

CENTRAL OTAGO DISTRICT COUNCIL
RESPONSE OF PLANNING OFFICER TO MINUTE 11 OF RC 230179

APPLICATION	RC 230179
APPLICANT	TKO PROPERTIES LIMITED
ADDRESS	LAKEFRONT TERRACE, BENDIGO
LEGAL DESCRIPTION	LOT 1 DP 561457 (HELD IN RECORD OF TITLE 993471).
ACTIVITY DESCRIPTION	SUBDIVISION CONSENT FOR SUBDIVISION CREATING 30 LOTS WITH BUILDING PLATFORMS AND ONE BALANCE ALLOTMENT AT ROCKY POINT
ACTIVITY STATUS	NON-COMPLYING

BACKGROUND:

Minute 11 from the panel appointed to consider RC 230179 requested submitters and Council confirm their final position on the application after the applicant made changes to the proposal in their reply to Minute 9 and response to clarification sought by the panel in minute 10. A response was requested by Tuesday 3 June 2025.

As part of their response to Minute 9, the applicant proposed the following changes to the application:

- The removal of Lot 7. This would reduce the subdivision to 29 developable allotments and one balance lot.
- The addition of several cushionfield protection areas across the application site and Lot 2 DP 596985 (Also owned by the applicant)
- Amended landscape plantings around Lots 27 to 30, along Bendigo Loop Road.

ASSESSMENT:

At the hearing of the application, I remained opposed to the application. However, I confirmed that I could be supportive of the application if one of the lots outside the development zone specified in the District Plan was removed. I gave the example of either Lot 24, or one of the four lots along Bendigo Loop Road. These lots are all outside the development zone, and have varying significance in terms of ecological and landscape effects. I accepted that this may not reduce the ecological effects, in particular, to a level where Mr Harding, on behalf of CODC and Mr Ewans, on behalf of DOC would be accepting of the proposal. However, from a planning perspective, I was comfortable enough that I could consider the proposal consistent with higher order planning documents, such as the National Policy Statement for Indigenous Biodiversity 2023, and the provisions of the District Plan.

Removal of Lot 7 and Landscaping around Lots 27-30:

I concur with the applicant and their various experts that removing Lot 7 would reduce both the ecological and landscape effects of the proposal. It would achieve this by reducing built form overlooking Lake Dunstan, and reducing the removal of indigenous flora associated with undertaking the subdivision and building on the site. The relevant question remains whether

this change makes the wider application acceptable under the overarching planning framework.

The removal of Lot 7 will reduce the amount of built form able to be viewed from the surface of Lake Dunstan. The visual effects of the proposal from the north, including from State Highway 8, would remain the same. I note that most of the development visible from the state highway is outside the development zone, with most of the development visible from Lake Dunstan located inside the development zone. My conclusions regarding a need for Council to accept some development within this zone, even if visible from Lake Dunstan, remain valid. However, the change will reduce the landscape effects of the overall proposal.

The applicant has confirmed that the correct plan for landscaping around Lots 27 to 30 is plan 4371-SK137, dated 12 February 2025. Lots 27-30 are located at a much lower elevation than the rest of the development, but at a density that I considered may not be appropriate in the landscape context unless significant landscaping was established. The landscaping plan provided in response to Minute 9 includes larger areas of landscaping around the building platforms on these lots than originally presented to the panel, but uses the same species, which tend to be lower shrubs and scrubby species. Since last reviewing the plans, I have researched each species more, and on the whole, I consider that they include a larger number of taller species than I had initially thought. For example, *corokia cotoneaster* and *coprosma virescens* can grow to 3-4m tall¹, *olearia lineata* can reach up to 8m², and *griselinia littoralis* is able to grow taller again³. While these would not make up all the plantings, and they would likely take several years to fully establish, I accept that this will reduce the visual prominence of buildings on Lots 27-30 below what I initially anticipated. I note that Condition 10 in Mr Brown's latest set of draft conditions is a generic landscaping condition that requires a landscaping plan and plantings prior to the construction of a building on Lots 27-30. No land use consent for a building on Lot 30 would actually be approved, so I don't think it's clear how the condition would apply to this lot. I recommend that land use condition 10 be changed to a consent notice condition across all four lots. I also consider it appropriate that the landscaping plan developed for each lot be in general accordance with plan 4371-SK137, in order to ensure the landscaping that is established is equivalent to what the panel has been asked to consider.

Mr Baxter has not provided updated comment in support of the applicant's response to Minutes 9 or 10. At the hearing, he was of the opinion that the proposed development would have acceptable landscape effects. Given the proposal removes one lot and confirms increased landscaping around Lots 27-30, I have no reason to believe he would have changed his position. I adopt the position that the landscape effects of the amended proposal will be minor.

The amended landscape effects of the proposal as viewed from the north are not proposed to change, other than small increases in landscaping around Lots 27-30. While this may not have been made expressly clear at the hearing, my concerns about the appropriateness of the proposed landscape effects were in relation to views from the north, where most of the development that was likely to be visible would be located outside the development zone. Instead, the amended application reduces the effects from development within the development zone. While I considered that this area was visually prominent, and the likely visual effects high, I accepted that there should be a higher threshold for when landscape effects from development within the zone became unacceptable. I am satisfied that the removal of this lot, along with the conditions of consent circulated at the hearing and as

¹ <https://www.nzpcn.org.nz/flora/species/corokia-cotoneaster/>,
<https://www.nzpcn.org.nz/flora/species/coprosma-virescens/>

² <https://www.doc.govt.nz/documents/conservation/native-plants/olearia/olearia-lineata-factsheet.pdf>

³ <https://www.springburnnursery.nz/shop/product/344523/griselinia-littoralis-pb18/>,
<https://www.orc.govt.nz/media/11922/riparian-planting-guide-for-central-otago.pdf>.

amended by Mr Brown in his response to Minute 9 would mean the effects are acceptable from viewpoints to the west of the site, including Lake Dunstan.

When viewed from the north, I consider that the effects will only change minimally, due to the increased extent of landscaping around Lots 27-30. However, my assessment of the effects has changed more after more detailed consideration of the species proposed. On the whole, I am satisfied that these species roughly in the arrangement shown on plan 4371-SK137 would be adequate to appropriately screen buildings on Lots 27 to 30.

Relying on the amended proposal, I am satisfied that the landscape effects of the proposal could be managed through modified conditions of consent.

Mr Harding is of the opinion that the removal of Lot 7 would not make the ecological effects of the proposal appropriate. He considers that this would not adequately address fragmentation and loss of indigenous biodiversity. Mr Harding also reiterates his concerns about a lack of understanding of effects on invertebrate species in the area. Mr Wells considers that, when last surveyed, Lot 7 had a high abundance of spring annuals and other threatened/at risk species. Removing Lot 7, in his opinion, would increase threatened species protection and decrease ecosystem fragmentation in an area with high value, including increasing the width of the corridor between communities in the eastern and western parts of the site.

I agree with Mr Wells that the removal of Lot 7 would help to protect an area of high ecological value. When considered in conjunction with proposed cushionfield maintenance area A1, this does appear to open up additional ecological connection opportunities through the site. Generally, I agree with Mr Harding that unnecessary fragmentation of ecosystems, particularly threatened ones, is something to be minimised or avoided entirely. However, in the context of this proposal, I remain of the opinion that the District Plan accepts a higher level of fragmentation and loss than might otherwise be ideal from a purely biodiversity point of view. In this context, I consider that the removal of Lot 7 helps to make the ecological effects of the proposal more acceptable.

Additional Cushionfield Protection Areas:

In terms of the additional cushionfield protection areas, it is proposed that these areas would be managed to be kept free of colonising woody vegetation for a period of 35 years. After this period, the areas would be left to modify naturally. The applicant intends this to address the loss of cushionfield ecosystem extent in areas they are proposing to develop by preventing any natural incursion into the remaining areas for a specified period of time. My ecological concerns with the application relate more to human modification of the local ecology interfering in natural processes causing loss of ecosystem extent, rather than the natural processes themselves. I also note that most of the land in Areas A1, B1, C1 and D2 are located in areas already proposed to be protected in Lot 200. The biggest potential win would be the protection of a larger areas of Lots 1-3, with the specific intent of maintaining dryland habitat on a highly exposed ridgeline.

That aside, I consider that the expanded ecological management would serve to better protect and maintain the current extent of cushionfield ecosystems, both within and outside the development zone. Looking purely at the extent of existing cushionfield ecosystems, I consider that the additional areas protected specifically for these ecosystems would be beneficial for minimising further ecosystem loss. A 35 year window means that the ongoing human modification of the environment would be temporary in effect. At that point, I also consider that the other compensation areas would have had time to establish themselves, adding to the overall biodiversity of the wider area. In this context, I consider that the amended proposal would have less ecological effects, relative to the existing environment, compared to the

proposal presented at the hearing. Relying on the expertise of Mr Wells, I am satisfied that these areas can adequately help manage the ecological effects of the proposal.

