

CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC250259
Strode Road, Earnscleugh

INTRODUCTION

The application seeks Subdivision consent for an 8-lot subdivision in the rural resource area at Strode Road, Earnscleugh.

Proposal

The application proposes to subdivide Lot 1, DP 590633 containing 209.6570 hectares (ha) into eight allotments creating 7 additional Records of Title and 7 building platforms. The details of the proposed lots are shown on Table 1 and Figure 1 below.

Lot 1	191.657ha	Balance Land - Lots 2 – 4 will have one third undivided share in this lot. An area of approximately 182 ha is to be protected via a QEII covenant
Lot 2	0.5ha	To contain a 150m ² building platform
Lot 3	0.5ha	To contain a 150m ² building platform
Lot 4	0.5ha	To contain a 150m ² building platform
Lot 5	6.7ha	To contain a 250m ² building platform
Lot 6	5ha	To contain a 250m ² building platform
Lot 7	2.5ha	To contain a 250m ² building platform
Lot 8	2.3ha	To contain a 250m ² building platform

Table 1: The proposed allotments

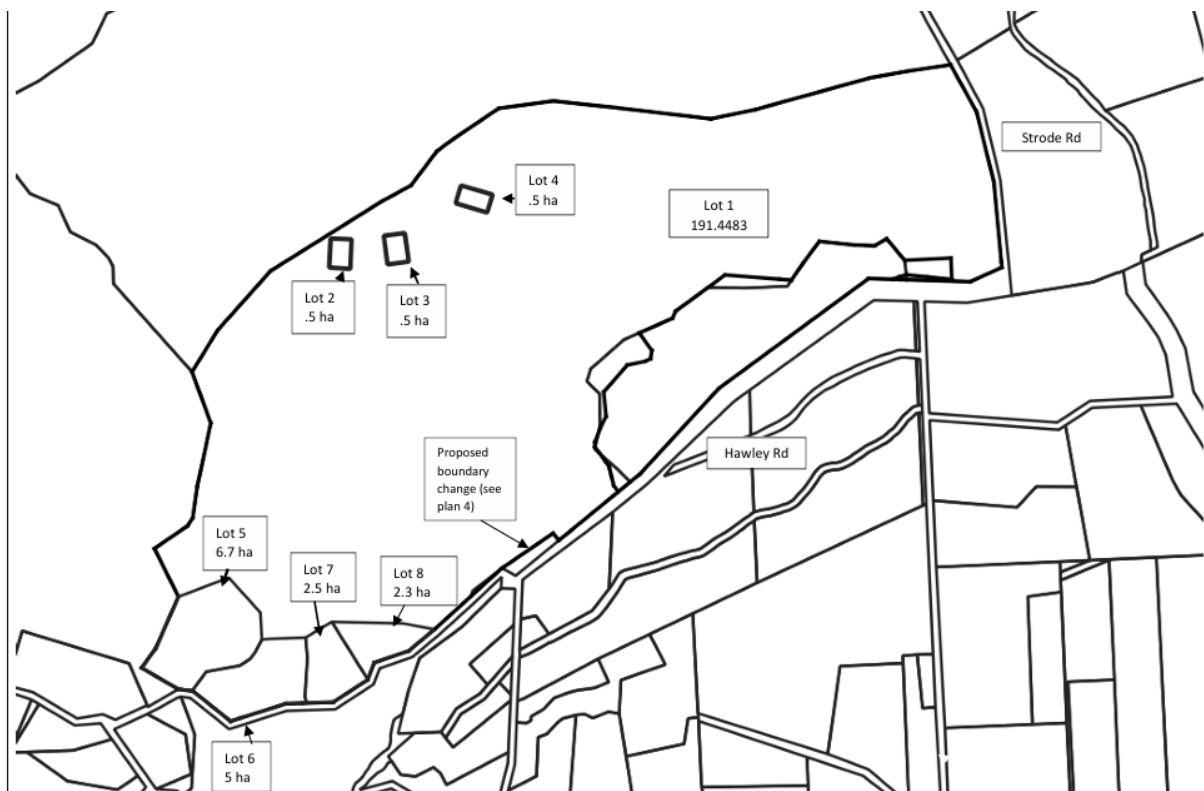


Figure 1: The proposed allotments (Source RC 250259 Application 2025)

Lots 5 to 8 will have areas of 6.7 ha, 5 ha, 2.5 ha and 2.3 ha respectively and building platforms of 250m². Lots 2 to 4 will have areas of 5000m² and building platforms of 150m² each. The

titles for Lots 2 - 4 will include a covenant that the titles shall be held in conjunction with one third undivided share of the balance land being Lot 1 being 191.657 ha.

