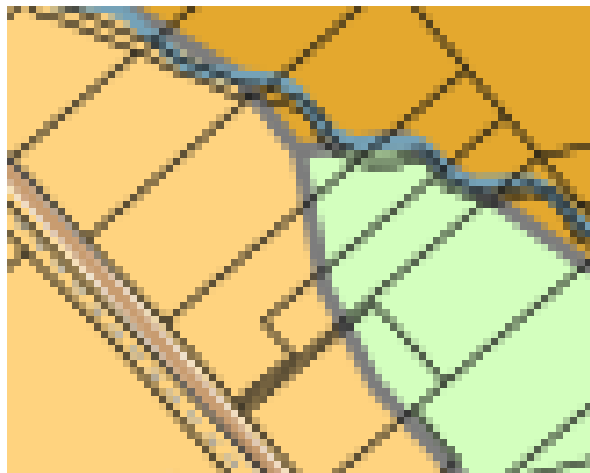
Matters not relevant to this application have been struck out.

The matters listed have been addressed in the AEE and discussion of previous policies.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

Clause 3.4 (b) of the NPS requires land that is predominantly LUC 1, 2 or 3 to be mapped as highly productive land. The direction of the NPS then relates to those areas. The subject titles are classified by Manaaki Whenua / Landcare Research as LUC 6 and LUC 4.

The NPS does not apply to the proposed additional dwelling.



NATIONAL ENVIRONMENTAL STANDARDS - ASSESSING and MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Hail activities may have been carried out on this property because it is being used for an orchard. This is noted as being the use of sprays on the areas subject to horticultural plantings. The horticultural planting is a Walnut Orchard.



The cold winters and dry summers of Central Otago are conducive for growing nuts, as this combination minimizes the chance of disease and pests, and as a result no agrichemicals have been used in this orchard.

Historical photographs show the area was used for pastoral farming until the 1980s.

FINANCIAL CONTRIBUTIONS.

Not applicable.

CONSENT PERIOD

The standard consent period of 5 years will be adequate.

CONSULTATION

No consultation is required.

CONCLUSION

The proposed family accommodation on a rural zoned property will provide for the social and cultural needs of the Williams family.

The existing shelter belts and amenity plantings, the building height and location and the colour selection will ensure that effects on the landscape will be effectively mitigated and less than minor. The land use accords with the surrounding area and adjoining properties and will not compromise the

ambient amenity values.

The proposed land use allows for an effective and sustainable use of the land resource and is not in conflict with Part 2 of the Resource Management Act 1991 or the objectives and policies of the Central Otago District Plan.

I therefore ask Council to approve the application by delegated authority.