In order to resolve my reservations about the appropriateness of further modifying natural ecosystem processes and change by managing areas specifically to maintain cushionfield habitat, I recommend that the management regime be required to be reviewed by an expert dryland ecologist 15 years after the subdivision is given effect to. The review should be undertaken with the aim of assessing whether management measures have been effective at maintaining cushionfield ecosystem quality and extent, and whether these benefits are outweighing any costs to the functioning of the wider ecosystem. This would allow reconsideration of this approach just under halfway through the wider management regime's operation, and make sure the benefits of maintaining these threatened areas are not outweighed by the costs associated with the intervention on the wider ecosystem.

Consistency with NPS-IB:

I still cannot consider the proposal to be fully consistent with the NPS-IB. The NPS-IB requires significant adverse effects be managed through the effects management hierarchy. I remain of the opinion that the ecological effects of the proposal will be substantial, if not significant. I remain of the opinion that an appropriate level of avoidance of ecological effects, step 1 of the management hierarchy, would be to limit development to within the identified development zone only. This has not been done, so I cannot consider the proposal consistent with Clause 3.16 of the NPS-IB.

However, having regard to the amended application and my above assessment, I consider that the application makes several improvements to how well it maintains current indigenous biodiversity in the area. Opportunities are provided for improving biodiversity in nearby ecosystems. Given enough time, I consider that these improvements could naturally spread. In this context, while the proposal is not consistent with the overall direction of NPS-IB, I consider that it does get sufficiently close to addressing Objective 1(a) of the NPS-IB in a way that recognises the current and future landowners as stewards of biodiversity on their land. This is enough to get the proposal to a point where I no longer consider it to be so out of line with the NPS-IB that I cannot support the application being approved.

CONCLUSIONS:

Having regard to the assessment above, I consider that I can now support the application, subject to the imposition of conditions outlined in Attachment One. With the additional changes to conditions recommended above, the application has reached a position where I can consider it to be consistent with the purpose of the Resource Management Act 1991 and not contrary to Sections 6(b) and 6(c).

I recommend that the panel grant resource consent for the following activities, pursuant to Section 104B of the Resource Management Act 1991:

- Subdivision consent to create 29 developable allotments breaching the minimum allotment size and not in accordance with Schedule 19.16, one balance allotment and three lots to be vested as road.
- Land use consent for residential activity and travellers' accommodation on Lots 1-6, 8-23 and 25-29 breaching yard standards and where most will be visible from either the surface of Lake Dunstan or from State Highway 8.
- Land use consent for earthworks and tracks
- Land use consent for off-site wastewater disposal on some lots

- Land use consent for tree planting in the Rural Resource Area (2) not in the vicinity of a building

I note that the draft conditions attached to Mr Brown's response to Minute 9 included several iterations of tracked changes. For ease of reading, where I concur with a condition as drafted in Mr Brown's evidence, I have not shown these as tracked changes below. Only changes I recommend in response to the above assessment have been shown tracked. If it would benefit the panel, I am happy to provide either fully clean and/or fully tracked versions of the conditions.

My proposed changes include the following:

- Inclusion of conditions requiring ongoing management of the cushionfield protection areas and a review of the effectiveness of those measures.
- Re-numbering of s224(c) conditions to break up water, access and other conditions that must be complied with prior to section 224(c) certification
- Removal of references to "Or as otherwise approved by Council's engineers" in the access formation conditions. The wording of these conditions reflects what has been approved by Council's engineers. Any further changes should be subject to an application under Section 127.
- Shifting and renumbering of several conditions to new locations, including shifting landscaping requirements for Lots 27-30 to be a consent notice instead of a land use condition and combining all conditions required to be imposed as consent notices into the same overarching condition.
- Shifting and replicating advice notes to be separately attached to the subdivision and land use consents to make it clearer what notes relate to what consent.

Prepared by:



Adam Vincent
Planning Officer – Intermediate

Date: 03 June 2025

Attachment One: Recommended Conditions:

Consent Type: Subdivision and Land Use Consent

Consent Number: RC 230179

Purpose: Subdivision consent for subdivision creating 29 lots with building platforms and one balance allotment at Rocky Point. Land use consent for residential activity and travellers' accommodation breaching yard standards.

Location of Activity: Lakefront Terrace, Bendigo

Legal Description: Lot 1 DP 561457 (Record of Title 993471).

Lapse Date: [Date of commencement plus five years], unless the consent has been given effect to before this date.

SUBDIVISION CONDITIONS:

1. The subdivision must be undertaken in general accordance with the information provided in support of the amended application on 29 July 2024 and 04 September 2024, and the below plans, as amended by the following conditions.

Plan Name	Reference	Author
Subdivision layout		
Rocky Point TKO Properties Ltd Overall layout, Enlargement 1-4 and Cross Sections	Drawing W1665 Sheets 1-5 Revision H and A	Coterra
Landscape and Design Controls		
Revised Scheme Plan	4371-SK125 – 22 April 2025	Baxter Design
Lots 1-18, 19-21, 22-25, 26 and 27-30	4371-SK130–SK134 –30 October 2024, Nov 2024 and 22 April 2025	Baxter Design
Rocky Point Schedule of Lots	4371-SK129 – 12 Feb 2025	Baxter Design
Lots 27 – 30	4371-SK137 – 12 Feb 2025	Baxter Design
Ecological Mapping		
Planting and Protection Areas – Rocky Point	SK161 – 17 April 2025 and SK158 – 17 April 2025	Baxter Design

Infrastructure		
Rocky Point TKO Properties Ltd Cross Sections	Drawing W1665 Sheet 5 Revision A	Coterra
Long Road Sections	Drawing W1874 Sheets 1-6 Revision A	Coterra
Infrastructure Mapping	4371-SK128 29 – Aug 2024	Baxter Design
Indicative Water and Wastewater Plans 1-5	Drawings 5001, 6001, 6003, 6003 and 6004, Revision A	CKL

2. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
3. The subdivision may be staged. Any conditions relevant to a stage must be satisfied prior to section 224(c) certification for that stage.
4. Unless modified by other conditions, all designs and approvals are to be in accordance with NZS 4404:2004 and Council's July 2008 Addendum to that standard. Together these two documents form the Council's Code of Practice for subdivision.
5. Certificates Schedule 1A, Schedule 1B, and Schedule 1C are to be submitted at the appropriate times as per NZS 4404:2004 where required by Council.
6. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:
 - a) Receive council Engineering Acceptance of the designs including:
 - i. Confirming who their representative is for the design and execution of the engineering work.
 - ii. Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.
 - b) Ensure all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this subdivision.
 - c) Ensure any roading material or gravel or fill of any kind must come from a source which is free of any weed seeds in particular those of gorse, scotch broom and tree lupin. River beds are highly likely to be contaminated with these seeds. The source must be approved prior to use.
 - d) Provide to Council for certification a lizard management plan in general accordance with the Draft Lizard Management Plan recommended by Samantha King (Wildlands Consultants). The plan should include, at a minimum:
 - i) Measures for avoiding high quality lizard habitats where possible and minimising damage to lizard habitats during subdivisional works
 - ii) Remediation of lizard habitats that are damaged during subdivisional works

- ii) Locations and nature of new lizard habitat creation to offset any areas destroyed during subdivisional works to ensure no net loss in extent of lizard habitat
 - e) Provide to Council for certification a landscaping plan showing how Archaeological feature G41/773 will be protected including by minor rerouting of the access road and the location of the public carpark.
7. Measures to avoid, minimise and remedy adverse effects on indigenous biodiversity must be implemented at all times during subdivisional works in general accordance with Section 10 of the Terrestrial Ecology Impact Assessment and Terrestrial Invertebrate Assessment lodged as Appendices H and L to the amended application respectively, and the updated lizard management plan required above. The applicant must keep records of how these measures are being implemented on the site. These records must be made available to Council on request.
8. Prior to certification of the survey plan, pursuant to Section 223 of the Resource Management Act 1991, the subdivider must ensure the following:
- a) If a requirement for any easements for services, including private drainage, is included during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.
 - b) The right of way over Lot 200 providing access to Lot 5 DP 324082 must not be shown on the plan of subdivision.
 - c) Public access easements must be provided over the walking tracks and parking spaces identified on the Revised Scheme Plan 4371-SK125 –22 April 2025 provided in support of the amended application.
 - d) The building platforms and curtilage areas (as applicable) identified for Lots 1-30 must be shown on the plan of subdivision
9. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, [the developer must complete the following potable water supply, wastewater disposal and stormwater disposal must be provided in accordance with the following:](#)
- a) An operational domestic water supply must be designed and constructed to the boundary of each allotment. In general accordance with the Indicative Water Supply Plan Drawings 6001, 6002, 6003 and 6004, Revision 5 and in accordance with NZS 4404:2010. The system must be designed and constructed to provide a minimum of 1,000 litres of water per day to each allotment.
 - b) A bacteriological and chemical water test of the network water supply, sourced from a suitably qualified laboratory, must be provided to the Chief Executive. The water test must be accompanied by a laboratory report which clearly details any non-compliance with Maximum Allowable Values (MAVs) and Guideline Values (GVs) under the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and identifies appropriate means of and costs for any necessary remedial treatment.
 - c) The reticulated water network must be provided with fire hydrants sufficient to provide firefighting water coverage at the distances and pressures specified in Table 2 of SNZ PAS 4509:2008. Where any lot is not provided with sufficient coverage, the following must be registered as a consent notice on that lot:

- i) At the time residential activity is established on Lots 1 – 6 and 8 – 30 minimum domestic water and firefighting storage is to be provided by;
 - (a) A standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve. Alternatively an 11,000 litre firefighting 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 firefighting 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 (FENZ) equipment the fittings are to comply with the following standards:
 - (i) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 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 shall provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.
 - (ii) All connections shall be capable of providing a flow rate of 25 litres per second at the connection point
 - (iii) The connection shall have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area shall be located at 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.

Note: For more information on how to comply with this Condition or on how to provide for FENZ operational requirements refer to the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008. 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.

- (b) Firefighting water supply may be provided by means other than that provided for in a) if the written approval of the Fire and Emergency New Zealand is obtained for the alternative method.
- d) ~~A Fire Risk Management Plan, that includes the following shall be submitted to the Council for approval:~~
 - 1 ~~Provision for a secondary emergency fire exit;~~
 - 2 ~~Measures detailed within the FENZ fire smart guidance;~~
 - 3 ~~Hydrant water supplies that meet the FW2 classification under NZ PAS4509;~~
 - 4 ~~26 wildfire sprinklers in the gully's downslope and near to the building platforms;~~

~~5 Water storage and supply to enable ember sprinklers to operate on houses where required; and~~

~~6 Access roads that meet the FENZ width and clearance requirements.~~

- e) A separate water reticulation network and sprinklers for fire control must be constructed in general accordance with the Indicative Water Supply Plan Drawings 6001, 6002, 6003 and 6004, Revision 5. This system must be supplied from a static reserve with a capacity of at least 340m³.
- f) A reticulated wastewater network to service Lots 4-18 must be designed and constructed by a suitably qualified and experienced person in general accordance with the Indicative Wastewater Plan Drawing 5001, Revision 5 and in accordance with NZS 4404:2010. The system must be designed and constructed to accommodate at least [12,500] litres per day.
- g) Stormwater management (including reticulation and disposal) shall be undertaken in general accordance with the Stormwater Management Plan (Rev 2, dated 12/07/2024), including addendum (dated 31/10/2024) and in accordance with NZS 4404:2010.
- h) ~~Formal ownership, management, and operational documents are to be provided for the Management Entity to be established and responsible for:~~
 - ~~i. managing the private shared three waters and fire management infrastructure;~~
 - ~~ii. ongoing oversight of the design controls for site landscaping and buildings;~~
 - ~~iii. ongoing maintenance of the public carpark, walking tracks and interpretive signage;~~
 - ~~iv. ongoing management and protection of Lot 200;~~
 - ~~v. implementation and management of offset planting in accordance with Condition 10—12.~~

10. Prior to Section 224(c) certification, all subdivisional roads, rights of way, access points and public paths must be formed in accordance with the following:

- a) Lots 101, 102 and 103 (Subdivisional roads) must be formed to the Local Sealed standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- b) 20.0m minimum road reserve.
 - i. 6.0m minimum sealed carriageway width with widening on curves
 - ii. Design in accordance with Austroads Guide for Geometric Design of Rural Roads.
 - iii. Road shoulder of 0.25m width metal.
 - iv. 4% normal camber and designed super-elevation.
 - v. Subgrade >CBR of 7.
 - vi. Rock armouring to be provided to side-channels along steeper sections.
 - vii. Shallow trafficable side-drains / water channels over level sections, if any.
 - viii. Suitably sized culverts in water courses.

- ix. ~~[Safety upgrades/signage for subdivisional roads placeholder condition]~~
 - x. Road gradient must not exceed 15%.
 - xi. A cul-de-sac head in accordance with Figure 3.4 of NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, must be installed at the terminus of the road within Lot 103
- c) The right of way servicing Lots 1 to 6 must be formed to the Local Access A standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- i) The right of way may remain in private ownership
 - ii) Vehicle entranceway to the proposed Right of Way from the vested road Lot 101 must be constructed in compliance with Part 29 of Council's Roading Policies January 2015.
 - iii) 5.5m formed carriageway metal width with widening on curves.
 - iv) Design in accordance with Austroads Guide for Geometric Design of Rural Roads.
 - v) 5-8% normal camber and designed super-elevation.
 - vi) Subgrade >CBR of 7
 - vii) Rock armouring to be provided to side-channels along steeper sections.
 - viii) Shallow trafficable side-drains / water channels over level sections, if any.
 - ix) A well bound durable surfacing metal to be provided that is resistant to unravelling and provides good all-weather traction.
 - x) Suitably sized culverts in water courses.
 - xi) Shared access to Lots 1-2, 4-5 and 6, and an individual access to Lot 3, must be provided in accordance with Part 29 of Council's Roading Policies January 2015.
 - xii) Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
 - xiii) 10.0m minimum road reserve.
 - xiv) Sections over 12.5% gradient shall be sealed.
 - xv) No section shall exceed 16.7% gradient.
- d) The right of way servicing Lots 19 to 21 must be formed to the Right of Way standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- i) 4.5m minimum formed width.
 - ii) 10.0m minimum road reserve.
 - iii) 5-8% normal camber.
 - iv) Subgrade >CBR of 7.

- v) Durable well-bound wearing course to be constructed over pit-run base to provide all weather traction and prevent surface unravelling.
 - vi) Shallow trafficable side-drains / water channels over level sections.
 - vii) Rock armouring of side channels over steeper sections.
 - viii) Stormwater discharging to soak pits within the ROW or to natural water courses.
 - ix) Vehicle entranceway to the proposed Right of Way from the vested road Lot 103 shall be constructed in compliance with Part 29 of Council's Roading Policies January 2015.
 - x) Sections over 12.5% gradient must be sealed.
 - xi) No section may exceed 16.7% gradient.
 - xii) Access to individual lots must be provided in accordance with Part 29 of Council's Roading Policies January 2015.
- e) The right of way servicing Lot 25 must be formed to the Right of Way standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- i) 4.5m minimum formed width.
 - ii) 10.0m minimum road reserve.
 - iii) 5-8% normal camber.
 - iv) Subgrade >CBR of 7.
 - v) Durable well-bound wearing course to be constructed over pit-run base to provide all weather traction and prevent surface unravelling.
 - vi) Shallow trafficable side-drains / water channels over level sections.
 - vii) Rock armouring of side channels over steeper sections.
 - viii) Stormwater discharging to soak pits within the ROW or to natural water courses.
 - ix) Vehicle entranceway to the proposed Right of Way from the vested road Lot 103 shall be constructed in compliance with Part 29 of Council's Roading Policies January 2015.
 - x) Sections over 12.5% gradient shall be sealed.
 - xi) No section shall exceed 16.7% gradient.
- f) The rights of way servicing Lots 1-2, 4-5 and 6 must be formed to the Right of Way standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- i) 4.5m minimum formed width.
 - ii) 10.0m minimum road reserve.
 - iii) 5-8% normal camber.
 - iv) Subgrade >CBR of 7.