It is also proposed to undertake a boundary adjustment with an adjacent property, Sec 160 Block X Leaning Rock SD, located at 79 Hawley Road. This is because historically, there were some buildings on this property built across the boundary and onto the subject site. The new alignment will result in 2087m² being transferred to Sec 160 Block X Leaning Rock SD.

Access

An upgraded access is proposed to Lots 5 - 8 from Hawley Road. A short section of the proposed access will cross over the neighbouring land at Lot 16 DP 27576 with a Right of Way sought over that area. That access is proposed to then follow a section of Legal Road to the new allotments. There is an existing track in this area, and it is proposed to be upgraded in accordance with the council standards at the applicant's cost. It is proposed to use an existing track via a right of Way over Lot 2 DP 590633 and over the balance land of Lot 1 to access Lots 2 to 4 and the proposed building platforms within those lots.

Services

Domestic water for Lots 5 – 8 is to be provided by piped supply from an existing bore within proposed Lot 6. Water to Lots 2 – 4 is to be provided by a piped supply from an existing well. Water is to be pumped to header tanks and reticulated to each lot by underground pipe. Each building platform is proposed to have at least a 30,000-litre tank for firefighting purposes.

Electricity to Lots 5 – 8 is to be provided from the network provider by an underground cable from Hawley Road to the boundary of each lot along the line of the existing access road. Lots 1 – 4 are not provided with mains electricity and proposed dwellings are expected to be off grid using solar systems.

Wastewater for each of the building platforms will be disposed of onsite by way of septic tanks treatment and disposal field.

Earthworks

Earthworks will be required to upgrade the existing access road to Lots 5 – 8 to provide a suitable surface and grade. Vehicle access will be required to each building platform and the levelling of building sites. It is expected that the proposed earthworks will comply with the District Plan.

Landscaping and Environmental Offsets

The applicant proposes as an offset against potential landscape effects, that 182 ha of Lot 1 be subject to a QEII covenant to be registered on the title. The covenant is proposed to include measures to protect the majority of the site from further building development or subdivision and to facilitate the ongoing restoration of the indigenous vegetation. Extensive wilding pine clearance has been undertaken and the covenant will seek ongoing control of wilding species.

The applicant volunteers the design controls which have been recommended by a Landscape Architect, Mike Moore to achieve the following outcomes.

- All dwellings and accessory buildings are to be contained within the building platforms identified.
- Maximum building heights of 4m for Lots 2-4 and for Lots 5-8, 5m for dwellings and 4m for other buildings

- A restriction on building colours of Light Reflectance Values (LRV) of no greater than 20%
- Access formation to maintain a rural character
- Water tanks to be coloured, screened and/or partially buried
- Planting other than fruit trees to be indigenous
- Wilding tree species to be removed
- Outdoor lighting controls

Resource Consent Background

RC 230040 approved a boundary adjustment between the current subject site, Lot 9 DP27576 and Lot 2 DP 27576. RC 050252 approved a 5 Lot subdivision of the subject site, but this was not given effect to.

Site Description

The applicant has provided a detailed description of the site and surrounds on page 1 of the application, and this assessment is accepted for the purposes of this report. In summary, the site is legally described as Lot 1 DP 590633 and covers 209.6570. The site is dominated by dry pastoral land and has limited productive potential.

REASONS FOR APPLICATION

Central Otago District Plan

The site is located within an area identified as “Rural Residential” within the Rural Resource Area in the Central Otago District Plan. The site has a Significant Amenity Landscape Overlay (SAL). The site crossed by a High Voltage Line. Consent is required for the following reasons:

Subdivision

- A **non-complying** activity pursuant to Rule 4.7.5(iii) for a subdivision creating allotments that are less than an average of 8ha and with a minimum area of less than 2ha. Proposed Lots 1-8 have an average of about 4.25ha (noting that allotments in excess of 16ha are deemed to be 16ha for averaging purposes). Proposed Lots 2-4 are each less than 2ha.
- A **Restricted Discretionary** activity pursuant to Rule 12.7.8(v) for subdivision of a site traversed by a High Voltage line.