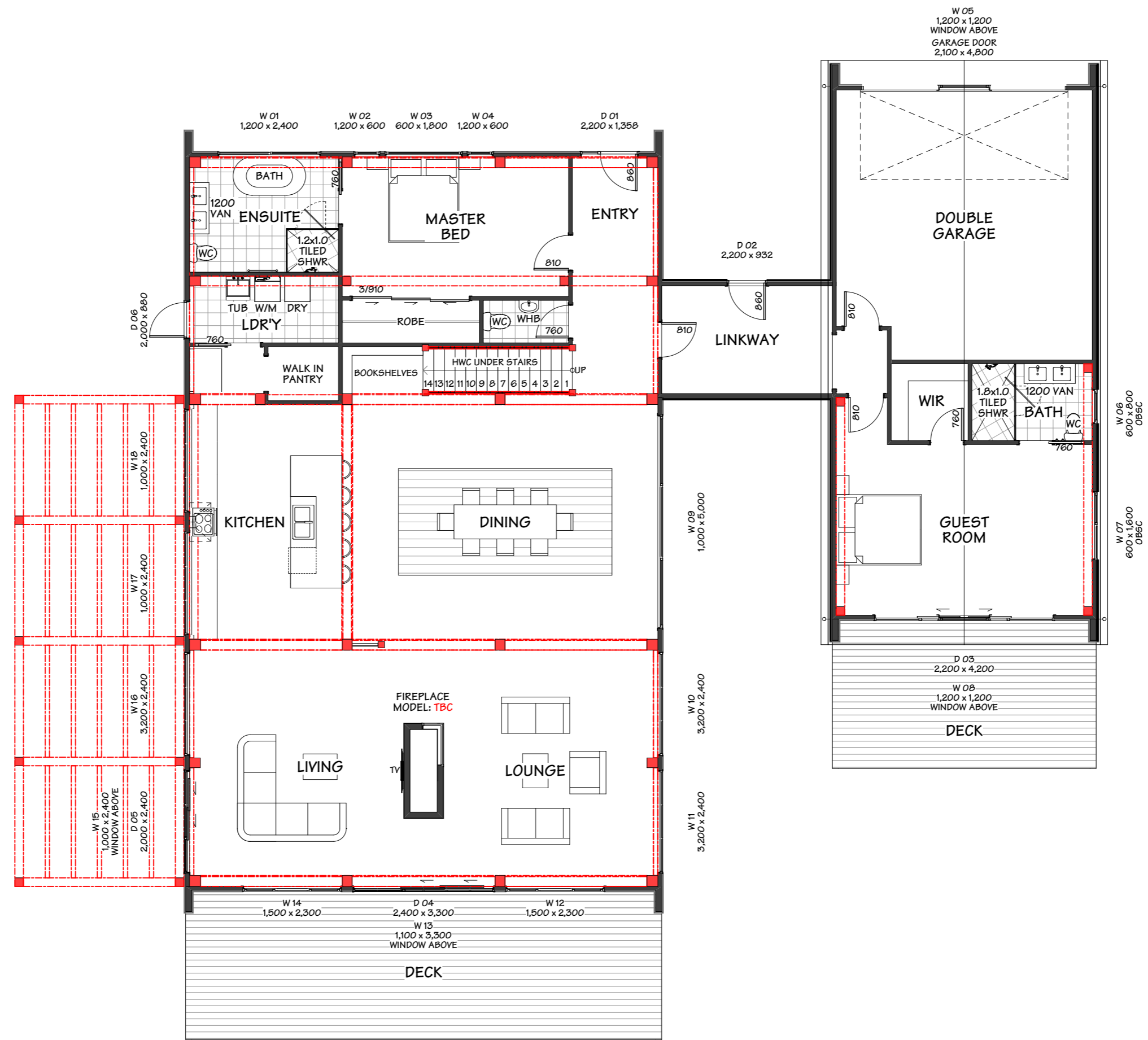
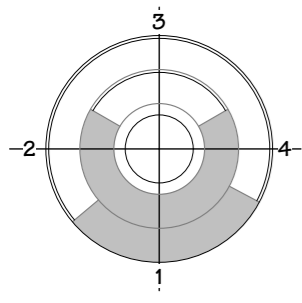
Yours faithfully

Peter Kloosterman
Consultant Planner
Calder Surveying Limited

Enclosed are:

- Site Plan
- Record of Title
- Architectural Plans

NOTE: THIS PLAN IS SUBJECT TO DEVELOPER'S APPROVAL AND LOCAL DISTRICT COUNCIL VERIFICATION AND APPROVAL.



