IN THE ENVIRONMENT COURT
AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2026] NZEnvC 26

IN THE MATTER	of the Resource Management Act 1991
AND	an appeal under s120 of the Act
BETWEEN	BANNOCKBURN RESPONSIBLE DEVELOPMENT INCORPORATED SOCIETY
	(ENV-2025-CHC-30)
	Appellant
AND	CENTRAL OTAGO DISTRICT COUNCIL
	Respondent
AND	DJ JONES AND NR SEARELL FAMILY TRUST
	Applicant

Environment Judge K G Reid – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 19 February 2026

CONSENT ORDER

A: Under s279(1)(b) RMA,[1] the Environment Court, by consent, orders that:

(1) the appeal is allowed to the extent that the consent is amended in accordance with revised resource consent RC 230398 inclusive of revised conditions and revised plans, as set out in Attachment A to this order; and

(2) the appeal is otherwise dismissed.

B: Under s285 RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Bannockburn Responsible Development Incorporated Society (BRDIS) against Central Otago District Council's (CODC) decision to grant subdivision and land use consent to DJ Jones and NR Searell Family Trust (Trust) for residential subdivision and development (Proposal) at 88 Terrace Street, Bannockburn (Site).

Background

[2] The Site comprises an area of 17.6ha and is situated on an alluvial terrace remnant on the eastern side of Bannockburn and is elevated above the Bannockburn inlet by approximately 60m. It is served by Terrace Street and is characterised as a large undeveloped allotment, with a number of well used but informal walking tracks through the Site. The Site is bordered by development along Bannockburn Road and Terrace Street.

[3] The Site is zoned Residential Resource Area (4) in the Operative Central Otago District Plan (ODP). It is also subject to a building line restriction overlay

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1 Resource Management Act 1991.

(BLR) identified on the District Plan maps and is zoned Large Lot Residential through CODC's Plan Change 19.

[4] The Proposal comprised 20 lots for residential development ranging in size from 1502m^2 to 2265m^2, as well as construction of an internal access road and rights of way, a recreation reserve and balance lots.

[5] The Proposal included locating 13 of the proposed lots either wholly within or partially within the BLR. A restricted discretionary activity resource consent is required under the ODP for subdivision and locating buildings within a BLR.

[6] On 21 May 2025, CODC notified its decision to grant resource consent to the Trust for a 26-lot residential subdivision. The decision to grant the consent was subject to a suite of consent conditions.

The appeal

[7] On 10 June 2025, BRDIS appealed the whole of the CODC's decision (appeal). The appeal raised concerns about CODC's failure to properly apply the BLR and its intended protections, stating that:

(a) the BLR was established to protect the integrity of the Bannockburn escarpment, preventing urban expansion into its highly sensitive landscape;
(b) CODC erred in treating the BLR incursion as a mere Restricted Discretionary trigger, rather than recognizing it as a substantive planning constraint fundamental to preserving visual character, landscape coherence, and environmental stability;
(c) approval of the Proposal sets a dangerous precedent, undermining the BLR's function across Bannockburn and beyond, eroding public confidence in planning protections; and
(d) CODC's narrowed assessment scope under Rule 12.7.7 failed to fully consider the broader adverse effects of the development, particularly

cumulative impacts and loss of landscape integrity.

[8] The appeal also raised concern about adverse landscape and visual effects of the development.

[9] BRDIS sought that the court cancel the decision and decline the application for consent; or alternatively, remit the matter back to CODC for reconsideration subject to specified directions or amendments.

Agreement reached

[10] The Trust initiated informal negotiations with BRDIS on 4 July 2025.

[11] On 31 October 2025, BRDIS and the Trust reached agreement on a revised proposal that would resolve the appeal (Revised Proposal). The Revised Proposal includes a Revised Subdivision Scheme Plan (Revised Scheme Plan). On 28 November 2025, CODC confirmed its support for the Revised Proposal and the Revised Scheme Plan. The negotiated outcome is similar to the Proposal approved by CODC's decision (Approved Scheme Plan) in terms of lot numbers and lot layout although there have been various changes to lot size, lot configuration, building platforms (BPs) and roading layout to address landscape character and visual amenity issues raised by the appeal.

[12] The proposed resolution of the appeal includes the following amendments to the Approved Scheme Plan:

(a) the Revised Scheme Plan has only seven BPs within the BLR and two BPs partially within the BLR. The Approved Scheme Plan has nine BPs within the BLR and three buildings partially within the BLR;
(b) the Revised Scheme Plan removes part of the loop road/access return that was servicing Lots 2, 6 and 15-20 in the CODC-approved layout;
(c) the Revised Scheme Plan locates the right of way to the north of Terrace Street in a different location to the Approved Scheme Plan to

accommodate for the revised lot layout;

(d) lot sizes in the Revised Scheme Plan have generally reduced outside of the BLR to accommodate the above changes. The Revised Scheme Plan has six lots around 1000m^2, whereas the smallest lot in the Approved Scheme Plan is 1502m^2. The largest lots in the Revised Scheme Plan (Lots 4-6 and 18-20) are however bigger than the larger lots in the Approved Scheme Plan (Lots 4-5 and 15-20);

(e) the Revised Scheme Plan includes the natural ridgeline shown as a blue dotted line. This line is included because BRDIS considers that development within this area is less sensitive than within the BRL generally. Therefore, the Revised Scheme Plan locates building platforms behind the natural ridgeline to account for this;

(f) the Revised Scheme Plan includes an additional lot on the west-facing side of the gully (now Lots 12-17) and the BP on Lot 15 has been reduced in size (250m^2 vs 500m^2) and moved north and downslope of the rock outcrop promontory on this lot.

[13] The parties consider the changes identified above respond to the concerns raised in the appeal by minimising the landscape and visual impact of the development, particularly from the Bannockburn Inlet and surrounding area. The Revised Proposal also responds to BRDIS' concerns regarding the number of sections in the BLR by reconfiguring the CODC-approved layout to reduce the number of sections within the BLR. Overall, the parties consider the Revised Proposal provides a sensible and workable lot layout whilst also providing for heritage protection and careful consideration of visual amenity and landscape effects on the surrounding area.

Consideration

[14] I have read and considered:

(a) the consent memorandum of the parties dated 13 February 2026;

(b) the joint statement of planning evidence by Craig Barr and Ann Rodgers dated 13 February 2026;

(c) the joint statement of landscape evidence by Tony Milne and Yvonne Pfluger dated 29 January 2026; and

(d) the statement of heritage evidence by Matthew Sole dated 13 February 2026.

Other relevant matters

[15] No person has given notice of an intention to become a party under s274 of the Act.

[16] The parties consider there is no issue as to scope.

[17] The parties advise that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the Act including, in particular, Pt 2.

Outcome

[18] All parties to the proceeding have executed the memorandum requesting the orders. On the information provided to the court, I am satisfied that the orders will promote the purpose of the Act so I will make the orders sought.





K G Reid
Environment Judge

Attachment A

Amendment to decision on RC 230398 – resource consent application lodged by the DJ Jones Family Trust and NR Searell Family Trust (applicant) to undertake a 26-lot subdivision at the site located at 88 Terrace Street, Bannockburn

Revised conditions – Clean version

Consent Type: Subdivision Consent

Consent Number: RC 230398

Purpose: To undertake a 26-lot subdivision; in a recreational reserve and road reserves

Location of Activity: 88 Terrace Street, Bannockburn

Legal Description: Lot 4 Deposited Plan 339137 (Record of Title 474127)

Lapse Date: 19 February 2031

CONDITIONS:

General

1. The proposed activity must be undertaken in general accordance with the approved plans referenced as:

    i. Scheme Plan s15303_RC2_01_Rev_F dated 15 December 2025 prepared by Landpro;
    ii. Scheme Plan s15303_RC2_02_Rev_F dated 15 December 2025 prepared by Landpro;
    iii. Indicative Earthworks s15303 12_01c Rev B dated 4 15 December 2025 prepared by Landpro;
    iv. Preliminary Engineering Layout Proposed Subdivision Of Lot 4 DP 339137 Terrace Street, Bannockburn' Drawing No. 15_01 dated 15.12.25 prepared by Landpro;
    v. Typical Driveway Crossing Of Historic Water Race Proposed Subdivision Of Lot 4 DP 339137 Terrace Street, Bannockburn. Revision I dated 26.02.21 prepared by Landpro;
    vi. Archaeological Survey RC2 01 Rev F Dec 2025 over Retrolens SN1949. Water Race Hill – Combined Subdivision & Archaeological impacts with landscape control plantings. prepared by Kopuwai Consulting;
    vii. Appendix C to Matthew Sole's evidence dated 17 December 2025, titled 'Design Guidelines for Adaptive Reuse of the Lower Water Race'
    viii. Proposed Subdivision Landscape Mitigation Plan titled: 'Revised Landscape Scheme Plan' dated 16 December 2025 prepared by RMM;
    ix. Landscape Management Plan dated 27 September 2024 prepared by RMM; and
    x. Revised Planting List dated 11 April 2025 prepared by RMM.

    and the information provided with the resource consent application received by the Council on 22 December 2023, further information received on 27 February 2024, 10 February 2025, at the Hearing and post Hearing, and in the Applicant's written Right of Reply except where modified by the following conditions.

2. The Consent holder is responsible for all contracted operations relating to the exercise of this consent and must ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and must ensure compliance with land use consent conditions.

3. The consent holder must 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.

4. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:

   a) Provide a letter to Council advising who the supervisor must be for the design and supervision of the subdivision works.

   b) Provide notice to the Planning and Regulatory Services Manager by email to resource.consents@codc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.

   c) Unless modified by other conditions, all designs and approvals must be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.

   d) Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.

   e) Receive Council Engineering certification of the design/s as applicable.

   f) Prepare an Erosion, Dust and Sediment Control Plan. The Plan must be prepared by a suitably qualified and experienced person and must be submitted to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz for certification.

   g) Install all measures identified in the Erosion, Dust and Sediment Control Plan to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site and to water during any stages of site disturbance that may be associated with this subdivision.

   h) Submit a final water reticulation design to Council's General Manager 3 Waters for certification. The final water reticulation design must meet the requirements of NZS 4404:2004 and the Council's July 2008 Addendum and include but not be limited to rider mains, fire hydrants and necessary incidental equipment) from the Cromwell (Bannockburn) Water Supply. No works may occur until the final design has been certified

   i) Submit a final wastewater reticulation design to Council's General Manager 3 Waters for certification. The final wastewater reticulation design must meet the requirements of NZS 4404:2004 and the Council's July 2008 Addendum and discharge to the Cromwell (Bannockburn) Wastewater Reticulation System. No works may occur until the final design has been certified

j) Provide evidence to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz that, if required, all necessary consents have been obtained from the Otago Regional Council.

k) Undertake all subdivision works in accordance with the Archaeological and Heritage Impact Assessment, prepared by Kopuwai Consulting, dated December 2023 including adaptive reuse of heritage items. Records of how the recommendations in the Archaeological and Heritage Impact Assessment have been met are to be maintained and presented to a warranted Council Officer upon request.

l) Provide evidence to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz that all necessary Archaeological Authorities for the subdivision works have been obtained.

Prior to Section 223 Certification

5. 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 access and services, including private drainage and access, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.

b) All residential building platforms identified on the Scheme Plan referenced in Condition 1, shall be shown on the legal plan of subdivision and the co-ordinates must be provided to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz.