- v) Durable well-bound wearing course to be constructed over pit-run base to provide all weather traction and prevent surface unravelling.
 - vi) Shallow trafficable side-drains / water channels over level sections.
 - vii) Rock armouring of side channels over steeper sections.
 - viii) Stormwater discharging to soak pits within the ROW or to natural water courses.
 - ix) Sections over 12.5% gradient shall be sealed.
 - x) No section shall exceed 16.7% gradient.
- g) Bendigo Loop Road between State Highway 8 and the intersection with Lot 101 must be upgraded to a Local Sealed standard in Table 3.2(a) of Council's 2008 addendum to NZS 4404:2004 ~~or as otherwise approved by Council Engineers~~, with the following amendments:
- i) 6.5m minimum sealed carriageway width with widening on curves.
 - ii) Design in accordance with Austroads Guide for Geometric Design of Rural Roads.
 - iii) Surfacing to be two-coat chip seal, or asphaltic concrete.
 - iv) Road shoulder of 0.25m width metal.
 - v) 4% normal camber and designed super-elevation.
 - vi) Subgrade >CBR of 7.
 - vii) Rock armouring to be provided to side-channels along steeper sections.
 - viii) Shallow trafficable side-drains / water channels over level sections
 - ix) Suitably sized culverts in water courses.
 - x) Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
- h) New vehicle entranceways to each of proposed Lots 8 – 18, 24, 26, and 27-30 must be individually constructed in compliance with the requirements of Part 29 of Council's Roading Policies January 2015.
- i) The Consent Holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading of the Bendigo Loop Road/State Highway 8 intersection to a Diagram E standard, have been constructed to the NZ Transport Agency standards.
- j) Walking tracks—and a gravelled vehicle parking area must be constructed in general accordance with the locations shown on the Revised Scheme Plan 4371-SK125 –22 April 2025 submitted in support of the amended application.
- k) Walking tracks shall be established to a poled route standard. The route shall be sign posted with periodic way finding signage. This shall include navigational or interpretive signage of heritage and archaeological values.
- l) Implementation of the landscaping plan to protect heritage feature G41/773 as certified by Condition 6(e) above.

- m) Underground electricity connections must be provided to the boundary of Lots 1 – 6 and 8 – 30. Where lots are accessed off a right of way, the electricity connections must be extended along the right of way to the buildable area of the lot.
- n) As-built drawings for any infrastructure to be vested in Council or private infrastructure in vested roads are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and shall comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *.12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

11. Prior to Section 224(c) certification, the consent holder must prepare and register the following covenants between the specified parties:

- a) A suitably worded covenant, to be between the future owners of Lot 200 and Central Otago District Council must be drafted for registration on Lot 200 to the effect that Lot 200 will be maintained for conservation purposes in perpetuity as set out in Condition 11 (a) – (f).
- b) A suitably worded covenant between the Central Otago District Council and the future owners of Lots 1 – 6 and 8 – 30 and Lot 2 DP561457 for registration on Lots 1 – 30 and Lot 2 DP561457 to the effect that the vegetation within the offset sites as defined in Condition 10(a) is protected in perpetuity.
- c) A suitably worded covenant, to be between the future owners of Lots 1-30 and Central Otago District Council must be drafted for registration of Lots 1- 6 and 8 – 30 to the effect that no landowner or occupant will keep cats on the property.

12. Prior to Section 224(c) certification, the consent holder must also undertake the following:

- a) Formal ownership, management, and operational documents are to be provided for the Management Entity to be established and responsible for:
 - i. managing the private shared three waters and fire management infrastructure;
 - ii. ongoing oversight of the design controls for site landscaping and buildings;
 - iii. ongoing maintenance of the public carpark, walking tracks and interpretive signage;
 - iv. ongoing management and protection of Lot 200;
 - v. implementation and management of offset planting in accordance with Condition 14 and 15.
- b) A Fire Risk Management Plan, that includes the following shall be submitted to the Council for approval:
 - i. Provision for a secondary emergency fire exit;
 - ii. Measures detailed within the FENZ fire smart guidance;
 - iii. Hydrant water supplies that meet the FW2 classification under NZ PAS4509;
 - iv. 26 wildfire sprinklers in the gully's downslope and near to the building platforms;

- v. Water storage and supply to enable ember sprinklers to operate on houses where required; and
 - vi. Access roads that meet the FENZ width and clearance requirements.
 - c) Payment of a reserves contribution of \$30,008.62 (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 29 additional dwelling equivalents.
 - d) Provide evidence to the Chief Executive that weed control of the site has been undertaken to remove wildling pines and other problem weed plants. The evidence must also demonstrate that the site has been checked for plants of broom or gorse or other woody weed that can practically and reasonably be controlled now before they become widespread and these must also be removed.
- ~~13. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on each of the certificates of title for Lots 1 to 30 hereon, for the following ongoing conditions:~~
- ~~a) All lot owners are required to be part of the Management Entity as required by Condition 8(i) of RC230179.~~
- ~~In the absence of a Management Entity, or in the event that the Management Entity established is unable to undertake, or fails to undertake, its obligations and responsibilities, the lot owners shall be responsible for establishing a replacement Management Entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.~~
- ~~b) Buildings must comply with the following standards:~~
- ~~i) All residential buildings and accessory buildings must be located on the building platform identified on the relevant lot, with the following exceptions:~~
 - ~~(a) Verandahs and eaves are permitted to extend up to 2.75m outside of the RBP from exterior walls on elevations orientated towards Lake Dunstan and the north~~
 - ~~(b) Decks are permitted on Lots 11-18 and may extend up to 2.5m outside of the RBP's on those lots and must not exceed 25m² in area~~
 - ~~(c) Decks can extend 2.5m past the RBP on all other lots~~
 - ~~(d) Small structures not exceeding 5m² in footprint size or 2.5m in height are permitted within the curtilage areas on each lot~~
 - ~~e) Stormwater from buildings, landscaping and impervious surfaces on Lots 23, 25 and 26 must be designed, constructed and maintained so as to not increase stormwater runoff into the saline areas identified in Figure 10 of the Rocky Point Subdivision Bendigo Saline/Sodic Soils Identification and Location report by Roger Gibson lodged in support of RC 230179.~~
 - ~~d) compliance with the Fire Risk Management Plan approved under Condition 8(c)(i)(c).~~

Biodiversity Management and Enhancement

Offset / Compensation Planting

14. Prior to Section 224(c) certification, the consent holder shall submit to the Central Otago District Council for certification a final version of the *Rocky Point Ecological Enhancement and Monitoring Plan (EEMP)*. The updated EEMP shall in addition to the management of the offset / compensation planting sites at Bendigo Hills, include the management of the offset / compensation planting sites within Lot 200, the areas of cushionfield maintenance and additional high value woody vegetation plantings (“Proposed Offset / Compensation Planting Areas” on the BDG Plan reference SK158 dated 17/04/25) and management of the ecological values of the balance of Lot 200.

15. Prior to Section 224(c) certification, the consent holder shall

EITHER:

(a) Implement the required Offset and Compensation Planting works within the areas marked

“Proposed Offset / Compensation Planting Areas” on the BDG Plan reference SK158 dated 17/04/25. The species and density/spacings of the Offset / Compensation Planting shall be in accordance with Section 11 of the report *Rocky Point Subdivision Terrestrial Ecology Impact Assessment* by Beale Consultants, dated July 2024, and with Section 5 of the *Rocky Point Ecological Enhancement and Monitoring Plan*, prepared by Beale Consultants, dated July 2024 and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25; and

(b) Establish and implement procedures for the management entity to maintain and protect the cushionfield maintenance areas shown on the BDG Plan reference SK158 dated 17/04/25. The implementation of these areas must be for a period of 35 years with provision for a review after 15 years. The review must be undertaken by an ecologist with drylands expertise and must consider whether management measures have been effective at maintaining cushionfield ecosystem quality and extent, and whether these benefits are outweighing any costs to the functioning of the wider ecosystem. Any recommended changes from the review must be implemented, unless otherwise approved by the Central Otago District Council Planning Manager; and

(c) Enter into a bond covering the maintenance of all Offset and Compensation Planting works as required by and undertaken in accordance with clauses (a) and (b) above. The bond shall cover the maintenance of all the required planting, and annual reporting, for a period of 5 years following the completion of the planting, and to cover the costs of replacing planting that dies or becomes diseased, damaged or is otherwise removed, to the extent required by the *Rocky Point Ecological Enhancement and Monitoring Plan* dated July 2024 Section 8 (monitoring) and Section 9 (annual reporting). The bond will be released upon approval of the Council that the Offset / Compensation Planting has fulfilled the objectives set out in Section 11.2 of the report *Rocky Point Subdivision Terrestrial Ecology Impact Assessment*, dated July 2024 and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25.