JOB TITLE:
#Project Name

DRAWING TITLE:
GROUND FLOOR PLAN

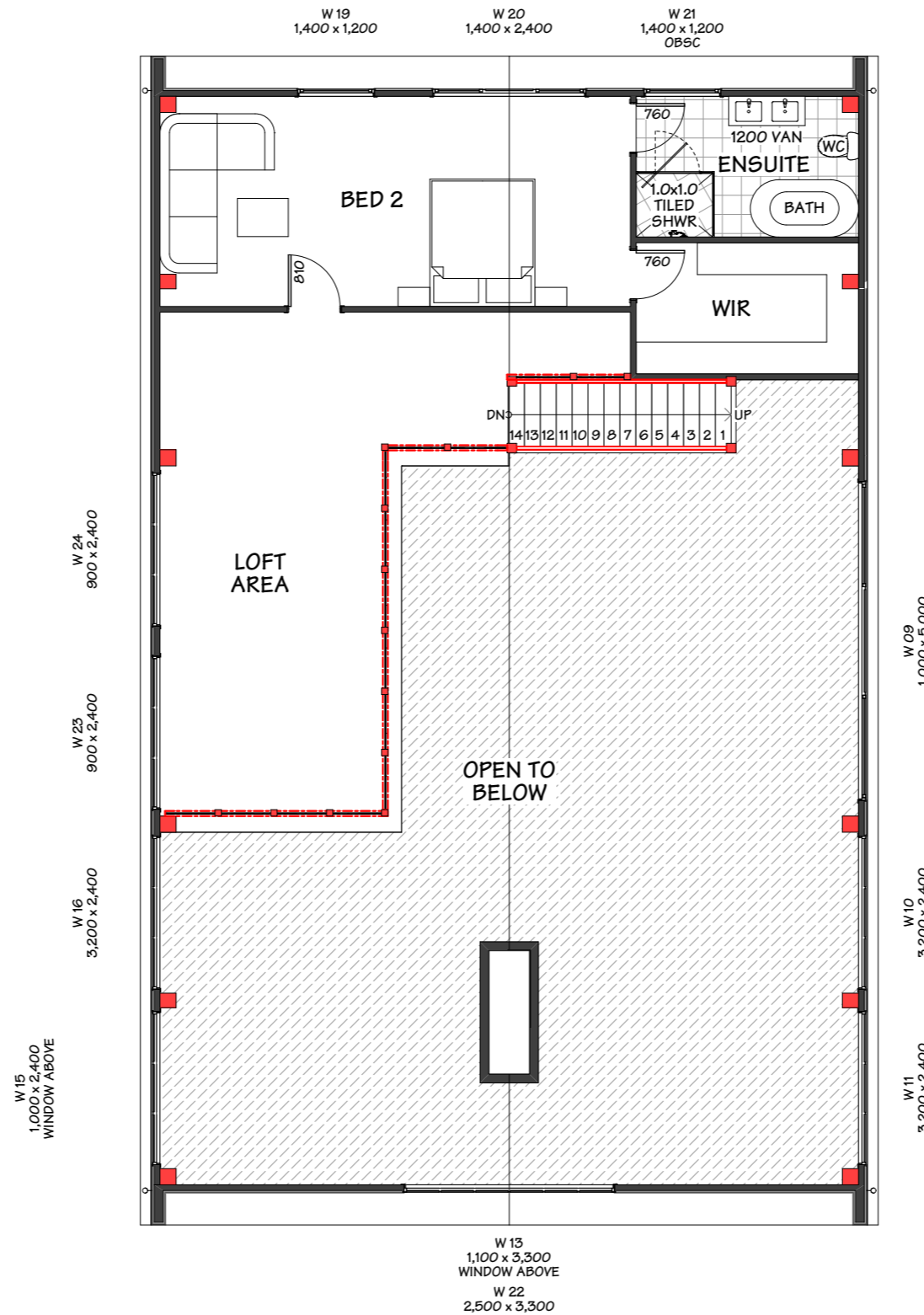
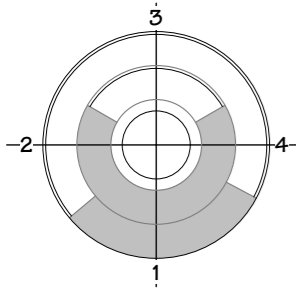
LEGAL DESCRIPTION:
LOT: TBC
DP: TBC
ADDRESS: TBC

NOTES:
- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work.
- All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.

DATE OF ISSUE:
28 NOV 23
AMENDMENT DATE:
231128.2230
VERSION:
PL-01

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JOB#:
23071
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1/07