Prior to Section 224(c) Certification

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:

Water

a) In accordance with the certified final water reticulation design, the consent holder must at a minimum:

i) Extend the existing 150mm water main on Terrace St for the length of the proposed formed road

ii) Install standard DN25 water connection for each serviced lot with an approved Acuflo toby/meter assembly at the road boundary and with the tail extending to buildable platform on rear lots.

iii) Install Fire hydrants within the new water reticulation network to serve the subdivision in compliance with SNZ PAS 4509:2008, and NZS4404: 2004 and Council's 2008 Addendum to NZS4404:2004

Wastewater

b) In accordance with the certified final wastewater reticulation design, the consent holder must at a minimum

i) Install a cleaning eye for each lot.

ii) Alternatively, lots which are required to be serviced by pressure sewer must have a Boundary Valve Kit (BVK) installed at the boundary in lieu of a cleaning eye.

iii) Provide standard DN100 sewer connections to the boundaries of any lot with a gravity connection or a DN63 pumped line for any property where a gravity connection cannot be achieved. Connections must be extended to the buildable areas of all rear allotments.

Stormwater

c) As part of subdivision works, stormwater from roads and other impervious surfaces must be disposed of via a soak-pit designed by a suitably qualified and experienced professional.

Electricity

d) Operational power and telecommunication connections must be provided underground to all Lots except for rear Lots 8-11 and 18-20 where ducts must be extended to the buildable area of Lots 8-11 and 18-20 via the right-of-way such that these services may be supplied at time of dwelling construction.

Access

e) The road shown as Lot 101 (extension of Terrace Street) on the subdivision plan, must be constructed and vested in accordance with the "Cul-de-sac" Local Road standard in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following modifications and requirements:

i) A minimum sealed carriageway width of 7.0 metres.

ii) A minimum road reserve width of 20.0 metres

iii) A subgrade CBR >7

iv) Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.

v) A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.

vi) A carriageway crossfall of 4%.

vii) Shallow trafficable side-drains / water channels over level sections.

viii) Where practicable, berms of 100mm depth clean topsoil between the channel and road boundary must be formed, trimmed and grassed to a

mowable standard, unless it is otherwise practicable to form the berms with a 4% crossfall.

ix) Cul-de-sac turning head must be constructed at the northern-eastern end.

x) Parking bays must be constructed adjacent to Lots 5 and 30.

f) A single 1.5m asphaltic concrete footpath must be installed along the full length of the existing Terrace Street including the Terrace Street extension (Lot 101). This footpath must be located on the northern side of the street and must include a crossing point over Bannockburn Road to allow pedestrians to access the existing footpath network on the western side of Bannockburn Road.

g) Individual vehicle accessway/crossings to serve Lots 1, 2, 3, 5, 6, 7, 12-17 must be constructed from Terrace Street or the new roads (Lot 101 1) to be constructed to serve the proposed subdivision in accordance with the requirements of Part 29 of Council's Roading Policies January 2015.

h) All new shared right-of-way serving two or more lots must be constructed in accordance with the right-of-way (2-4 lots/DUs) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following modifications and requirements

i) A minimum sealed carriageway width of 4.0 metres.

ii) A minimum road reserve width of 6.0 metres.

iii) A subgrade CBR >7.

iv) Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.

v) A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.

vi) A 4% crossfall must be provided across the carriageway.

vii) Shallow trafficable side-drains / water channels over level sections.

viii) Stormwater must be disposed of by soakpit within the right-of-way.

ix) Where practicable, berms of 100mm depth clean topsoil between the channel and road boundary must be formed, trimmed and grassed to a mowable standard, unless it is otherwise practicable to form the berms with a 4% crossfall.

x) Sealed vehicle crossings/entranceways must be provided within the right-of-way to the boundary of each lot served in accordance with Part 29 of Council's Roading Policies 2015.

xi) A sealed vehicle crossing/entranceway must be installed to the right-of-way in accordance with Part 29 of Council's Roading Policies 2015

xii) The ROWs may exceed a gradient of 16.7% only with the approval and certification of the Council's Infrastructure Manager at the time of

Engineering Acceptance/Approval, and with the designed specific surface treatments to be certified of the Council's Infrastructure Manager

Advice Note:
It is expected that the location and construction of the individual vehicle accessway/crossings to serve Lots 18-20 will be determined at the time of building development in accordance with the requirements of Part 29 of Council's Roading Policies January 2015.

i) Three LED streetlights must be installed as shown in the plan 'Preliminary Engineering Layout Proposed Subdivision Of Lot 4 DP 339137 Terrace Street, Bannockburn' Drawing No. 15_01 dated 15.12.2025 and vested in accordance with NZS4404:2004, and Council's Addendum to NZS4404:2004, and any District Plan requirements. for the avoidance of doubt streetlights are to be provided at intersections and footpath crossings. In other locations bollard lighting is to be provided to illuminate the footpaths and pedestrian areas within the vested road network (Lot 101).

j) Planting and landscaping undertaken within roads shall be carried out in general accordance with the Landscape Master Plan titled 'Revised Scheme Plan' and maintained in accordance with the 'Proposed Landscape Mitigation Plan, Landscape Maintenance Plan and Revised Plant List', prepared by RMM and referenced in Condition 1, for a period agreed with the Council. All batter slopes and scarring from earthworks not remediated by planting undertaken as part of the Landscape Master Plan shall be revegetated with grass.

Lot 30 Reserve Planting and Planting on Lot 40

k) Lots 30 and 40 shall be landscaped in general accordance with the 'Proposed Subdivision Landscape Mitigation Plan, Landscape Maintenance Plan and Revised Proposed Plant List' dated 20 November 2025. Plantings shall be maintained in accordance with the Landscape Maintenance Plan, prepared by RMM dated 27 September 2024, for a period agreed with the Council.

Advice Note:
The planting shown on the 'Proposed Subdivision Landscape Mitigation Plan' at the boundaries of all other Lots (and in particular Lots 5, 6, 10, 15, 16, 17, 18, 19 and 20) will be required to be undertaken by future Lot owners as provided for in Conditions 7 j) and k).

l) Shared paths within the recreation reserve and road reserve shall be local compacted gravel and/or schist stone.

m) Heritage interpretive panels must be prepared and installed under the supervision of a suitably qualified and experienced person. Any reference to mana whenua history or values must only be included with the express permission of the relevant rūnaka whose takiwa the site falls within.

n) Lot 30 shall be vested as a reserve to the Central Otago District Council.

Engineering Design and Assets

o) Provide Producer Statements in an approved format from a suitably qualified professional certifying the engineering adequacy and compliance with Council consent conditions relating to:

i) engineering design of subdivision works.
ii) construction and construction review of subdivision works.

Financial Contributions

p) Payment of a reserves contribution of $45,530.54 (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 20 additional dwelling equivalents.

Advice Note: The consent holder and the Council may negotiate the financial contributions calculation as part of the vesting of Lot 30 as a reserve, in recognition of the development and vesting of Lot 30 as a reserve.

Accidental Discovery Protocol

q) If during any site disturbance, the consent holder or subsequent owners:

i) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori artefact material, the consent holder or subsequent owner must without delay:

a) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

b) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate rūnanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

ii) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

a) stop work within the immediate vicinity of the discovery or disturbance; and

b) advise the Consent Authority, Heritage New Zealand, and in the case of Māori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

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

iii) Site work may recommence following consultation with the Consent Authority.

Trails and Tracks

s) The Trails or tracks shown on the approved plan of subdivision referenced in Condition 1 shall be formed and/or formalised as follows:

a) Indicative Proposed Track and Adaptive Reuse Track including over Lot 30 (reserve): The trail shall be retained in its current condition in so far as practicable with only limited additional formation so as to retain its heritage association. Where the track passes over Lot 40 and Lot 51 there shall be an easement in gross registered in favour of the Central Otago District Council, to provide for the ongoing public use of the existing track. Any additional formation to the track shall be undertaken in a manner consistent with the recommendations of the Kopuwai Consulting Report forming Attachment C of the application document titled: *Archaeological & Heritage Impact Assessment: Lot 4 DP 339137 Terrace Street Bannockburn. Water Race Hill Subdivision - RC2 01 REV C 2023, and* Appendix C to Matthew Sole's evidence dated 17 December 2025, titled 'Design Guidelines for Adaptive Reuse of the Lower Water Race'.

b) NZCT Grade 1 or 2: These shall be formed within the road reserve and reserve Lot 30. The Trails shall be designed and formed in a manner consistent with the recommendations of the Kopuwai Consulting Report forming Attachment C of the application document titled: *Archaeological & Heritage Impact Assessment: Lot 4 DP 339137 Terrace Street Bannockburn. Water Race Hill Subdivision - RC2 01 REV C 2023*.

Advice Note:
The informal track shown over Lot 50 is for information purposes only.

Consent Notice Conditions

7. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on the records of title the following ongoing conditions:

Design controls Applies to Lots 1-20 unless otherwise stated

a) All future buildings shall be contained within the Building Platforms as shown as a consent notice Area [X] as shown on Land Transfer Plan [XXXXX] No built development is permitted outside the building platform, including items such as clothes lines, swimming pools or other activities generally associated with a curtilage area.

b) Built coverage must not exceed a maximum total of 300m². Should any dwellings be two storeys, the maximum footprint for the ground floor must not exceed 200m².

c) The access to Lot 4 must be designed to limit the extent of earthworks required, and as far as practicable be located off the ridgeline.

d) Exterior cladding is limited to timber (vertical or horizontal), schist, or corrugated iron in one of the following Colorsteel colours: Lichen, Sandstone Grey, Lignite, Ironsand, Flax Pod, Grey Friars, New Denim Blue.

e) Roofing shall be constructed of corrugated iron in one of the of the following Colorsteel colours (or similar with a light reflectance value (LRV) of the less than 12%): Lignite, Ironsand, FlaxPod, Grey Friars, New Denim Blue.

Maximum Building Height & Roof Elevation			
Lot Number	**Maximum Building Height**	**Maximum Roof Elevation**	**Notes**
1, 2, 3	5m	269 masl	
4, 5	4.2m	269.2 masl	
6	4.2m	270.2 masl	
7, 8, 9, 10, 11	7.5m	269 masl	
14	5m	269.5 masl	
12, 13, 15, 16, 17	4.2m	271 masl	Buildings to be stepped with grade
18,19	5m	265 masl	Buildings to be stepped with grade, and in addition, on Lot 18 the maximum building height must be no more than 8m in total height from lowest ground level to top roof level to avoid the appearance of three storey townhouses
20	5m	265 masl	Buildings to be stepped with grade

f) Fencing at lot boundaries shall be limited to 1.2 m high unpainted post and rail, post and wire or waratah and wire fencing. The addition of rabbit wire mesh is encouraged.

g) Buildings shall be subject to the following maximum height limitations, measured in terms of New Zealand Vertical Datum 2016 (NZVD16):

h) To minimise night sky intrusion, exterior lighting is permitted but shall only be in the form of downlighting to avoid unnecessary glare. Up-lighting for the purpose of accentuating trees, walls or other landscape features is not permitted. All fixed exterior lighting shall be directed away from neighbouring properties. Exterior lighting on buildings shall be fixed, no higher than 1 metre above finished ground level, capped, filtered, or pointed downwards and screened so as to reduce lux spill. There shall be no lighting of vehicle accessways within any sites.

i) Stormwater from buildings and other impervious surfaces within each Lot must be stored for beneficial reuse or disposed of via a soak-pit designed by a suitably qualified and experienced professional within the boundary of each lot.