OR:

- (d) Implement the first stage (2025) of required Offset and Compensation Planting works within one or more of the areas marked “Proposed Offset / Compensation Planting Areas” on the BDG Plan reference SK158 dated 17/04/25 or the four offset planting areas within Rocky Point, as set out in the programme in Section 10 of the *Rocky Point Ecological Enhancement and Monitoring Plan*, dated July 2024. The species and density/spacings of the Offset and Compensation Planting shall be as described in Section 11 of the report *Rocky Point Subdivision Terrestrial Ecology Impact Assessment* by Beale Consultants, dated July 2024, and in accordance with Section 5 of the *Rocky Point Ecological Enhancement and Monitoring Plan*, July 2024 and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25; and
- (e) [Establish and implement procedures for the management entity to maintain and protect the cushionfield maintenance areas shown on the BDG Plan reference SK158 dated 17/04/25. The implementation of these areas must be for a period of 35 years with provision for a review after 15 years. The review must be undertaken by an ecologist with drylands expertise and must consider whether management measures have been effective at maintaining cushionfield ecosystem quality and extent, and whether these benefits are outweighing any costs to the functioning of the wider ecosystem. Any recommended changes from the review must be implemented, unless otherwise approved by the Central Otago District Council Planning Manager; and](#)
- (f) Prepare a consent notice for registration on the record of title for Lots 1 – 6 and 8 – 30 and 200 in accordance with section 221 of Resource Management Act 1991 requiring that the further stages of the required Offset and Compensation Planting, being the stages for 2026, 2027, 2028, and 2029 as set out in the programme in Section 10 of the *Rocky Point Ecological Enhancement and Monitoring Plan*, dated July 2024, are implemented in accordance with the Section 11 of the report *Rocky Point Subdivision Terrestrial Ecology Impact Assessment*, dated 2024, and in accordance with the *Rocky Point Ecological Enhancement and Monitoring Plan* dated July 2024 and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25;
- (g) Enter into a bond that covers:
 - (i) the implementation of the further stages of the required Offset / Compensation Planting, as set out in the programme in Sections 5.3 and 10 of the *Rocky Point Ecological Enhancement and Monitoring Plan*, dated July 2024; as required by clause (d) above and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25; and
 - (ii) the maintenance of all stages of the Offset / Compensation Planting works as required by and undertaken in accordance with clauses (c) and (d) above. The bond shall cover the maintenance of all the required planting, and annual reporting, for a period of 5 years following the completion of the planting, and to cover the costs of replacing planting that dies or becomes diseased, damaged or is otherwise removed, to the extent required by the *Rocky Point Ecological Enhancement and Monitoring Plan* dated July 2024 Section 8 (monitoring) and Section 9 (annual reporting). The bond will be

released in stages upon approval of the Council that the Offset / Compensation Planting undertaken for that stage has fulfilled the objectives set out in Section 11.2 of the report *Rocky Point Subdivision Terrestrial Ecology Impact Assessment*, dated July 2024 and as otherwise required by the Wildlands Supplementary Information on Threatened/At Risk Plant Survey at Rocky Point, dated 10/02/25.

Protection of balance land, stock exclusion, and plant and pest management Accidental discovery

16. ~~Prior to Section 224(c) certification, a consent notice must be prepared for registration on the records of title for all lots, pursuant to section 221 of the Resource Management Act 1991, for the following on-going conditions:~~
- ~~a. That the owner of the lot, including of Lots 1—6 and 8—30 and 200, retain and maintain, in perpetuity, the existing native vegetation and associated fauna habitat, within the lot, outside the building platform and curtilage areas shown on the plans.~~
 - ~~b. Ensure that stock is excluded from the Lots 1—6 and 8—30 and 200.~~
 - ~~c. That the owner of the Lots 1—6 and 8—30 and 200 shall undertake property wide weed control, and rabbit and goat control, in accordance with Sections 6 and 7, respectively, of the *Rocky Point Ecological Enhancement and Monitoring Plan* dated July 2024; and other plant and animal pest management as necessary to ensure the maintenance of indigenous biodiversity values throughout the lots. Weed control must be frequently undertaken to remove wildling pines, gorse, broom and other problem woody plant species.~~
 - ~~d. The Management Entity shall be responsible for the ongoing maintenance of public walking tracks and associated interpretive signage.~~
 - ~~e. The Management Entity shall be responsible for the ongoing maintenance and management of the cushionfield management areas as shown on the BDG Plan titled “Proposed Offset / Compensation Planting Areas” on the BDG Plan reference SK158 dated 17/04/25~~
 - ~~f. There shall be no further subdivision of Lot 200.~~
- ~~Provided that a Management Entity may be established to fulfil the obligations in clauses a) — c) above collectively on behalf of all lot owners.~~
17. If the consent holder discovers any feature or archaeological material that predates 1900, heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- a) stop work within the immediate vicinity of the discovery or disturbance,
 - b) advise the Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014; and
 - c) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Subdivision consent notice conditions

18. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on each of the certificates of title for Lots 1 to 30 hereon, for the following ongoing conditions:

- a) All lot owners are required to be part of the Management Entity as required by Condition 12(a) of RC230179.
In the absence of a Management Entity, or in the event that the Management Entity established is unable to undertake, or fails to undertake, its obligations and responsibilities, the lot owners shall be responsible for establishing a replacement Management Entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.
- b) Buildings must comply with the following standards: All residential buildings and accessory buildings must be located on the building platform identified on the relevant lot, with the following exceptions:
 - i. Verandahs and eaves are permitted to extend up to 2.75m outside of the RBP from exterior walls on elevations orientated towards Lake Dunstan and the north
 - ii. Decks are permitted on Lots 11-18 and may extend up to 2.5m outside of the RBP's on those lots and must not exceed 25m² in area
 - iii. Decks can extend 2.5m past the RBP on all other lots
 - iv. Small structures not exceeding 5m² in footprint size or 2.5m in height are permitted within the curtilage areas on each lot
- c) Stormwater from buildings, landscaping and impervious surfaces on Lots 23, 25 and 26 must be designed, constructed and maintained so as to not increase stormwater runoff into the saline areas identified in Figure 10 of the Rocky Point Subdivision Bendigo Saline/Sodic Soils Identification and Location report by Roger Gibson lodged in support of RC 230179.
- d) All landowners must ensure their ongoing compliance with the Fire Risk Management Plan approved under Condition 12(b) of RC 230179.
- e) Prior to the construction of any building on Lots 27-30, landscape planting must be established to mitigate views of the building from Bendigo Loop Road in general accordance with the locations and species shown on The Lots 27-30 Planning Plan reference 4371-SK137. A landscaping plan demonstrating compliance with this condition must be provided at the time building consent is lodged for any building on these lots. A copy of the landscaping plan is available on Council's records under RC 230179.
- f) That the owner of the lot, including of Lots 1 – 6 and 8 – 30 and 200, retain and maintain, in perpetuity, the existing native vegetation and associated fauna habitat, within the lot, outside the building platform and curtilage areas shown on the plans.
- g) Ensure that stock is excluded from the Lots 1 – 6 and 8 – 30 and 200.
- h) That the owner of the Lots 1 – 6 and 8 – 30 and 200 shall undertake property wide weed control, and rabbit and goat control, in accordance with Sections 6 and 7, respectively, of the *Rocky Point Ecological Enhancement and Monitoring Plan*

dated July 2024; and other plant and animal pest management as necessary to ensure the maintenance of indigenous biodiversity values throughout the lots. Weed control must be frequently undertaken to remove wildling pines, gorse, broom and other problem woody plant species.

- i) The Management Entity shall be responsible for the ongoing maintenance of public walking tracks and associated interpretive signage.
- j) The Management Entity shall be responsible for the ongoing maintenance and management of the cushionfield management areas as shown on the BDG Plan titled "Proposed Offset / Compensation Planting Areas" on the BDG Plan reference SK158 dated 17/04/25
- k) There shall be no further subdivision of Lot 200.

Provided that a Management Entity may be established to fulfil the obligations in clauses f) – h) above collectively on behalf of all lot owners.

Subdivision Advice Notes:

1. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to Section 224(c) certification.
2. Development contributions for roading of \$46,343.08 (exclusive of goods and services tax) are payable for roading 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.
3. Prior to the commencement of works to upgrade any existing road within existing road reserve, the consent holder needs to obtain approval from Central Otago District Council's Roading Manager in order to undertake works on the road.
4. As the potable water supply will be a network supply, the supplier should be aware of the requirements of, and their obligations under, the Water Services Act 2021.
5. Management of the risk of fire, for example through developing, adopting and implementing fire management plans, is the responsibility of the consent holder, future landowners and any entity set up to manage the development.
6. Prior to any disturbance of archaeological items G41/771, G41/772, G41/773 or G41/774, an archaeological authority will be required from Heritage New Zealand Pouhere Taonga. Any requirements of the archaeological authority will need to be complied with in addition to any requirements of this consent.
7. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
8. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

9. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
10. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

LAND USE CONDITIONS:

1. This consent authorises residential activity and travellers' accommodation on the building platforms on Lots 1- 6 and 8 – 23, 25 and 26-29, in general accordance with the information provided in support of the application and as amended by the following conditions.
2. Travellers' accommodation on Lots 1- 6 and 8 – 23, 25 and 26-29 is limited to single groups of guests per allotment.
3. All buildings must be located within the identified building platform on the lot with the following exceptions:
 - a) Verandahs and eaves are permitted to extend up to 2.75m outside of the RBP from exterior walls on elevations orientated towards Lake Dunstan and the north
 - b) Decks are permitted on Lots 11-18 and may extend up to 2.5m outside of the RBP's on those lots and must not exceed 25m² in area
 - c) Decks can extend 2.5m past the RBP on all other lots
 - d) Small structures not exceeding 5m² in footprint size or 2.5m in height are permitted within the curtilage areas on each lot. These structures must be clad in a recessive colour with an LRV less than 25%.
4. Buildings must not exceed the maximum height and building coverage for the relevant platform set out in Appendix One.
5. Plantings on each lot are limited to up to 30m² of herb and garden planting within 5m of the dwelling, and maintained to not exceed 1m in height, and otherwise the species listed in Appendix Two.
6. Exterior lighting (Both on and off buildings) must comply with the following standards:
 - a) Any exterior lighting must be downlighting and located no more than 1.2m above ground level.
 - b) All fixed exterior lighting must be directed away from adjacent roads and property boundaries
 - c) All outdoor lighting must have a colour temperature of light emitted of 3,000K or lower
 - d) Lighting must be limited to a maximum of 12 lumens per m²
 - e) Lighting must align to the Five Lighting Principles for Responsible Outdoor Lighting published by the International Dark Sky Association.