Land use

- A **restricted discretionary** activity pursuant to Rule 4.7.3(vii) for residential activities and building platforms. Council’s Discretion is restricted to the following matters:
 1. *Whether or not the building and associated development or future building located on the residential building platform can be appropriately screened from public view by topographical features appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.*
 2. *Whether the siting of the building and associated development or future building located on the residential building platform will give rise to earthworks including access carriageways and planting, which will adversely affect the open space, natural character and amenity values.*
 3. *Whether the building and associated development or future building located on the residential building platform will maintain the open natural character of hills and*

ranges, without compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge.

4. *The colour scheme for the building which should in general be darker than the background in which it is set.*
 5. *Whether the building and associated development or future building located on the residential building platform will have adverse cumulative effects when assessed in conjunction with existing and consented unimplemented built development including any residential building platforms established by way of resource consent.*
 6. *Any objectives and policies relevant to the above matters.*
 7. *Methods to avoid, remedy or mitigate the effects of existing activities including potential for reverse sensitivity, the provision of screening, landscaping and methods for noise control.*
 8. *Provision of services, including firefighting water supply.*
- A **restricted discretionary** activity pursuant to Rule 4.7.3(i) for a breach 4.7.6A(a) in relation to the minimum 25m internal boundary setback. The proposed building platforms on Lots 2, 3 and 4 are each be located within 25m of internal boundaries.

Overall, the proposal is a **Non-Complying** activity.

SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification

Public notification has not been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2 – Public notification precluded

There are no rules or national environmental standards precluding public notification (s95A(5)(a)).

The proposal is not exclusively for controlled activities and/or boundary activities (s95A(5)(b)).

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

The application is not for a resource consent for one or more activities, where those activities are subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment under s95D is therefore made below.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

MANDATORY EXCLUSIONS FROM ASSESSMENT (S95D)

A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline, refer to section below).

D: Trade competition and the effects of trade competition (s95D(d)).

E: Adverse effects on any parties who have provided written approval must be disregarded (s95D(e)).

PERMITTED BASELINE (S95D(b))

Under Section 95D(b) of the RMA, an adverse effect of the activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. In this case, there are no permitted activity subdivisions under the Central Otago District Plan and there is no permitted baseline to be applied.

WRITTEN APPROVALS (S95D(e))

The following neighbours have provided written approvals and are therefore excluded from this assessment.

Name – written approval	Property
Kenneth Stuart Buchanan and Alison Christine Buchanan	79 Hawley Road, Alexandra