Landscaping

j) On Lots 5, 6, 10, 15, 16, 17, 18, 19, 20 , within 18 months of the code of compliance issuing for the Dwelling. mitigation planting shall be undertaken as shown on the Landscape Mitigation Plan, 17 December 2025 , and using species identified in the Plant List (Plant Mix 3: Private Lot Amenity Planting within Building Platforms, and Plant Mix 4: Private Lot Revegetation Planting outside Building Platforms, prepared by RMM and attached as [*Add sheet to Consent Notice Documentation*]. These landscape areas shall be maintained by the landowners and cannot be altered or removed.

k) On Lots 3 – 6 and 12 – 20, a landscape plan prepared by a suitably qualified landscape architect that shall be submitted to Council for approval at the time of Building Consent. This Landscape Plan shall be consistent with requirements of the preceding Condition j), and shall have regard to and show the following:
   i. A maximum 500m² curtilage;
   ii. Planting and grassing of any cut and fill batters for earthworks for driveways or building platforms;
   iii. Planting to integrate any buildings and any associated water tanks into the landscape;
   iii. Planting to soften and filter views of built form in views from properties located on Cainmuir and Patersons Road to the east of the site:
   iv. Ongoing maintenance obligations:
   v. Avoiding plants within 10m of buildings that have a high or moderate flammability class as identified in the *FireSmart: Protecting our Communities from Interface Fires manual.*
   vi. For Lots 18-20, planting areas between and below the sloping sites must be established and must be of a form similar to that within the Lot 30 reserve area. Planting for Lots 18-20 should include a comprehensive structural planting area around the building platforms to avoid the built form appearing visually prominent on the open escarpment.
   vi. Landscaping in accordance with the approved Landscape Plan shall be implemented within 18 months of Building Consent being approved and maintained in accordance with the approved plan.

Slope Stability

l) The subdivision development design and implementation shall observe the recommendations of the Engeo geotechnical report titled Geotechnical Investigation - Lot 4 Water Race Hill, Bannockburn, entered into Council records as part of the approved documentation of resource consent RC230398, including but not limited to the following specific measures:

I. Lot 19: Specific engineering mitigation design will be required to address creep of surficial soil overlying shallow bedrock for any development.

II. Lots 18 to 20: Development on these lots must adhere to engineering practices suitable for hillslope development, including:

1. Implementation of subsoil drainage.
2. Minimisation of cutting and filling.
3. Proper disposal of stormwater, grey water, and black water without discharge to the slope.
4. Construction of appropriately engineered retaining walls where necessary.

III. Lots 1 and 10, foundation construction shall be set back from the crest at a horizontal distance at least twice the adjacent vertical slope height.

IV. All Lots: Engineering practices suitable for hillside construction shall be incorporated as necessary.

Earthworks

m) For Lots 1-20 a site-specific erosion and sediment control plan, commensurate with the scale of proposed disturbance, shall be prepared prior to initiating ground disturbing activities. General advice and guidance that is appropriate minor works can be found in the Building on Small Site Brochure from the Auckland Council. Link: Building on small sites (aucklandcouncil.govt.nz).

All site disturbance must undertake erosion and sediment control and dust control by adopting the following principles:

- Limiting the duration and extent of soil disturbance as practicable.
- Avoiding work during heavy rain.
- Diverting clean stormwater away from excavations/exposed soil.
- Containing runoff within the excavations during rainfall events.
- Brushing or sweeping vehicle wheels that have been in contact with exposed soil clean prior to leaving the site.
- Regular visual monitoring of the effectiveness of erosion and sediment control measures shall take place throughout the duration of the soil disturbance activity until the soil is returned to an erosion resistant state.

Accidental Discovery Protocol

n) For Lots 1-20, 40, 50 and 51, if during any site disturbance, the consent holder or subsequent owners:

i) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori artefact material, the consent holder or subsequent owner must without delay:

a) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

b) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate rūnanga and

their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

ii) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

a) stop work within the immediate vicinity of the discovery or disturbance; and

b) advise the Consent Authority, Heritage New Zealand, and in the case of Māori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

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

iii) Site work may recommence following consultation with the Consent Authority.

<u>Heritage</u>

o) The following heritage controls are imposed on the lots identified in accordance with Figures 1-10 in Appendix 1 of the Kopuwai Consulting Report forming Attachment C of the application document titled: *Archaeological & Heritage Impact Assessment: Lot 4 DP 339137 Terrace Street Bannockburn. Water Race Hill Subdivision - RC2 01 REV C 2023*.

Note: The Figures referred to in 7(o) must be attached to the consent notice

LOT	Feature	Condition
1	Retain & protect (blue) shallow sluicing's water race & sluice face (yellow)	No earthworks, hard landscaping features or structures allowed to be built over these areas attached as Appendix 2.
10	Retain & protect (blue) shallow sluicing's water race bordering Pennyweight sluicing F41/368 Lot 51 (excepting branch (red)) in Lot 10	**Sluice gulch:** No earthworks, hard landscaping features or structures allowed to be built over these areas.

40	Within Lot 40 preserve lower remnants sluicing's Penny weights & others; water race remnants; hand revetted stacked wall sections; hardwood post and wire fence line remnants x 2; hand stacked tailings	The Lot owner is alerted to the presence of archaeological items.
50	Lot 50 incorporates and protect west facing terrace sluice face off Lot 1 & pedestal mining claim boundary marker 2. Protection of these features. (F41/385 Revell's Gully Sluicing's)	The Lot owner is alerted to the presence of archaeological items.
51	Retain & protect (blue) shallow sluicing's water race bordering Pennyweight sluicing & the sluicing's F41/368 (excepting branch (red) in Lot 10)	The Lot owner is alerted to the presence of archaeological items.

p) In the event that subdivision development works, or processes associated obtaining an archaeological authority identifies additional measures to manage heritage items, as necessary for a particular lot, then a consent notice shall be registered on the Records of Title for the affected lots detailing requirements for the lot owner(s).

Lot 40 Building Restriction

q) Buildings, roads and tracks (except for development and maintenance of the public access track(s) and maintenance/upgrade works associated with ROW and service easements registered over lot 40 for private lots) are prohibited upon Lot 40.

ADVICE NOTES:

Earthworks

1. An earthworks consent will be required from the Otago Regional Council

2. Existing ground level to calculate approved building height will need to be established at the time of survey.

3. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.

Heritage

4. An Archaeological Authority will be required on all lots before any site disturbance occurs and in particular:

- Lot 4: Apply for archaeological authority to destroy portions marked (red) on plan; being (F41/369 Upper water race)

- Lot 10: Apply for authority to modify/destroy (red) branch water race Lot 9 (supplied from F41/369 Upper water race)

- Lots 18, 19 and 20: Apply for authority to modify/destroy (red) sections of branch water race that traverses the lots.

- Lot 20: Apply for archaeological authority to remove section of hardwood post & wire fence line & repurpose hardwood posts. Apply for authority to modify/destroy (red) sections of branch water race that also traverse Lots 18 & 19.

- Lot 30: Apply for archaeological authority to modify/disturb portions marked (blue) on plan traversing lots 30. (F41/369 Upper water race) Apply for archaeological authority for adaptive reuse 267m of lower water race as footpath and destruction of 3 sections for roadway/driveways and 2 sections for pathways & single track crossings totalling 10m (F41/369 linked lower water race).

- Lot 40: Apply for an archaeological authority to adaptively reuse the water race as public walking track within Lot 40.

- Lot 51: Apply for authority to modify/destroy (red) branch water race Lot 10 (supplied from F41/369 Upper water race).

- Lot 40 (right of way access): Apply for archaeological authority to destroy portions (marked red) as shown on plans traversing the road. Adaptive reuse of remaining components.

Development Contributions

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

6. Development contributions for roading of $32,882.96, Water supply of $53,947.36 and wastewater $51,861.83 (exclusive of goods and services tax) are payable for pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

Access

7. It is the consent holder's responsibility to obtain all necessary Temporary Traffic Management Plans, Corridor Access Requests or any other approvals to undertake works within the road reserve. These approvals should be obtained prior to the works commencing.

General

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. The consent holder must 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.

10. 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.

11. 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.

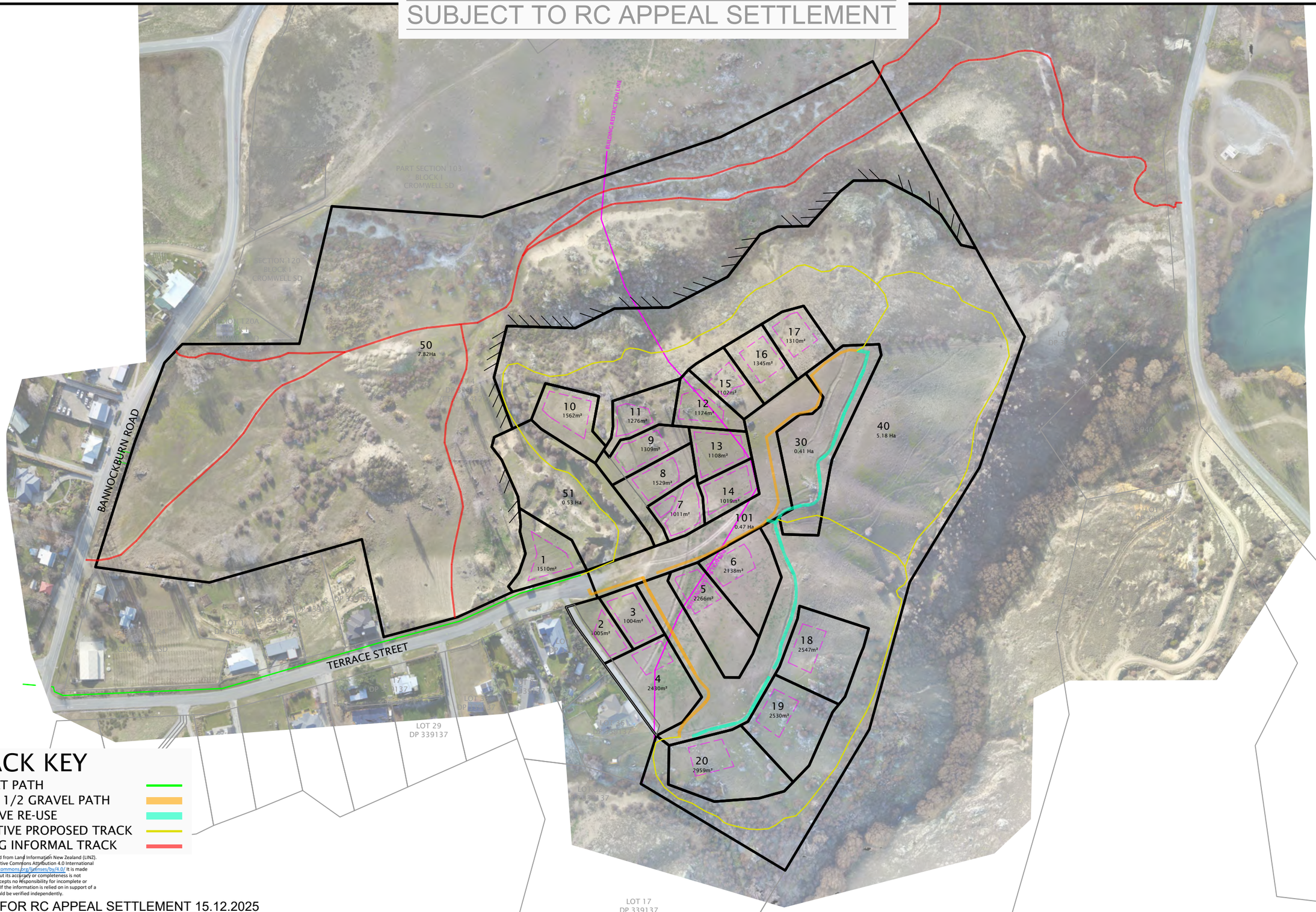
12. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

13. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

<u>Landscaping Undertaken within Roads and Lot 30 Reserve</u>

14. Planting and landscaping undertaken within the road reserve and Lot 30 Reserve, including maintenance periods will require certification by the Council's Parks and Recreation Manager.