At the time building consent is lodged for any building incorporating exterior lighting, an exterior lighting plan must be provided demonstrating that any new exterior lighting will comply with the above standards.

7. Internal lighting must comply with the following:
 - a) There shall be no spill of light through any skylights after 10pm;
 - b) Window coverings shall be installed for large glass doors and windows that allow light to spill outside (e.g., high vaulted and dormer windows);
 - c) Shielded and tiled light fittings are used for indoor lights that are fitted near glass doors, windows and skylights.
8. Except as otherwise required by Conditions 4 to 8, buildings must be designed and constructed in accordance with the design controls attached in Appendix One, unless otherwise approved in writing by the Planning Manager.

Note: For the avoidance of doubt, any control listed in the design controls but also listed in Conditions 4 to 8 will require an application be made to vary the condition, and cannot be departed from using the written approval process in Condition 9.

9. ~~Prior to the construction of any building on Lots 27-30, landscape planting must be established to mitigate views of the building from Bendigo Loop Road. A landscaping plan demonstrating compliance with this condition must be provided at the time building consent is lodged for any building on these lots.~~
10. Water filtration and UV sterilisation treatment must be provided at the water source or at point of use, at the Building Consent stage to achieve full compliance with Water Services (Drinking Water Standards for New Zealand) Regulations 2022 by means outlined in the Laboratory Report required by subdivision Condition 8(d) above or other solutions acceptable to the Chief Executive. To further clarify, the water must as a minimum requirement achieve full compliance with mandatory provisions of Water Services (Drinking Water Standards for New Zealand) Regulations 2022 including all Maximum Allowable Values (MAV's) as detailed in the Laboratory Report and the consent holder or successor must be alerted to any exceedance of Guideline Values (GV's) for which additional treatment is strongly recommended.
11. At the time of construction of a dwelling on Lots 1-3 and 19-30, an on-site wastewater disposal system that complies with the requirements of AS/NZS 1547:2012 "On-site Domestic Wastewater Management" must be designed by a suitably qualified professional.
12. The designer must supervise the installation and construction of the system and shall provide a construction producer statement to the Chief Executive.
13. An operation and maintenance manual must be provided to the 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 will 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 must be transferred to each subsequent owner of the disposal system.
14. 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.

15. At the time of construction of a dwelling or any other building that generates wastewater on Lots 4- 6 and 8 – 18, the dwelling must connect to the reticulated wastewater system.
16. Stormwater from buildings and impervious surfaces must either be stored for beneficial re-use within the site, or discharged to the outfalls shown on the Indicative Stormwater Layout Drawing 4001 Revision 2.
17. That a Management Entity be established to ensure adequate provision and maintenance of water supply and wastewater treatment and disposal facilities are provided and that an appropriate monitoring, testing, reporting and maintenance regime is established to ensure compliance with Taumata Arowai Quality Assurance requirements.
18. That adequate and safe access be provided for maintenance vehicles to all water storage and treatment facilities, wastewater treatment facilities, fire hydrants and wild fire equipment.
19. That a water supply agreement be established by the Management Entity to confirm the allowable quota of water per day, and allowable peak flow rate, together with any conditions, to be allocated for the Rocky Point development from the Chinaman's water supply scheme. Arrangements must be made for measurement and recording of water supply against the agreement.
20. That adequate water quality and supply is maintained for the provision of potable, fire and wildfire water. Water quality is to be of an acceptable standard to enable proper functionality of point of entry treatment systems to provide safe drinking water, in accordance with Drinking Water Standards NZ.
21. That the Management Entity establish an appropriate operating and maintenance regime to ensure monitoring of treatment system performance and to ensure that all point of entry water treatment systems are monitored and replaced in accordance with supplier's specifications, to ensure a sustainable supply of safe drinking water quality in accordance with Drinking Water Standards NZ.
22. That vegetation sprinklers and ember suppression systems be installed to control spread of wildfires. Wildfire protection sprinklers and any associated control valves and communication and control systems will need regular inspections and testing to ensure adequate response, functionality and reliability. Emergency/contingency plans are required to address quality/security of supply issues.
23. That an operations and maintenance (O&M) guideline be made available for (but not limited to) the water pretreatment systems (if required), water storage, reticulation, pumps (if required), individual filtration and UV systems, hydrants, sprinklers, pressure reduction valves and control valves. Appropriate servicing/replacement protocols and frequencies must be established to ensure safe and sustainable water treatment and supply.
24. That on-site site-specific investigations are carried out for each lot by a suitably qualified engineer to design an on-site wastewater treatment and land disposal system, in accordance with ASNZ1547:2012.
 - The onsite systems are expected to consist of an Aerated Wastewater Treatment System (AWTS) with bed disposal. Due to lot size, ecological effect, soil type and topographical location, lots 1 – 3 and 19 – 30 are recommended for

implementation of on-site treatment and disposal (TBC at building consent stage).

25. That where lots are deemed unsuitable for on-site treatment and disposal (Lots 4 – 6 and 8 – 18): adequate provision be made for communal wastewater treatment and disposal facilities and maintained to ensure secondary treatment as per ASNZ1547:2012 and a minimum quality of;
 - BOD5 less than or equal to 20 g/m³ (mg/l) with no sample greater than 30 g/m³
 - TSS less than or equal to 30 g/m³ with no sample greater than 45 g/m³
 - That 50% reserve area for wastewater disposal be provided for the communal wastewater treatment facility.
26. That an operations and maintenance (O&M) guideline be made available for (but not limited to) the proposed communal wastewater treatment and disposal facilities. Appropriate servicing/replacement protocols and frequencies must be established to ensure safe and sustainable wastewater treatment and disposal.
27. If the consent holder discovers any feature or archaeological material that predates 1900, heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - a) stop work within the immediate vicinity of the discovery or disturbance;
 - b) advise the Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014; and
 - c) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Land Use Advice Notes:

1. ~~All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent shall be paid prior to Section 224(c) certification.~~
2. *Land uses on Lots 24 and 30 have not been considered as part of this application. Any future use of these lots will need to comply with Rule 4.7.1 and the permitted activity standards in Rule 4.7.6 of the District Plan (Or any superseding rule), or further resource consent will be required.*
3. ~~Development contributions for roading of \$46,343.08 (exclusive of goods and services tax) are payable for roading 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.~~

4. *Prior to the commencement of works to upgrade any existing road within existing road reserve, the consent holder needs to obtain approval from Central Otago District Council's Roading Manager in order to undertake works on the road.*
5. *As the potable water supply will be a network supply, the supplier should be aware of the requirements of, and their obligations under, the Water Services Act 2021.*
6. *Management of the risk of fire, for example through developing, adopting and implementing fire management plans, is the responsibility of the consent holder, future landowners and any entity set up to manage the development.*
7. *Prior to any disturbance of archaeological items G41/771, G41/772, G41/773 or G41/774, an archaeological authority will be required from Heritage New Zealand Pouhere Taonga. Any requirements of the archaeological authority will need to be complied with in addition to any requirements of this consent.*
8. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.*
9. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*
10. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*
11. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*
12. *Future homeowners should be made aware of the risks and have the following strategies in place:*
 - *Construction materials should be of low flammability particularly on the downslope side of any buildings. See FENZ "Wildfire Safer Housing Guide" Protect your home from outdoor fires | Fire and Emergency New Zealand*
 - *All residents should have a fire plan, including a household evacuation plan.*
 - *Activities that could start a fire should be managed to minimise the risk on an ignition, such as mowing grass on hot dry windy days.*
 - *Continual management of vegetation to ensure it meets the guidelines as per the "Fire Smart Documents"*
 - *Internal sprinklers are recommended to reduce the likelihood of fire spreading inside a house and from the house to other properties.*

Appendix One – Design Controls

- Buildings must not exceed the following maximum height and building coverage for the relevant platform