JOB TITLE:
#Project Name

DRAWING TITLE:
FIRST FLOOR PLAN

LEGAL DESCRIPTION:
LOT: TBC
DP: TBC
ADDRESS: TBC

NOTES:
- Subject to council approval
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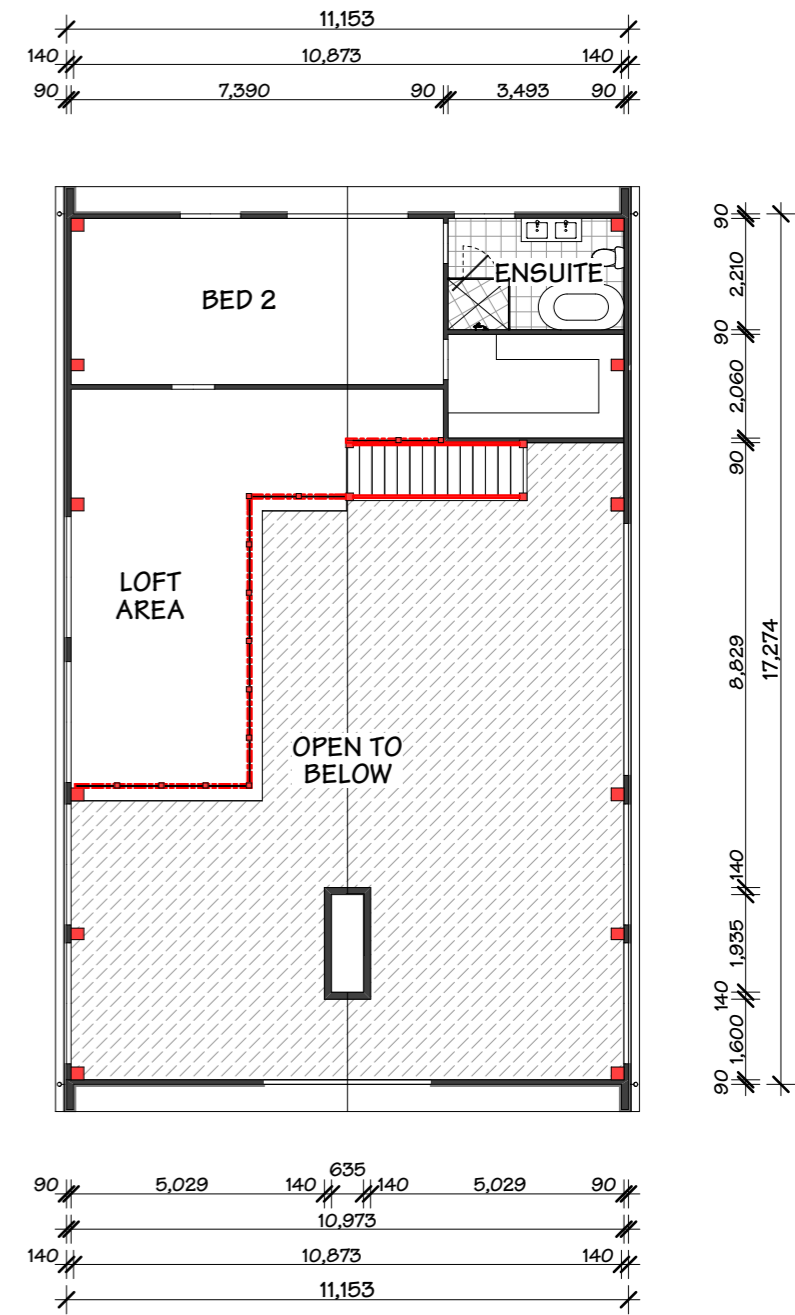
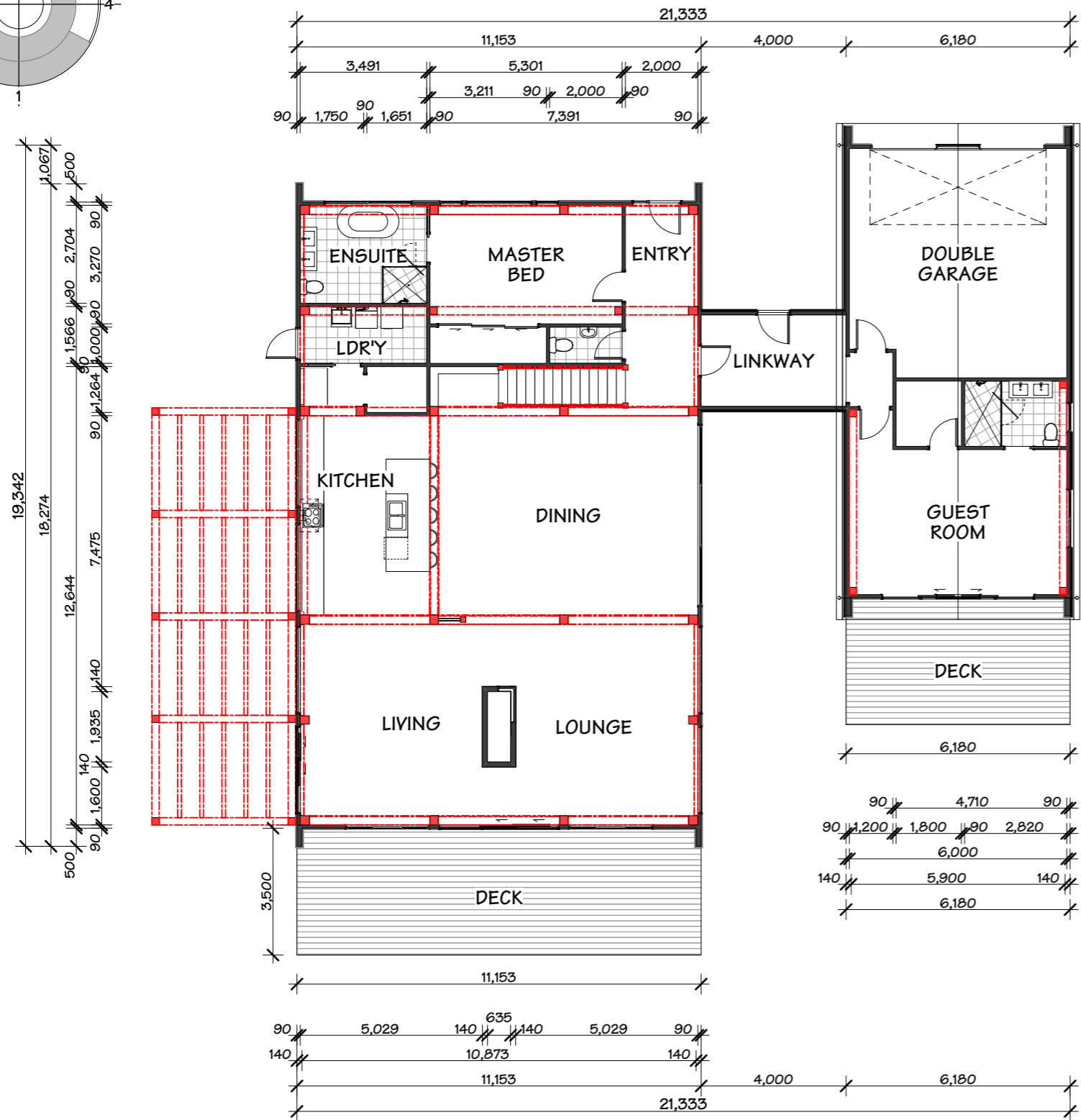
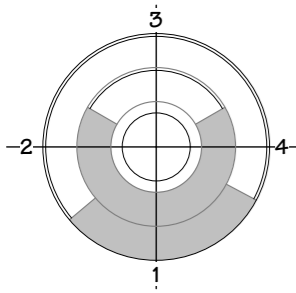
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07