SUBJECT TO RC APPEAL SETTLEMENT



TRACK KEY

- ASPHALT PATH
- NZCT G 1/2 GRAVEL PATH
- ADAPTIVE RE-USE
- INDICATIVE PROPOSED TRACK
- EXISTING INFORMAL TRACK

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ISSUED FOR RC APPEAL SETTLEMENT 15.12.2025

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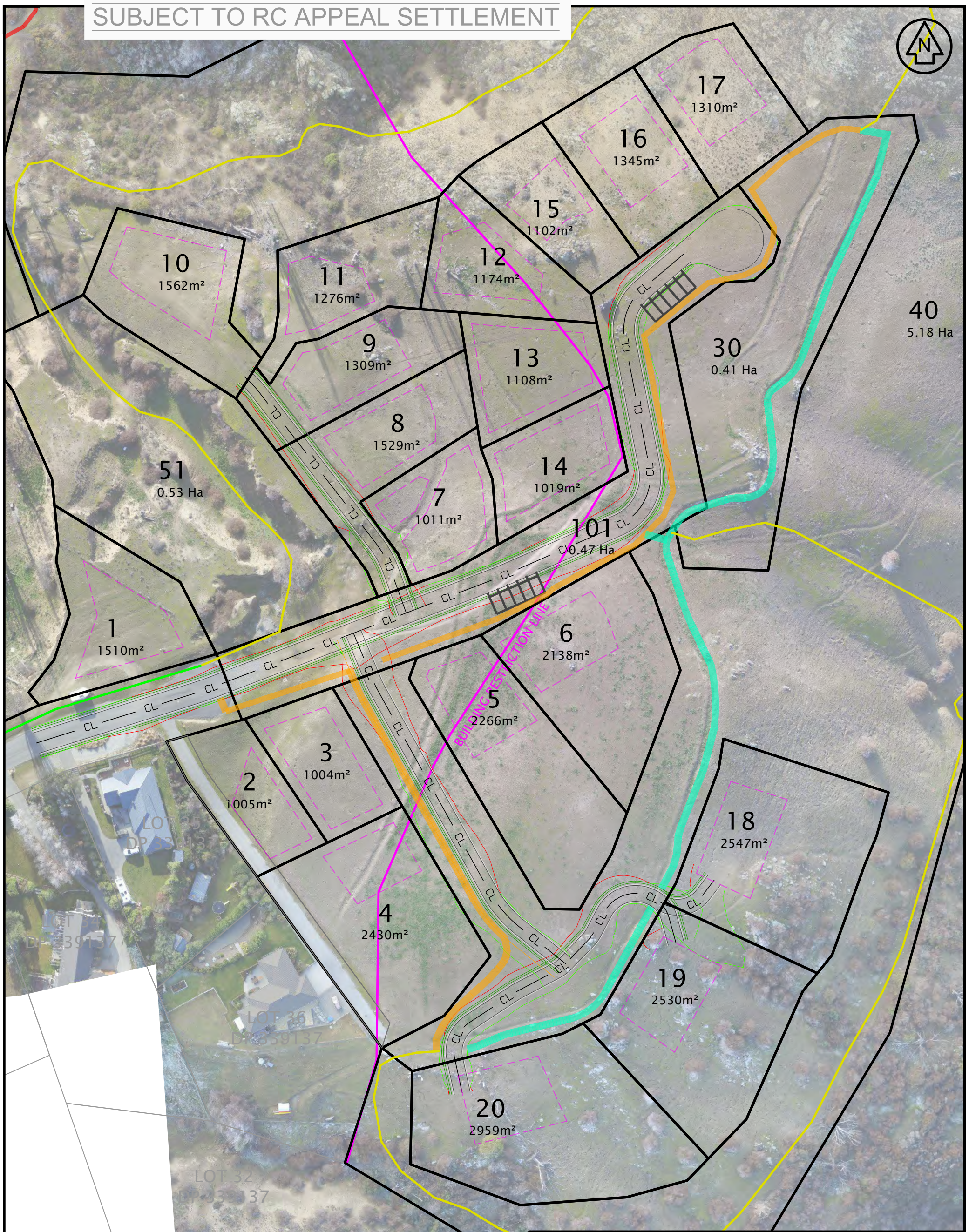
OVERVIEW: LOTS 1 - 20, 30, 40, 50, 51, 100 & 101 BEING PROPOSED SUBDIVISION OF LOT 4 DP 339137 TERRACE STREET, BANNOCKBURN

Rev.	Date	Revision Details	By
A	16.11.22	ADD BLR	RAF
B	11.04.23	LOT 200 SPLIT INTO LOTS 30, 40 & 51	RAF
C	25.08.23	ISSUE FOR CONSENT APPLICATION	RAF
D	21.02.25	ISSUE FOR HEARING SUMMARY EVIDENCE	RAF
E	10.04.25	ADD BP'S FOR ALL LOTS AT HEARING CLOSE	RAF
F	15.12.25	REVISE LAYOUT FOR RC APPEAL SETTLEMENT	RAF

Surveyed	Signed	Date	Job No.	Drawing No.
DRONE		SEP 16	S15303	RC2_01
Drawn	Signed	Date	Scale	
RAF		19.07.22	1:1,250 @ A1 1:2500 @ A3	
Designed	Signed	Date	Datum & Level	Rev.
RAF		12.07.22	NZTM 2000 & MSL	F

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SUBJECT TO RC APPEAL SETTLEMENT



ISSUED FOR RC APPEAL SETTLEMENT 15.12.2025

Rev.	Date	Revision Details	By
A	16.11.22	ADD BLR	RAF
B	11.04.23	LOT 200 SPLIT INTO LOTS 30, 40 & 51	RAF
C	25.08.23	ISSUE FOR CONSENT APPLICATION	RAF
D	21.02.25	ISSUE FOR HEARING SUMMARY EVIDENCE	RAF
E	10.04.25	ADD BP'S FOR ALL LOTS AT HEARING CLOSE	RAF
F	15.12.25	REVISE LAYOUT FOR RC APPEAL SETTLEMENT	RAF

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Drawn	Signed	Date	Scale		
RAF		05.05.22	1:1,000 @ A3		
Designed	Signed	Date	Datum & Level	Rev.	
RAF		25.03.22	NZTM 2000 & MSL	F	

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Client

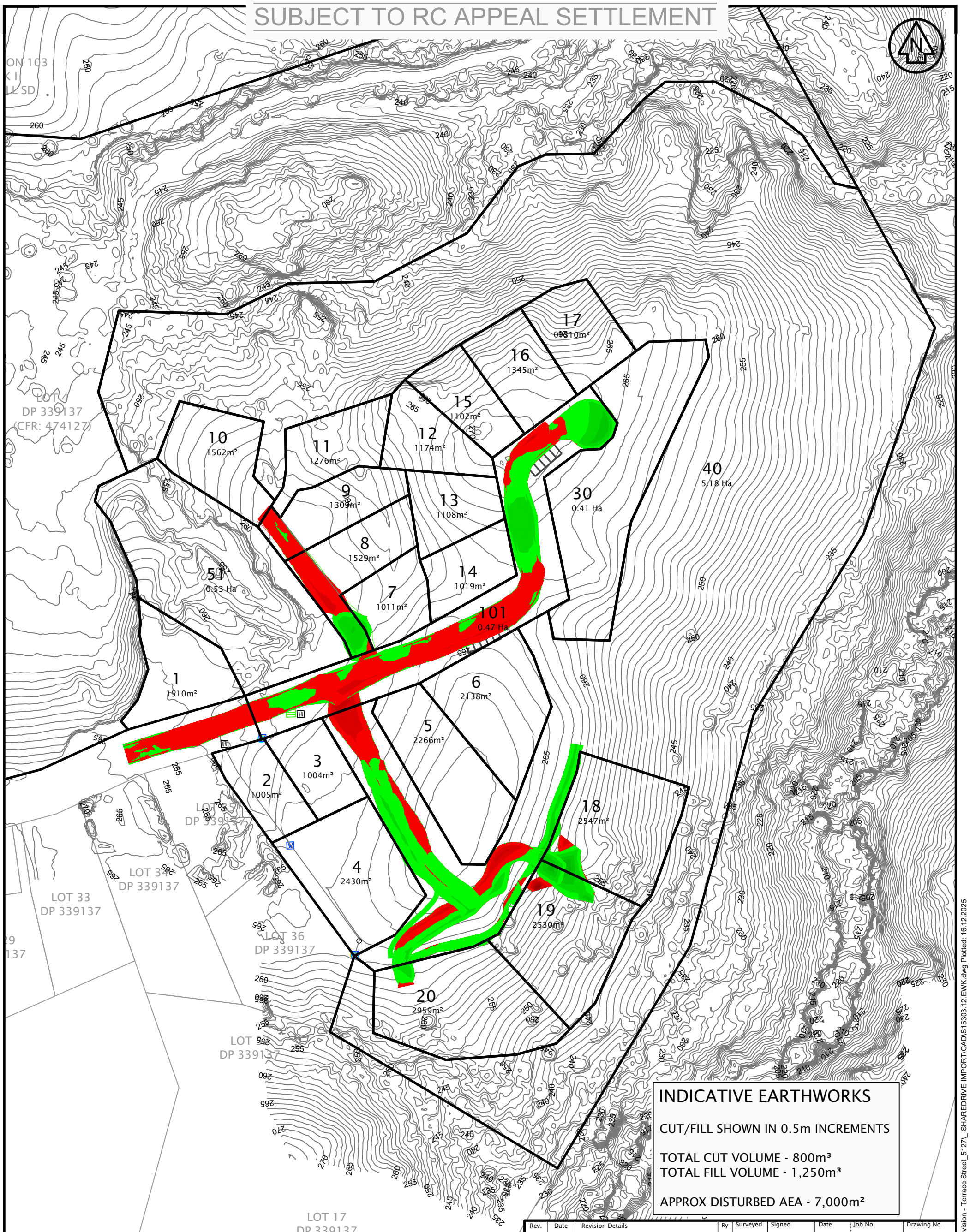
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RESIDENTIAL LOTS: LOTS 1 - 20, 30, 40, 50, 51, 100 & 101
BEING PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

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SUBJECT TO RC APPEAL SETTLEMENT



INDICATIVE EARTHWORKS

CUT/FILL SHOWN IN 0.5m INCREMENTS

TOTAL CUT VOLUME - 800m³
TOTAL FILL VOLUME - 1,250m³

APPROX DISTURBED AEA - 7,000m²

Rev.	Date	Revision Details	By
A	25.08.23	UPDATE EARTHWORKS FOR REVISED LOTS	RAF
B	15.12.25	UPDATE EARTHWORKS FOR RC APP. REVISIONS	RAF

Surveyed	Signed	Date	Job No.	Drawing No.	
DRONE		SEP 16	S15303	12_01c	
Drawn	Signed	Date	Scale		
RAF		14.02.22	1:1,500 @ A3		
Designed	Signed	Date	Datum & Level	Rev.	
R & M		NOV '21	NZTM 2000 & MSL	B	