Lot No.	Height	Height Datum RL (MASL)	Platform Coverage
Lot 1	Downhill elevation – 3.0m Uphill elevation – 3.8m	+292.00	55% (220m ²)
Lot 2	Downhill elevation – 3.0m Uphill elevation – 3.8m	+291.50	49% (220m ²)
Lot 3	Downhill elevation – 3.0m Uphill elevation – 3.8m	+292.00	49% (220m ²)
Lot 4	Downhill elevation – 3.0m Uphill elevation – 3.8m	+297.00	52% (220m ²)
Lot 5	Downhill elevation – 3.0m Uphill elevation – 3.8m	+297.00	56% (220m ²)
Lot 6	Downhill elevation – 3.0m Uphill elevation – 3.8m	+298.00	56% (220m ²)
Lot 8	Downhill elevation – 3.0m Uphill elevation – 3.8m	+296.00	55% (200m ²)
Lot 9	Downhill elevation – 3.0m Uphill elevation – 3.8m	+300.00	54% (200m ²)
Lot 10	5.0m Pile foundations maximum 1200mm in height	+304.00	54% (150m ²)
Lot 11	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 12	5.0m	Natural ground level	100% (84m ²)

	Pile foundations maximum 1200mm in height		
Lot 13	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 14	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 15	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 16	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 17	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 18	5.0m Pile foundations maximum 1200mm in height	Natural ground level	100% (84m ²)
Lot 19	4.5m	+332.50	91% (250m ²)
Lot 20	4.5m	+329.00	63% (250m ²)
Lot 21	4.5m	+333.00	49% (250m ²)
Lot 22	4.5m	+322.00	63% (250m ²)
Lot 23	4.5m	+322.00	65% (250m ²)
Lot 24	4.5m	+323.00	50% (250m ²)
Lot 25	Downhill elevation – 3.0m Uphill elevation – 3.8m	+328.00	65% (220m ²)
Lot 26	Downhill elevation – 3.0m Uphill elevation – 3.8m	+302.00	56% (260m ²)

Lot 27	5.0m	+203.00	49% (350m) ²
Lot 28	5.0m	+204.00	61% (350m ²)
Lot 29	5.0m	+210.00	57% (350m ²)
Lot 30	5.0m	+210.00	47% (350m ²)

Refer to plans Baxter Design Plans SK130, SK132, and SK133 for roof slope indication

- Exterior glazing on all lots must be non-reflective, recessed into any elevation be at least 250mm, and comply with the following areas:

Lot No.	Glazing
Lot 1	60% of any 3.0m high elevation
Lot 2	60% of any 3.0m high elevation
Lot 3	60% of any 3.0m high elevation
Lot 4	60% of any 3.0m high elevation
Lot 5	60% of any 3.0m high elevation
Lot 6	60% of any 3.0m high elevation
Lot 8	60% of any 3.0m high elevation
Lot 9	60% of any 3.0m high elevation
Lot 10	60% of any 3.0m high elevation
Lot 11	50% of total external wall area across all elevations combined
Lot 12	50% of total external wall area across all elevations combined
Lot 13	50% of total external wall area across all elevations combined
Lot 14	50% of total external wall area across all elevations combined
Lot 15	50% of total external wall area across all elevations combined
Lot 16	50% of total external wall area across all elevations combined
Lot 17	50% of total external wall area across all elevations combined
Lot 18	50% of total external wall area across all elevations combined
Lot 19	75% of northern elevation and 50% total external wall area across all elevations combined

Lot 20	75% of northern elevation and 50% total external wall area across all elevations combined
Lot 21	75% of northern elevation and 50% total external wall area across all elevations combined
Lot 22	75% of northern elevation and 50% total external wall area across all elevations combined
Lot 23	75% of northern elevation and 50% total external wall area across all elevations combined
Lot 24	50% of northern elevation
Lot 25	60% of any 3.0m high elevation
Lot 26	60% of any 3.0m high elevation
Lot 27	50% of total external wall area across all elevations combined
Lot 28	50% of total external wall area across all elevations combined
Lot 29	50% of total external wall area across all elevations combined
Lot 30	60% of total external wall area across all elevations combined

3. Plantings on each lot are limited to up to 30m² of herb and garden planting within 5m of the dwelling, and maintained to not exceed 1m in height, and otherwise the species listed in Appendix Two.

For all lots:

- (i) Where not prohibited by fire management requirements, only Kanuka shall be utilised for the purposes of tree or shrub planting
- (ii) Where not prohibited by fire management requirements, all tree planting (kanuka) shall be planted and maintained by the lot owner. Any deceased kanuka shall be replaced and planted by the lot owner during the planting season immediately following their loss.
- (iii) Any existing Kanuka that is removed (not including those removed for fire management) is to be replaced within the lot boundary where permitted by fire management.
- (iv) Herb and garden planting is permitted is permitted with 5m of the dwelling and shall not exceed 1m in height or 30m² in area.
- (v) All areas outside the curtilage areas shall be maintained in its existing state, retaining existing Kanuka planting where permitted by fire management.
- (vi) Outside of Kanuka, a mixture of dryland species can also be planted to aid in preventing ecological fragmentation. These species are limited to those below:

- *Corokia cotoneaster* Korokia
- *Olearia lineata*
- *Olearia odorata*
- *Coprosma propinqua*
- *Coprosma crassifolia*
- *Coprosma virescens*
- *Ozothamnus vauvilliersii* Mountain cottonwood
- *Meuhlenbeckia axillaris*

(vii) All noxious weeds within lots shall be controlled by lot owner.

4. **Exterior lighting (Both on and off buildings) must comply with the following standards:**

- a) Any exterior lighting must be downlighting and located no more than 1.2m above ground level.
- b) All fixed exterior lighting must be directed away from adjacent roads and property boundaries
- c) All outdoor lighting must have a colour temperature of light emitted of 3,000K or lower
- d) Lighting must be limited to a maximum of 12 lumens per m²
- e) Lighting must align to the Five Lighting Principles for Responsible Outdoor Lighting published by the International Dark Sky Association.

At the time building consent is lodged for any building incorporating exterior lighting, an exterior lighting plan must be provided demonstrating that any new exterior lighting will comply with the above standards.

5. Internal lighting must comply with the following:

- a) There shall be no spill of light through any skylights after 10pm;
- b) Window coverings shall be installed for large glass doors and windows that allow light to spill outside (e.g., high vaulted and dormer windows);
- c) Shielded and tiled light fittings are used for indoor lights that are fitted near glass doors, windows and skylights.

6. **Building form, roof and height controls**

- (a) Lots 1 – 6 and 8 – 10, 25 and 26: All buildings shall be in monopitch ('flat') forms only to follow the natural grade of the Rocky Point landscape forms. The 'downhill' elevation (being that facing towards the primary view or drop in elevation) shall be a maximum of 3m high in height sloping back up continuous to a maximum height of 3.8m. Roof slope shall be in accordance with the plans **Baxter Design Plan SK130, SK132, and SK133** dated 30 October 2024.
- (b) Lots 11 – 18: All buildings shall be standalone 'cabins' with footprints of maximum area of 84m². Maximum height shall be 5.5m, with single gabled roof forms between 20 and 35 degrees only. No hip roofs are permitted. All buildings shall be constructed on timber piles with piles not to exceed 1200mm in height. Decks are

permitted and may extend up to 2.5m outside of the RBPs, provided that any deck shall not exceed 25m² in area.

- (c) Lots 19 – 23: Buildings shall not exceed 4.5m in height and shall have a gable roof only. A break in the gable (flat roof) is permitted up to maximum 3m in height.
- (d) Lot 24: The building shall be designed as a typical farm building and shall not exceed 4.5m in height. The roof shall be gabled in form between 20-25 degrees, with the gable running west to east along the building form. A break in the gable (flat roof) is permitted up to 3m in height.
- (e) Lots 27 – 29: Buildings shall not exceed 5.0m in height and shall have a gable roof form. A break in the gable (flat roof) is permitted up to 3m in height.
- (f) Lot 30: The building shall not exceed 5.5m in height. The roof shall either be a gable form between 20-25 degrees or shall be in a monopitch ('flat') form. A break in the gable (flat roof) is permitted up to 3m in height.
- (h) For Lots 1 – 6 and 8 – 10 and 19 – 30, the datums are specified for each dwelling on a level RBP. Building heights are determined from those specified datums. No buildings shall exceed the specified heights by way of excavation below the specified datums
 - (i) For all lots:
 - (i) Flat connections are permitted between gabled and monopitch building forms. Any flat connections are to be level with to or below gutter levels. Flat connections shall be at 3m high and not exceed 15% of the building's footprint. All windows on the lower elevation shall be either recessed 1m back from the building edge or the roofline shall extend 1.5m past the windows.
 - (ii) All roof colours should have an LRV of less than 27%. Roof materials shall be restricted to one material from the listed materials only.
 - (iii) Each building platform has a specified R.L. datum as set out on the schedule **SK129** with maximum heights for dwellings on each RBP noted.