JOB TITLE:

#Project Name

DRAWING TITLE:

DIMENSION PLAN

LEGAL DESCRIPTION:

LOT: TBC
DP: TBC
ADDRESS: TBC

NOTES:

- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work.
- All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.

DATE OF ISSUE:

28 NOV 23

AMENDMENT DATE:

231128.2230

VERSION:

PL-01

REV NO:

02

DESIGNER:

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JOB#:

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07



JOB TITLE:

#Project Name

DRAWING TITLE:

ELEVATIONS

LEGAL DESCRIPTION:

LOT: TBC
DP: TBC
ADDRESS: TBC

NOTES:

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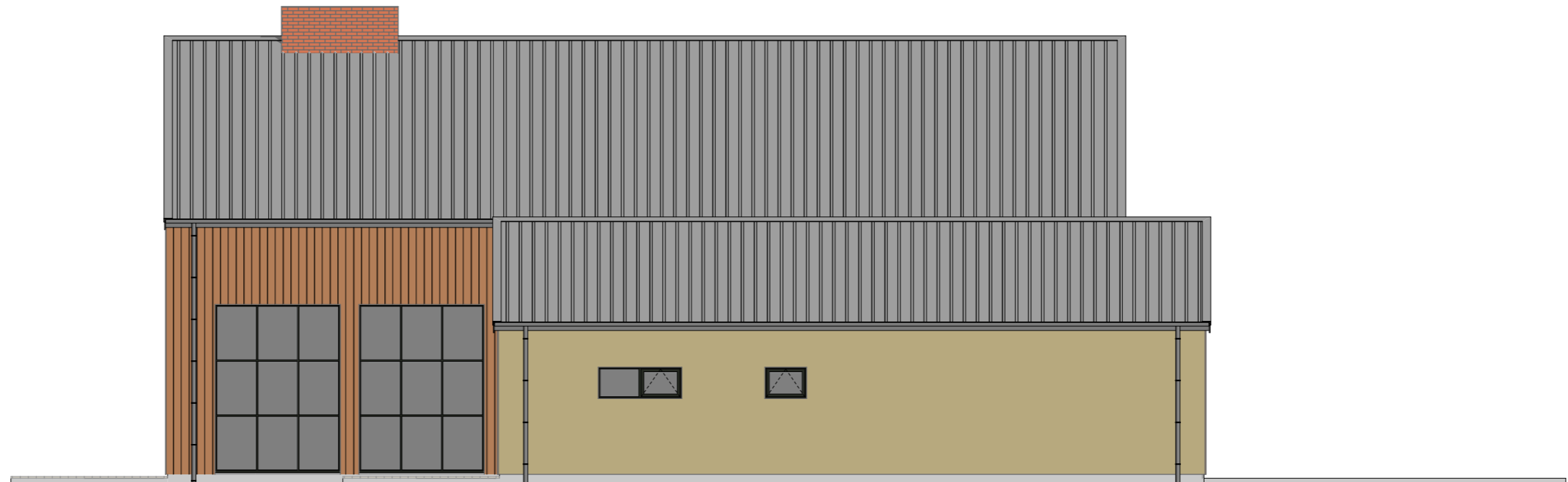
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JOB TITLE:
#Project Name

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ELEVATIONS

LEGAL DESCRIPTION:
LOT: TBC
DP: TBC
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JOB TITLE:
#Project Name

DRAWING TITLE:
3D VIEWS

LEGAL DESCRIPTION:
LOT: TBC
DP: TBC
ADDRESS: TBC


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AMENDMENT DATE:
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	#Project Name	3D VIEWS	LOT: TBC DP: TBC ADDRESS: TBC		28 NOV 23 AMENDMENT DATE: 231128.2230	HTC DRAWN: JON	1:168.46 JOB#:	
					VERSION: PL-01	REV NO: 02	CHECKED: JON	



NOTES:
 1. Aerial sourced from LINZ Data Service.
 2. Final proposed dwelling location may vary slightly.



LAND USE CONSENT
 SECOND DWELLING ON LOT 1 DP 316193
 353 DUNSTAN ROAD

Date:	13 February 2024
Scale:	1:1250 @ A3
Drawn by:	S. Calder
Client:	N. Williams
Job No:	3262



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **63278**
Land Registration District **Otago**
Date Issued 26 March 2003

Prior References
OT4C/415

Estate Fee Simple
Area 2.5150 hectares more or less
Legal Description Lot 1-2 Deposited Plan 316193

Registered Owners
Natasha Williams

Interests

Subject to a right to convey water in gross over parts lots 1 and 2 DP 316193 marked A,B DP 316193 to Manuherikia Irrigation Co-operative Society Limited created by Transfer 885634 - 6.6.1996 at 2:52 pm
Subject to Section 241(2) Resource Management Act 1991 (affects DP 316193)