ISSUED FOR EROSION & SEDIMENT CONTOL REVISION 15.12.2025

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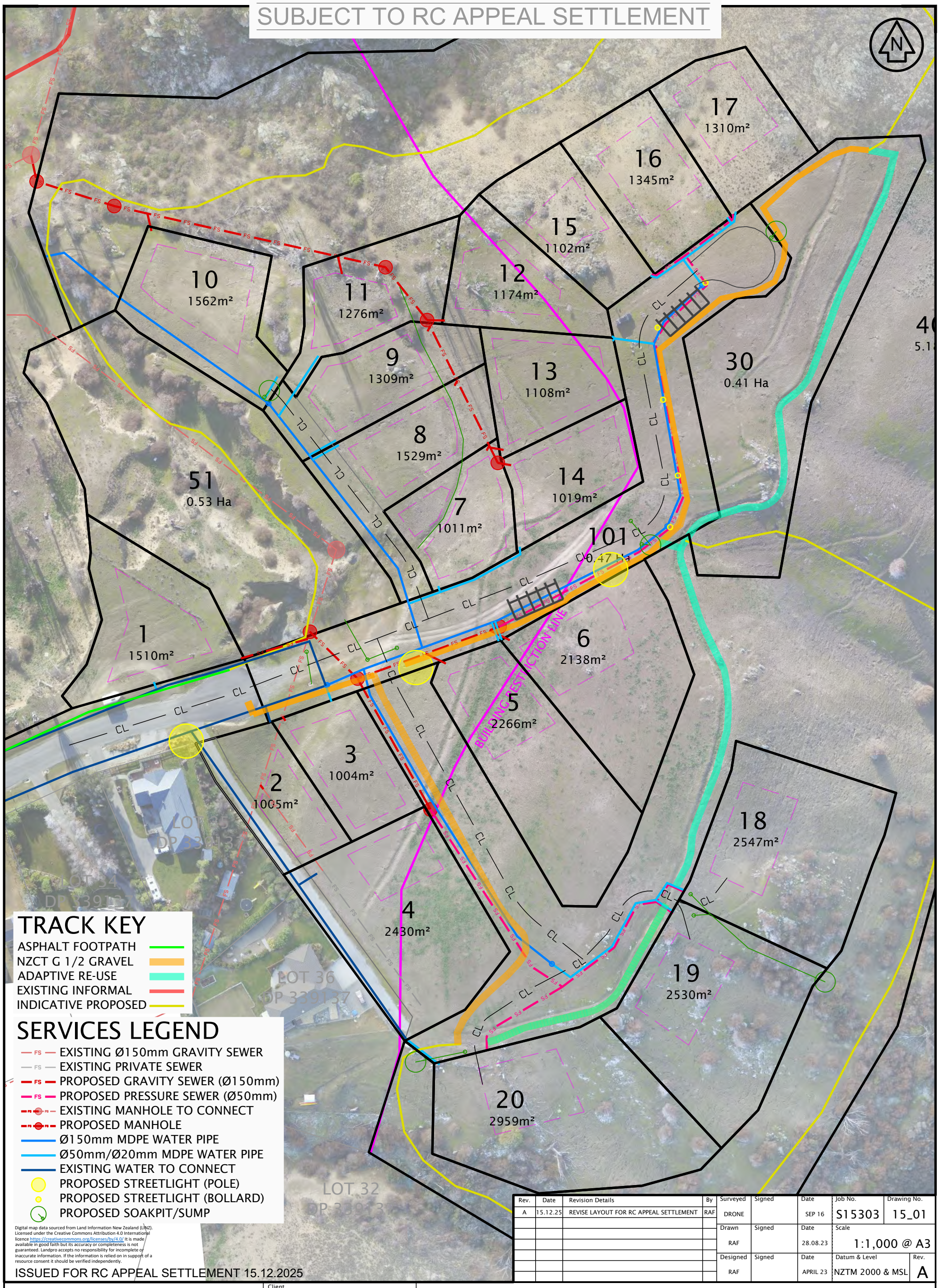
Client
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INDICATIVE EARTHWORKS PLAN
PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

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SUBJECT TO RC APPEAL SETTLEMENT



TRACK KEY

- ASPHALT FOOTPATH
- NZCT G 1/2 GRAVEL
- ADAPTIVE RE-USE
- EXISTING INFORMAL
- INDICATIVE PROPOSED

SERVICES LEGEND

- EXISTING Ø150mm GRAVITY SEWER
- EXISTING PRIVATE SEWER
- PROPOSED GRAVITY SEWER (Ø150mm)
- PROPOSED PRESSURE SEWER (Ø50mm)
- EXISTING MANHOLE TO CONNECT
- PROPOSED MANHOLE
- Ø150mm MDPE WATER PIPE
- Ø50mm/Ø20mm MDPE WATER PIPE
- EXISTING WATER TO CONNECT
- PROPOSED STREETLIGHT (POLE)
- PROPOSED STREETLIGHT (BOLLARD)
- PROPOSED SOAKPIT/SUMP

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ISSUED FOR RC APPEAL SETTLEMENT 15.12.2025

Rev.	Date	Revision Details	By
A	15.12.25	REVISE LAYOUT FOR RC APPEAL SETTLEMENT	RAF

Surveyed	Signed	Date	Job No.	Drawing No.	
DRONE		SEP 16	S15303	15_01	
Drawn	Signed	Date	Scale		
RAF		28.08.23	1:1,000 @ A3		
Designed	Signed	Date	Datum & Level	Rev.	
RAF		APRIL 23	NZTM 2000 & MSL	A	

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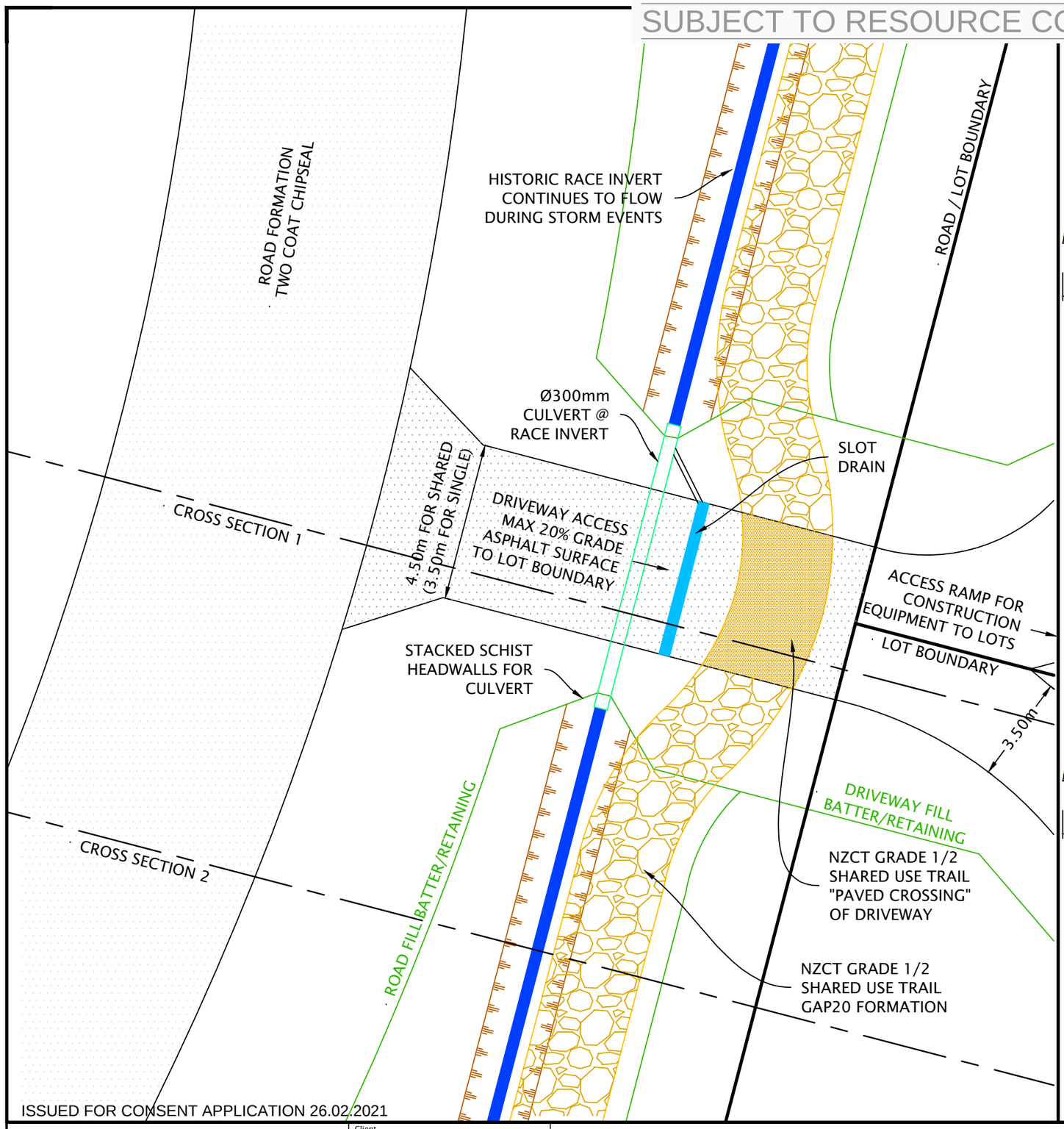
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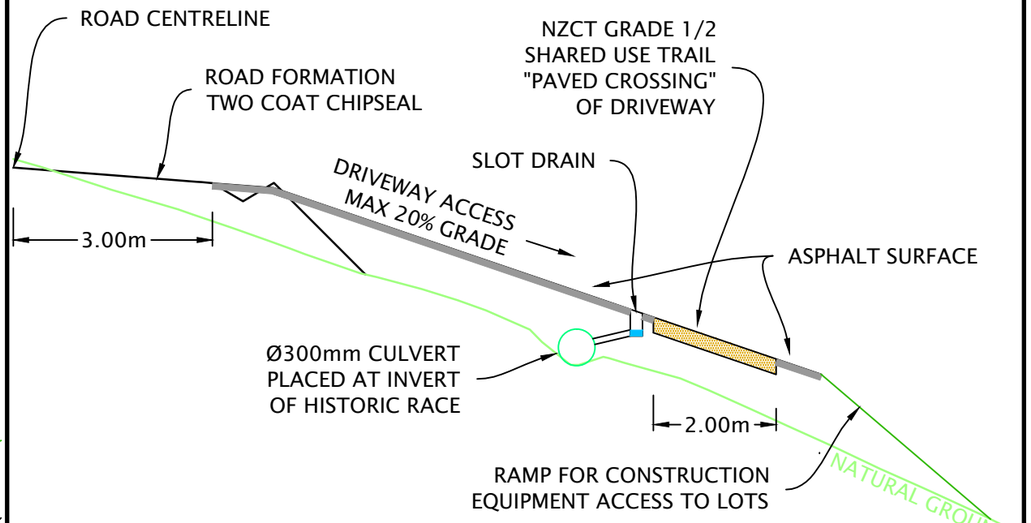
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PRELIMINARY ENGINEERING LAYOUT
PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

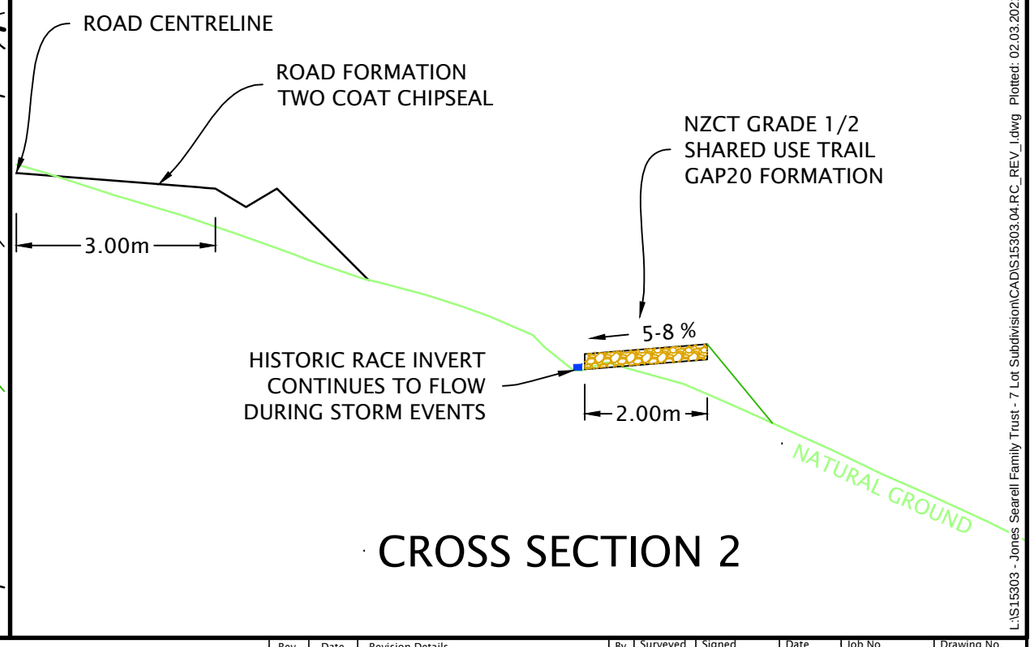
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SUBJECT TO RESOURCE CONSENT