7. Roof materials and external wall cladding

- (a) Lots 1– 6 and 8 – 10, 25 and 26:
 - i. Roof Material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar;
 - ii. Wall claddings: Exterior wall materials shall be restricted to the following materials only:
 - i. Natural timber cladding, left to weather or in a clear 'natural' stain;
 - ii. Stained timber cladding, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain;
 - iii. Corrugated Iron cladding, in colorsteel 'Flaxpod' or similar;
 - iv. Steel tray cladding in Colorsteel 'Flaxpod' or similar, to match roof finish;

- v. Concrete, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive;
 - vi. Locally sourced schist stone, laid horizontally with dark tinted mortar/grout;
 - vii. Steel sheet cladding, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting.
- (b) Lots 11 – 18:
- i. Roof material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar
 - ii. Wall claddings: Exterior wall materials shall be restricted to the following materials only:
 - i. Horizontal rusticated weatherboard left to weather or in a clear 'natural' stain or in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain.
- (c) Lots 19 – 23:
- (i) Roof Material: All roof material on these lots shall be **Steel tray roof** in Colorsteel 'Flaxpod' or similar or in **corrugated iron**, in Colorsteel 'Flaxpod' or similar
 - (ii) Wall claddings: Exterior wall materials shall be restricted to the following materials only:
 - Natural timber cladding, left to weather or in a clear 'natural' stain,
 - Stained timber cladding, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain,
 - Corrugated Iron cladding, in colorsteel 'Flaxpod' or similar
 - Steel tray cladding in Colorsteel 'Flaxpod' or similar, to match roof finish.
 - Concrete, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive,
 - Locally sourced schist stone, laid horizontally with dark tinted mortar/grout
 - Steel sheet cladding, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting
- (d) Lot 24:
- i. Roof and Wall claddings: the building shall be clad in locally sourced schist stone stacked horizontally or in aged un-coloured corrugated iron, or a combination of both. Timber barge boards are permitted also.
- (e) Lots 27 – 29:
- i. Roof Material: All roof material on these lots shall be Steel tray roof in Colorsteel 'Flaxpod' or similar or in corrugated iron, in Colorsteel 'Flaxpod' or similar or in aged corrugated iron;

- ii. Wall claddings: Exterior wall materials shall be restricted to the following materials only:
 - Natural timber cladding, left to weather or in a clear 'natural' stain;
 - Stained timber cladding, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain;
 - Corrugated Iron cladding, in colorsteel 'Flaxpod' or similar;
 - Steel tray cladding in Colorsteel 'Flaxpod' or similar, to match roof finish;
 - Concrete, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive;
 - Locally sourced schist stone, laid horizontally with dark tinted mortar/grout;
 - Steel sheet cladding, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting.
- (f) Lot 30:
 - (i) Roof Material: All roof material on this lot shall be Steel tray roof in Colorsteel 'Flaxpod' or similar or in corrugated iron, in Colorsteel 'Flaxpod' or similar or in aged corrugated iron
 - (ii) Wall claddings: Exterior wall materials shall be restricted to the following materials only:
 - Natural timber cladding, left to weather or in a clear 'natural' stain,
 - Stained timber cladding, in a 'Drydens' Stain Elm wood oil, or similar, or in a black stain,
 - Corrugated Iron cladding, in colorsteel 'Flaxpod' or similar
 - Steel tray cladding in Colorsteel 'Flaxpod' or similar, to match roof finish.
 - Concrete, either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additive,
 - Locally sourced schist stone, laid horizontally with dark tinted mortar/grout.
 - Steel sheet cladding, in mild steel, with steel oil ('Penetrol' or similar) to prevent rusting.
- (g) All lots: For steel and aluminium joinery all window and door joinery, gutters and downpipes shall be coloured to match the roof and exterior wall cladding. Timber window and door joinery is permitted on all buildings. No galvanized finishes are permitted.

8. Curtilage areas

For all curtilage areas as shown on the plans BDG plans SK4371-SK130-SK134, dated 30 October 2024:

- (i) All buildings, structures, fixed clothes lines, play equipment, sculptures or any other items associated with domesticated landscaping and structures are to be located within the curtilage areas and out of locations where they may be visible from wider views,

- (ii) No garden art or sculptures beyond the curtilage areas are permitted.

9. Fencing and gates

- a) For all lots:
 - (i) No fencing materials outside the curtilage area are permitted
 - (ii) Fencing within the curtilage area is restricted to 1m high post and wire fencing only for the purpose of containing pets and for rabbit proofing.
 - (iii) Any gate or feature wall shall be 1.0m high only, unless required for retaining. Materials will be limited to the following:
 - Timber left to weather naturally
 - Locally sourced schist stone, laid horizontally,
 - Mild steel left to weather.
 - A combination of the above

Fencing required for the purposes of stock exclusion, and plant and pest management is excluded from this control.

10. Development – Earthworks, driveways and parking

- (a) For all lots:
 - (i) Vehicle courtyards are restricted to gravel or exposed aggregate only.
 - (ii) Driveways shall be in gravels only

11. Development – External lighting

- (a) For all lots:
 - (i) Any external lighting shall be restricted to down lighting only and no higher than 1.2m.
 - (ii) Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.
 - (iii) Lighting shall align to the 5 Five Principles for Responsible Outdoor Lighting from the International Dark-Sky Association.

12. Development – Utilities and exterior service areas

- (a) For all lots:
 - (i) Air conditioning units, meters or any other electronic units relating to the house shall be painted to match house cladding or screened with planting.
 - (ii) No air conditioning units, heat pumps etc or other units of any kind are permitted to be mounted on the roof.
 - (iii) All site utilities such as gas supply, electrical supply, storm water piping, foul sewer, and telecommunications, shall be underground or contained within the building structure.

All water tanks shall be located within the curtilage areas, be buried underground a minimum of 60%, fully screened by planting and shall be in dark colours.

Notes:

1. *Ground level must be established for each residential building platform at the time of survey.*
2. *A 'continuous length' will be measured as follows for walls that modulate: where modulation involves a step-back of one metre or more in depth it will be counted as a new wall, but where modulation is less than one metre in depth it will be considered a continuous length. A modulated building with shadow lines will assist to integrate it into the kanuka landscape.*

13. General

(a) For all lots:

- (i) and amenity plantings) that are known to have weed potential including Planting of non-indigenous vegetation for the purpose of amenity (and ornamental garden) or production (a vegetable garden) up to 30m² within the curtilage area of each
- (ii) All machinery used for residential building or access construction must be washed down prior to coming on site to remove soils or material that could be carrying weed seeds.
- (iii) Plants (gardens plants on the National Pest Plant Accord and/or Otago Regional Council weed register are prohibited.
- (iv) Development/plantings and soil disturbance is not permitted in the observed areas and areas of defined Saline Soils of saline soils and cushion plants as shown in the Plans attached to this consent notice.

Note: The Plan showing the observed areas and defined areas of Saline Soils and cushion plants must be attached to the consent notice.

- (v) Any roading material or gravel or fill of any kind must come from a source which is free of any weed seeds, in particular those of gorse, scotch broom and tree lupin. River beds are highly likely to be contaminated with these seeds. The source must be approved by the CODC Planning Manager prior to use.
- (vi) There shall be no further subdivision of Lots 1 – 6 and 8 – 30.

Note: The consent holder is bound by the Conservation Covenant attached at Appendix 2 of this consent and this consent does not infer any rights or authorisation which are contrary to the Conservation Covenant. Authorisation from the Minister of Conservation will be required to undertake any works on the site in accordance with Conservation Covenant.

Appendix Two: Plant Species List

Trees

Cordyline australis
Griselinia littoralis
Hoheria angustifolia
Kunzea serotina
Myrsine australis
Pittosporum tenuifolium
Plagianthus regius
Pseudopanax ferox
Sophora microphylla
Myrsine divaricata
Olearia lineata

Shrubs

Veronica pimeleoides
Vittadinia australis
Carmichaelia compacta
Coprosma dumosa
Coprosma crassifolia
Coprosma propinqua
Coprosma virescens
Corokia cotoneaster
Melicope simplex
Melicytus alpinus
Olearia odorata
Ozothamnus vauvilliersii
Veronica salicifolia

Herbs, Mosses, Ferns and Vines

Raoulia australis
Muehlenbeckia australis
Muehlenbeckia complexa
Muehlenbeckia axillaris
Rubus schmidelioides
Bryophytes
Asplenium flabellifolium
Polystichum neozelandicum
Asplenium richardii
Pellaea calidirupium