CROSS SECTION 1



CROSS SECTION 2

ISSUED FOR CONSENT APPLICATION 26.02.2021

L:\S15303 - Jones Searell Family Trust - 7 Lot Subdivision\CAD\S15303.04.RC_REV_I.dwg Plotted: 02.03.2021

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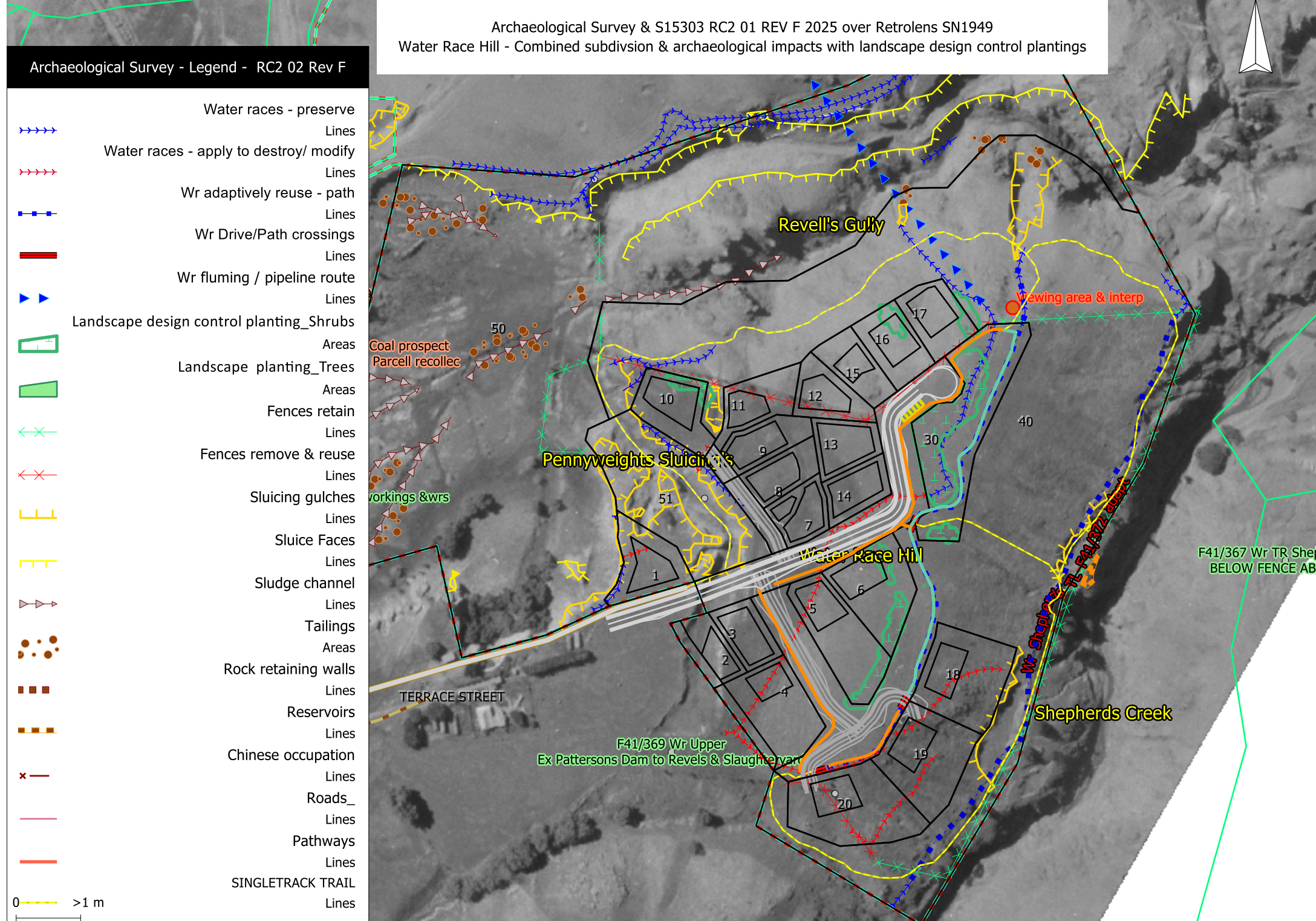
Client: JONES SEARELL FAMILY TRUST

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TYPICAL DRIVEWAY CROSSING OF HISTORIC WATER RACE
PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

Rev.	Date	Revision Details	By
E	13.11.18	PREPARE CONSENT APPLICATION VERSION	RAF
F	01.07.19	ADD ENGINEERING INFORMATION FOR R.F.I.	RAF
G	21.01.21	REVISE TO 35 LOT LAYOUT	RAF
H	19.02.21	REVISE TO TRACK & ACCESS TO LOTS 26-29	RAF
I	26.02.21	ADDITION OF DRIVEWAY X RACE DETAILS	RAF

Surveyed	Signed	Date	Job No.	Drawing No.
DRONE		SEP 16	S15303	01_DXR
Drawn: RAF	Signed	Date: 08.09.17	Scale: V. 1:50 @ A3, Hz. 1:100 @ A3	
Designed: RAF	Signed	Date: 08.09.17	Datum & Level: NZTM 2000 & MSL	Rev. I


Archaeological Survey & S15303 RC2 01 REV F 2025 over Retrolens SN1949
Water Race Hill - Combined subdivsion & archaeological impacts with landscape design control plantings
Archaeological Survey - Legend - RC2 02 Rev F
Water races - preserve
Lines
Water races - apply to destroy/ modify
Lines
Wr adaptively reuse - path
Lines
Wr Drive/Path crossings
Lines
Wr fluming / pipeline route
Lines
Landscape design control planting_Shrubs
Areas
Landscape planting_Trees
Areas
Fences retain
Lines
Fences remove & reuse
Lines
Sluicing gulches
Lines
Sluice Faces
Lines
Sludge channel
Lines
Tailings
Areas
Rock retaining walls
Lines
Reservoirs
Lines
Chinese occupation
Lines
Roads_
Lines
Pathways
Lines
SINGLETRACK TRAIL
Lines
0
>1 m
Revell's Gully
Viewing area & interp
Coal prospect
Parcell recollec
Pennyweights Sluicing's
Water Race Hill
TERRACE STREET
F41/369 Wr Upper
Ex Pattersons Dam to Revels & Slaughteryard
Shepherds Creek
F41/367 Wr TR Shep
BELOW FENCE AB
50
40
30
1
2
3
4
5
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51

Design Guidelines for Adaptive Reuse of the Lower Water Race

Introduction

1. The purpose of these guidelines is to support adaptive re-use of the historic water race located within Lots 30 and 40. The location of the adaptive re-use path is indicated by the teal-coloured track on the Revised Scheme Plan.

2. Adapting a historic water race into a gritted path requires a design that respects the heritage value, manages potential drainage issues, and ensures public safety and accessibility. A representative example is provided in **Figure 1**.

3. Key design considerations and elements are outlined below:

Core Design Principles

Heritage Preservation

4. Retain the original form and key features of the water race (e.g., existing earth bunds & invert, or stone linings or stone retaining or embankment) as much as possible to honour its history. With new adaptive re use features able to be removed in the future and the original heritage feature re-exposed as original.

Drainage and Flood Resilience

5. While converted to a path, the channel may still be a natural flow path during extreme rain events. The design must incorporate a crown or crossfall to divert this potential flow to prevent damage and ensure the path remains usable. Occasional bottom water race bund to have stormwater drainage cutouts

Accessibility and Safety

6. The path must be safe for public use, addressing trip hazards, appropriate lighting, and accessible gradients where possible.

Environmental Sensitivity

7. Integrate the design with the surrounding landscape, using local schist aggregate/ grit and using native planting where suitable and avoiding materials that could harm local ecology if water flow is present.

Design Elements and Adaptation

Path Surface (Gritted Path)

Material

8. Use a local schist bound or loose aggregate (grit) surface, which is better for the environment than an impervious concrete surface.

Base

9. Lay the grit over a permeable sub-base (e.g., compacted AP 20 crushed rock) and geotextile fabric to ensure stability and prevent the sub-base from mixing with the ground material, especially in erodible soils and manage weeds. With a finished crushed fin grit as top layer with finished level at height of historic water race down slope bund to allow drainage. Reducing/minimising the needs drainage cuts through historic bund walls

Levelling

10. The path's invert (base) should be level enough for comfortable walking while potentially maintaining a subtle gradient for surface water runoff along its length if needed.

Channel Banks and Edges

Retaining Existing Linings

11. Where original earth (up and down slope) bunds, timber, or stone linings exist, retain and repair them. Use the lower down slope earth bund top edge as a natural final invert fill height, low kerb for the new path surface. The upslope bund becoming the top side kerb.

Natural Edges

12. For unlined sections, use soft engineering solutions like reinforced earth or planted banks to stabilize the edges and integrate with the landscape.

Seating/viewing Areas

13. Incorporate low walls or robust, fixed seating along the edges of wider sections to create viewing and site interpretation along with resting point that also define the path space.

Water Management

Diversion/Inlets

14. If the water race needs to remain completely dry, design simple inlet structures or swales to divert upstream flows away from the path.

Integrated Drainage

15. If flows are infrequent, design the gritted path to be resilient to occasional inundation with crown or cross fall, ensuring easy cleaning afterward. The porous grit helps manage minor surface water naturally.

Interpretation and Amenity

Signage

16. Install interpretive panels to explain the history, function, and significance of the water race; associated alluvial sluicing's, coal mining and early farm steading and town settlement, adding cultural manawhenua and heritage value to the loop trail network for Water Race Hill and associated informal trails.

Planting

17. Use appropriate, non-invasive planting along the banks to enhance amenity and biodiversity. Ensure trees are planted in suitable locations where they will not damage the path structure or future flow paths with their roots.

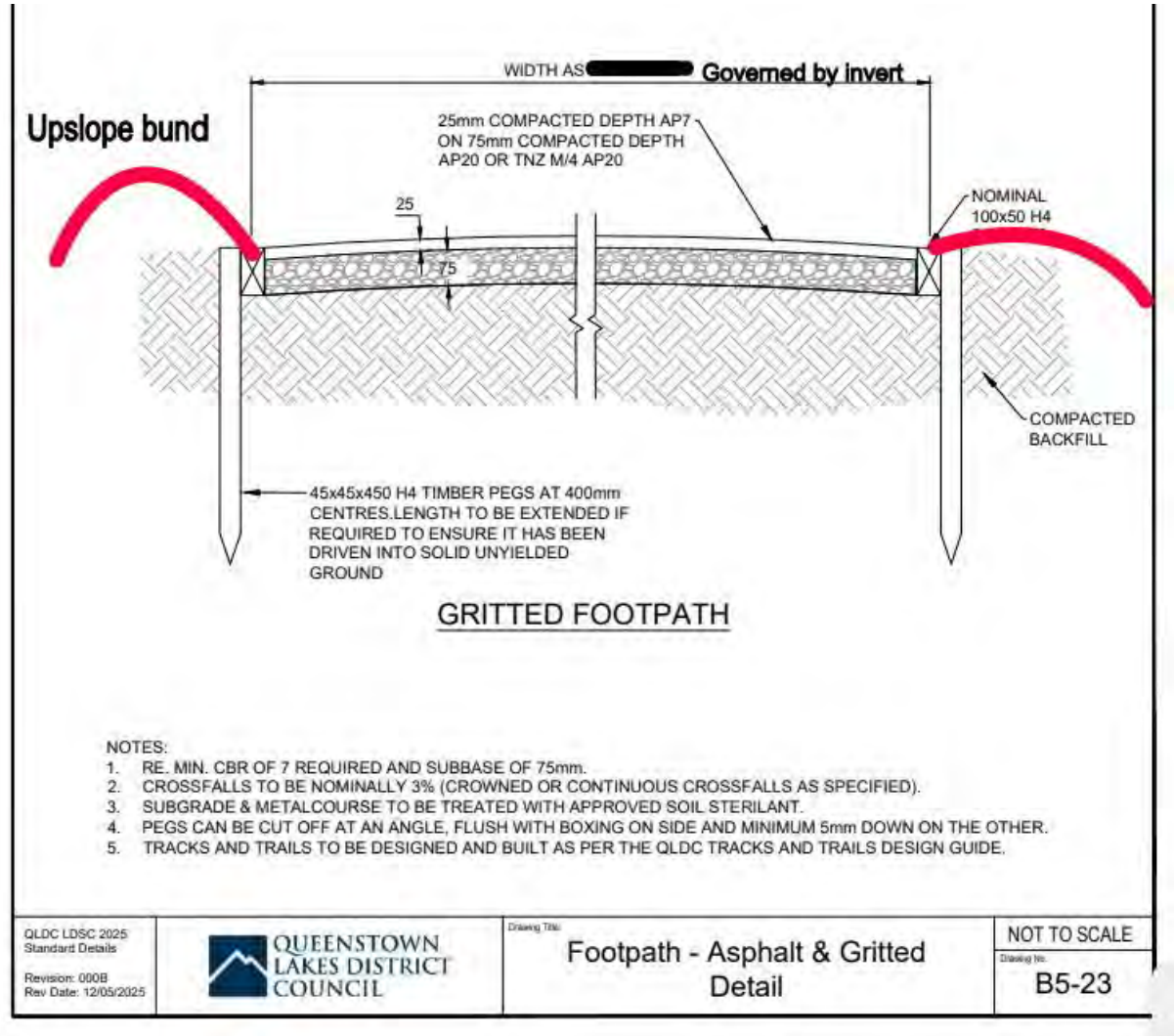


Figure 1 – a representative example (adapted from the Queenstown Lakes District Council Code of Practice for Subdivision and Land Development)

Revised Landscape Scheme Plan



Legend

- Overall Property Boundary
- Building Line Restriction
- Residential Lot
- Building Platform
- Road Reserve
- Private Reserve
- Balance Lot
- Easement
- Road
- Indicative proposed walkways
- Existing informal walkways
- Car Parking
- Proposed Mitigation Planting
- Street Trees Type 1
- Street Trees Type 2
- Potential Soakpit and Secondary/ Tertiary Over Land Flow Path Locations
- Approximate RidgeLine

Scale: 1:2,500 @ A3

16 December 2025

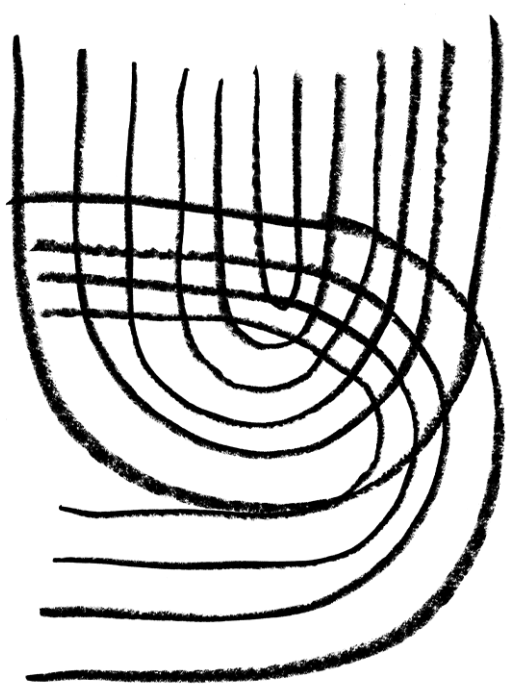
RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz

Landscape Management Plan – RC230398

27 September 2024



Design Control Issue

Contents

A	Planting Maintenance Plan	3
1.	Planting Implementation & Establishment	3
2.	Planting Maintenance Schedule	6
3.	Weed Management Strategy	9
4.	Monthly Planting Establishment Report	10

info@rmmla.co.nz

69 Cambridge Terrace, Christchurch 8013

A Landscape Management Plan

This Landscape Management Plan (**LMP**) outlines the applicant's approach to managing the mitigation planting as shown on the subdivision landscape plan. The purpose of the LMP is to ensure the mitigation planting effectively establishes. The LMP covers planting implementation, establishment, and maintenance.

1. Planting Implementation & Establishment

1.1 Cultivation and Final Preparation

Cultivate planting areas to a depth of 250mm to form a firm and friable tilth suitable for pit planting by hand.

During cultivations remove all weed including weed root off site.

Grade to smoothly flowing or even contours to the finished levels by hand or machine as necessary.

1.2 Stone/Debris Picking

After cultivating remove all stones, grass sods and other debris larger than 75mm in any dimension and all roots in excess of 15mm diameter or 200mm length.

1.3 Topsoil

Supply and install topsoil to planting areas to achieve finished surface levels, and to ensure specified topsoil depths are achieved. Remove existing earth where necessary to accommodate topsoil and soil conditioner in planters to achieve finished surface levels.

1.4 Soil Cultivation and Conditioner

Supply and incorporate soil conditioner to all planting areas at the rate of 0.075m^3 per m^2 (75mm depth) worked into the top 150mm of existing soil.

1.5 Plant Materials

Plant materials shall be first class specimens of nursery stock, true to type with well-developed and well-shaped trunk or stem and head. They shall be hardened-off to cope with the climatic conditions of the site.

The roots shall have a high percentage of fibrous roots that have grown to the edge of their containers. Plants with roots that are wound round their containers in circular fashion or otherwise obviously root bound shall be rejected. Plants shall be consistent in quality and size for the same species.

1.6 Planting Season

No planting or transplanting shall take place in exceptionally hot dry weather or in exceptionally wet or frosty soil or weather conditions.

1.7 Plant Material

Containerised plants shall be thoroughly watered the day before they are to be removed from containers. If plants are dry, they are to be submerged in water for five minutes until all air bubbles stop rising. Allow time to drain before planting.

Balled and container plants, shall have cloth cordage or container removed immediately prior to planting. Care shall be taken to ensure that the root ball is not disturbed during container removal or planting. Any wire containment and hessian shall be removed.

Plants shall be set in their final positions with main stem vertical and at such a depth that the soil, when firmed down is at the same height as the nursery earth marks on the stem or the container soil level. Loose roots shall be spread out in a natural fashion; the soil being carefully placed under and amongst them to fill all voids and firmed in. Any major roots which become accidentally broken off or frayed shall be cleanly cut off from the plant.

If plants are slightly pot bound the roots shall be loosened, trimmed and spread out to ensure healthy growth. Roots shall not be exposed to the sun or wind. The planting hole shall be a third larger than the root ball and the soil at the bottom of the hole loosened.

Each plant shall be watered thoroughly after planting, ensuring that the moisture has penetrated to the full depth of the root ball (initial watering is also important to settle the soil around the roots).

1.8 Fertiliser for Planting

Well-balanced six-month slow-release fertiliser including available nitrogen, phosphorus and potassium plus magnesium and trace elements. Fertiliser in granular form to allow distribution through the backfill mix.

All plants shall be planted with controlled, slow release fertiliser such as 'Nutricote' or 'Osmocote Plus' or 'Grotabs' of composition 6:15:3 (N:P:K). Fertiliser shall be applied to the backfill of each tree, shrub, and groundcover in accordance with the following application rates. In all cases, the fertiliser shall be mixed with the soil in the base of the prepared hole prior to placement of the root ball. Care shall be taken to avoid the roots having direct contact with the fertiliser.

Plant size:Application rate per plant:(gms or tab)
1.5L 12g or 1x tab
3L 12g or 1x tab
5L 20g or 2x tab

Fertiliser shall be applied prior to mulching.

1.9 Mulching of Plants – Wool Mulch Matting

Biomac-Wool Mulch R500 (Ex Geofabrics NZ Ltd) or an approved equivalent shall be installed underneath all mitigation planting areas.

The existing grass cover (including weeds) shall be sprayed with a suitable herbicide and allowed to completely die off prior to installation of the wool mulch.

The wool mulch shall be rolled down the slope rather than across the slope. The top of the wool mulch matting shall be trenched in 200mm, except on the existing trees side. The top of the wool mulch on this side shall be pegged to the ground within the dripline of the trees.

The joins between the rolled wool mulch shall have a minimum overlap of 200mm. Secure all joins at the overlap (through both layers of wool mulch) with 230mm long U staples. The staples shall be placed every 0.5m to 1.0m. Any minor depressions should also be pinned to ensure soil contact is achieved for 90% of the matting area.

The completion of the wool mulch matting shall be inspected by the Contract Administrator prior to planting. This is a hold point.

Following inspection, the Contractor shall plant into the wool mulch by cutting a slit and planting into a planting hole as per the relevant planting specification.

After planting, the Contractor shall close the wool mulch around the base of the plant and pin down to fix the wool mulch in place.

1.10 Rabbit Proof Guards

Install rabbit proof guards as per the 'Fiber Guard Assembly and Installation Guide' provided by Advanced Landscape System Ltd.

Ensure all punched inlets are removed to maximise light and airflow through installed guard.

For sloping sites make use of the guards angled top, which allows the guard to be installed upright on sloping ground.

1.11 Water Generally

A suitable water supply shall be installed for watering plants (or water carts if necessary). Water carts, hoses and sprinklers sufficient to provide an adequate water supply to the plant material shall be brought to the site.

Prior to Planting:

All plants shall be thoroughly watered a few hours prior to planting to ensure successful establishment, preferably by standing the plants in their pots in a trough of water and soaking until saturated prior to planting. All shrubs are to be copiously watered in such a way that the entire shrub station is moistened to field capacity to encourage settlement.

After Planting:

All plants shall be watered as required to ensure their survival. In the interests of good horticultural practice watering shall be sufficient to give 300mm minimum depth penetration and not just surface dampening. Attention must be paid to watering during and after planting to ensure successful establishment. Notwithstanding any prevailing restrictions by the local authority on the use of water for watering any plants, it is expected special arrangements may be necessary to ensure regular and adequate watering of trees and shrubs to ensure successful establishment.

Drought Conditions:

If during a drought some planting has not been carried out, planting may be delayed by agreement. If water supply is likely to be restricted, water from other approved sources will need to be used.

2. Planting Maintenance Schedule

Ref	Item	Minimum Frequency	Action
2.2	**Watering**	To maintain moisture content as specified. (Refer 3.3) Minimum recommendation once per month. Once per week over the first summer growing season. As required thereafter to maintain growth.	Water all plants
2.3	**Pests and diseases**	Check at 1-month intervals first 12 months, 3-month interval for the following two years.	Check for pests and diseases and apply appropriate treatment to ensure plants are pest and disease free.
2.4	**Rabbit Proof Guards**	As per above.	Ensure that rabbit proof guards are well maintained and remain in place.
2.5	**Pruning**	As per above.	All dead and weak branches to be removed.
2.6	**Plant maintenance, vandalism, losses, and replacement**	As per above.	Replace any plant losses as per approved landscape plans. Refer to specification 2.6 and follow.
1.8	**Fertilisation**	Implement at 6-month intervals or at the recommended rate depending on type and period of slow release. A schedule of fertilisation must be supplied at quotation as variation to this specification.	Fertilise each plant (not wetland areas, if applicable) to the recommended slow release period of manufacturers specification.
3.0	**Weed Control**	Check at 1-month intervals first 12 months, then check at 3-month intervals through growing seasons and less over winter for the following two years.	Refer Section 3.0 for specific species treatments.

2.1 Scope

Maintenance shall include watering, weed removal, plant trimming, cultivation, insect, and disease control, checking stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

Ensure that the plants installed will survive and grow. Water the plants installed as frequently as necessary, taking into consideration Cromwell's low annual precipitation and hot dry summers. Inspect the landscaping works as necessary to confirm the health of the plants, existence of pests, diseases, or vandalism. At the end of the maintenance period, re-position mulch where required and replacement of plant losses will be required.

Maintenance ***shall not include*** replacement of plants stolen, and/or those damaged by vandalism, spillage of fuels and chemicals, extreme / unforeseen weather events or by vehicle damage.

2.2 Watering

The Contractor shall provide sufficient water to all lawn areas, trees and planting to maintain plants in a healthy condition. For trees, soil moisture shall contain an average volumetric water content of between 20 and 30%. This value shall be determined through taking four readings corresponding approximately to

the four points of the compass. The readings shall be at 500mm below the topsoil surface and 300mm from the trunk for trees up to PB95 grade and 500mm from the trunk for PB150 grade and above trees.

For trees, this moisture content relates approximately to 40 litres of water per application in order to saturate the root ball. For trees larger than PB150 grade, each application should be approximately 80 litres of water. As a guide, shrubs and groundcover should receive 5 litres of water each per application in order to saturate the root ball. Applications should occur at least once a week during Summer (October – March), fortnightly during Spring/ Autumn (April - May and September - October) and monthly during Winter (June to August).

Water shall be applied evenly and radially around the root ball to a distance of 600mm from the base of the trunk or to the extremity of the tree's drip line, whichever is the greater. Water shall be applied at low pressure from a height of less than 500mm. Care shall be taken to avoid the displacement of soil or mulch whilst undertaking watering.

Installation of a portable irrigation system (i.e. K-line sprinklers and drippers) is acceptable. Additional to irrigation systems, carry out watering by handheld hoses at regular intervals as necessary during dry conditions to ensure successful plant establishment and growth. Water shall be applied until the top 200mm of topsoil around each plant is saturated. Do not water during the hot part of the day. Watering nozzles shall be fine rose or sprinkler heads to prevent damage to growth areas of the plants.

2.3 Noxious Pests and Diseases

Monitor the works for insect and plant disease problems. If present, identify the problem and apply appropriate remedy by accepted horticultural practices including chemical or biological methods.

Take all suitable precautions for the safe handling and application of herbicides, fungicides and insecticides and use these strictly in accordance with the manufacturer's specifications. In all cases, apply sprays on windless days. If the site is in a public area, the public shall be advised by signage that spraying is occurring and shall be directed away from the spray area.

Avoid damage to neighbouring properties caused by spraying.

2.4 Rabbit Proof Guards

Make good any rabbit proof guards that have been disturbed by rabbits or strong winds. Ensure bamboo stakes securing guards are firmly in the ground and guards are upright.

Remove rabbit proof guard when plants become too big for the guard and before the guard damages the plant.

2.5 Pruning

The Contractor shall remove all weak, dead, diseased or damaged growth, including spent flower heads. Sight lines at intersections and driveways shall be maintained and signs shall not be obscured. Pruning shall not be carried out during leaf burst or leaf fall.

Pruning shall be carried out on shrubs and groundcover by an appropriately qualified horticulturalist to maintain a high standard of presentation, display and plant vigour and to maintain the desired shape and size. An arborist qualified to international arboriculture standards shall undertake all tree pruning.

The following pruning techniques shall be employed where appropriate:

- Tips shall be pinched or purged, as appropriate for species, to give desired shape and size.
- Form pruning of young plants to ensure compact form and shape.
- Undercutting of groundcovers at border edges.
- Plants shall be pruned so that they do not smother neighbouring plants.

2.6 Plant vandalism, loss, and replacement

All losses of plants during the 12 month establishment period must be replaced in the first available planting season (between May and October). Replacements shall be the same as those specified, unless otherwise agreed. Any defective stakes, ties, etc. shall be replaced as soon as possible.

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3. Weed Management Strategy

3.1 Scope

Weed control is required to maximize the survivability of plants in their first 12 months of growth. Weeds and pasture grasses are key competitors for new plantings. The weed management program should be undertaken in a proactive as opposed to a reactive manner. It will ensure that weeds do not compete with the new plantings. To this end weeds and grasses shall always be controlled before they flower, set seed or get to half the height of the new plantings.

3.2 Weed Control Method

Weeds and grasses will not be allowed to grow over the top of new plantings. If this does occur, weeds must be pulled back from each plant prior to any spraying being undertaken. In some cases, this may require hand pulling of weeds as opposed to spraying. Note that all weed removal shall be undertaken by hand-pulling in the first instance, with spraying to be used if this is not applicable/suitable. (refer section 3.4). Regular maintenance visits shall be undertaken. They are required to:

a) Review work done in the month(s) prior to that visit.

b) Assess the condition of plantings and identify any issues.

c) Undertake weed control work to be done.

d) Identify and confirm work for upcoming months.

e) Review weed control species lists and identify any new threats.

3.3 Release Spraying

Release spraying shall be undertaken, only if explicitly required. It is anticipated that not less than two release sprays will be undertaken over the period of 12 months. If it determined that more sprays are necessary to control weeds and/or disease/infection, then these will be performed with confirmation from the Applicant.

Those undertaking spraying shall adhere to the spraying specifications as set out under the Growsafe manual. All chemicals used shall be approved. Detailed spray diaries shall be kept and progressively forwarded to CODC as work is done. Marker dye is to be used every time spraying is undertaken.

3.4 Manual Weed Control

Releasing of plants shall not be solely limited to the use of herbicides. It is preferred that plants are to be hand pulled or dug out wherever practical. Care needs to be taken to ensure the whole plant is removed and that it is disposed of in such a manner that it does not regrow. Crews will be experienced in weed identification and knowledge of which weeds can be hand pulled as opposed to those that cannot.

4. Monthly Planting Establishment Report

Contract No:		
Project Area:		
Job Name:		
Contractor:		
Establishment Period:	From:	To:

Inspection Date	Watering	Weed control	Litter Removal	Landscape Maintenance - List	Plant/Lawn Vandalism, Losses and Damage – likely causes	Signed

I confirm that the above inspections and work were carried out during this period.

Signed:	Date:
Name:	
Company:	

Revised Proposed Plant List

- A plant palette of appropriate plant and specimen tree species for the road reserve, recreation reserve and private lots has been prepared, refer to the below list.
- Mitigation planting is proposed within Lot 30 to provide visual screening of built form on lots 5, 10-14 from viewpoints east of the site.
- Mitigation planting will consist of 10% *Coprosma propinqua ,* 10% *Cordyline australis,* 10% *Kunzea serrotina,* 10% *Leptospermum scoparium,* 15% *Myrsine divaricate,* 5% *Olearia odorata,* 10% *Plagianthus regius,* 15% *Pseudopanax crassifolius,* 10% *Sophora microphylla,* 10% *Griselinia littoralis.*
  - Plants will be supplied at PB3 size or larger, and planted at a spacing of 3m centres to achieve sufficient coverage.
  - All plants shall have a slow-release fertiliser, wool mulch collar, and plant guard installed to deter rabbit and hare browsing.
  - A temporary irrigation system shall be installed and operation for the first three years from the date of planting. All planting shall have been installed and healthy for a period of no less than three months from the date of planting prior to Council certification inspection.
  - When implementing all planting refer to the Fire Emergency New Zealand (**FENZ**) Guidelines regarding plant flammability, and planting in proximity to structures. Please refer to the following website pages ; https://www.checkitsalright.nz/reduce-your-risk/low-flammability-plants

    https://www.checkitsalright.nz/reduce-your-risk/protecting-your-property

Street Trees

Liquidambar styraciflua 'Worplesdon'	Sweet Gum
Quercus robur 'Fastigiata'	Upright Oak
Liriodendron tulipifera 'Fastigiata'	Upright Tulip Tree

Reserve Trees

Cordyline australis	Cabbage Tree
Plagianthus regius	Ribbonwood
Populus 'Crow's Nest'	Lombardy Poplar
Quercus rubra	Red Oak
Sophora microphylla	Kowhai

Plant Mix 1: Mitigation Planting & Screening

Coprosma propinqua	Mingimingi
Cordyline australis	Cabbage Tree
Kunzea serrotina	Kanuka
Leptospermum scoparium	Manuka
Myrsine divaricate	Weeping matipo
Olearia odorata	Scented Tree Daisy
Plagianthus regius	Ribbonwood

Pseudopanax crassifolius	Lancewood
Sophora microphylla	Kowhai
Griselinia littoralis	New Zealand Broadleaf

Plant Mix 2: Amenity Planting within Road Reserves

Chionochloa rubra	Red Tussock
Coprosma acerosa 'Hawera'	Groundcover Coprosma
Festuca novae-zelandiae	Hard Tussock
Hebe cupressoides 'Nana'	Dwarf Evergreen Hebe
Lavandula spp.	Lavender
Libertia spp.	NZ Iris
Muehlenbeckia axillaris	Creeping Wire Vine
Phormium cookianum	Mountain Flax
Poa cita	Silver Tussock
Thymus serpyllum	Wild Thyme

Plant Mix 3: Private Lot Amenity Planting within Building Platforms*

Chionochloa flavicans	Dwarf Toe
Chionochloa rubra	Red Tussock
Coprosma acerosa 'Hawera'	Groundcover Coprosma
Coprosma propinqua	Mingimingi
Cordyline australis	Cabbage Tree
Corokia 'Geenty's Green'	Green Corokia
Corokia 'Bronze King'	Bronze Corokia
Festuca novae-zelandiae	Hard Tussock
Hebe cupressoides 'Nana'	Dwarf Evergreen Hebe
Kunzea serrotina	Kanuka
Leptospermum scoparium	Manuka
Lavandula spp.	Lavender
Libertia spp.	NZ Iris
Muehlenbeckia astonii	Shrubby Tororaro
Muehlenbeckia axillaris	Creeping Wire Vine
Olearia odorata	Scented Tree Daisy
Pachystegia spp.	Marlborough Rock Daisy
Phormium cookianum	Mountain Flax
Pittosporum 'Stephens Island'	NZ Pittosporum
Plagianthus regius	Ribbonwood
Poa cita	Silver Tussock
Pseudopanax crassifolius	Lancewood
Rudbeckia spp.	Coneflower
Sedum spp.	Sedum
Sophora microphylla	Kowhai
Thymus serpyllum	Wild Thyme

*In addition to the above list, fruiting orchard trees and olive trees are also permitted.

Plant Mix 4: Private Lot Revegetation Planting outside Building Platforms

Coprosma virescens	
Corokia cotoneaster	Korokio
Festuca novae-zelandiae	Hard Tussock
Kunzea serrotina	Kanuka
Melicytus alpinus	Porcupine Shrub

Poa cita	Silver Tussock
Thymus serpyllum	Wild Thyme

Plant Mix 5: Open Space Reserve Revegetation Planting

Aciphylla aurea	Golden Spaniard
Carmichaelia australis	Native Broom
Coprosma propinqua	Minigmingi
Coprosma virescens	Mikimiki
Corokia cotoneaster	Korokio
Festuca novae-zelandiae	Hard Tussock
Kunzea serrotina	Kanuka
Melicytus alpinus	Porcupine Shrub
Olearia odorata	Scented Tree Daisy
Ozothamnus leptophylla	Mountain Cottonwood
Pimelea aridula	New Zealand Daphne
Poa cita	Silver Tussock
Thymus serpyllum	Wild Thyme