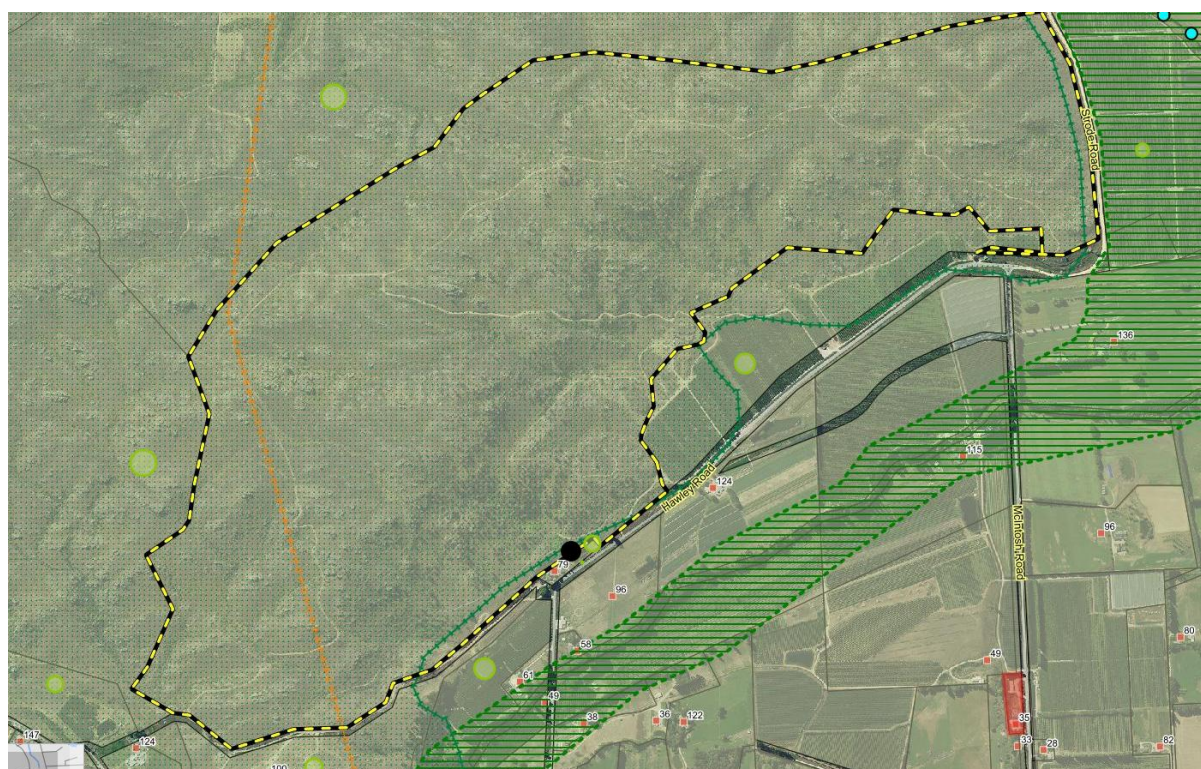


Figure 3: The subject site (outlined) and surrounding properties and written approvals (source Council GIS September 2026)

ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Landscape and Rural Character Effects

The subject site is located within the Rural Resource Area and has a classification of Significant Amenity Landscape. The applicant has provided a landscape assessment prepared by Michael Moore, Landscape Architect. Mr Moore's report is relied upon for the purposes of this report, including the site description, and assessment of landscape character (other than rural character), visual amenity and of the relevant objectives and policies of the District Plan. Mr Moore has used the NZILA guidelines in his assessment which equates landscape architects scale of effects with the RMA scale of effects as they relate to notification thresholds.



Figure 2: NZILA rating scale

Views and Visual Amenity

Mr Moore has assessed views from a number of locations from where the building platforms will be visible. These include Muttontown Road at a distance of 4.2km, Road, Earnsclough Road 2.2km, Bridge Hill Alexandra at 6.4km, Hawley Road at 830m, and Fraser Dam Road at from 2 points at 430m and at 1.78km. Photographs provided by Mr Moore show the building platform locations from these vantage points. In general, the building platform locations are dispersed around the site and located within the topography, such that it will be difficult to view them in combination, other than from a distance. There are some distant public locations from where multiple future residential activities will be visible, such as State Highway 8 and Bridge Hill. Mr Moore also considers that future buildings on Lots 7 and 8 will both be visible from Hawley Road at a distance of about 830m from Lot 8, but that adherence to the design controls will appropriately mitigate visual effects.

Consideration has also been given to undulations in the topography and rock formations as means of screening the building platforms. Mr Moore assesses views from each of these locations as 'adverse/low'. Overall, Mr Moore assesses adverse visual effects as being low which equates to effects that are minor, but not more than minor. Mr Moore considers that these effects will reduce over time (in the order of 10 years) as a result of the proposed revegetation. In accepting Mr Moore's assessment, overall adverse effects on views and visual amenity will be no more than minor and could reduce to less than minor with the maturing of the proposed landscaping.

Landscape Character

The site is characterised by open, low-productive dry land, with sloping terrain and exposed rock morphology. Mr Moore considers that the site has '*rural character amenity values associated particularly with openness and naturalness.*' In Mr Moore's opinion, the landscape has a *moderate-high* sensitivity to domestication, but it has already been modified to some extent by farm tracks. The site has had a significant number of wilding pines recently removed which has enhanced the open pastoral character. Mr Moore recommends landscape controls to impose relatively small building platforms, height restrictions, building colours and lighting

to mitigate effects of built form. These controls are volunteered by the applicant as ongoing conditions to be imposed by a consent notice.

Mr Moore also considers that the proposed revegetation associated with the QEII Trust covenant will enhance landscape character over time. The proposed mitigation planting and undulations in topography will mean that development on the building platforms will not be dominant in views and will seldom be seen in combination, therefore despite the relatively small scale of the proposed lots, they will not create an obvious perception of domestication of the landscape. The chosen building platform locations avoid the open and flat areas of the subject site, so the proposal will not encroach on the overall openness of the landscape. Overall, Mr Moore assesses adverse effects on landscape values as low. With acceptance of Mr Moore's assessment and with the proposed mitigation measures, it is considered that adverse effects on landscape character will be minor, but no more than minor.

Rural Character and Cumulative Effects

The proposed allotments are of a suitable scale and dimensions to provide for the proposed residential uses, with ample space for residential units, onsite services, access and outdoor areas. However as discussed, the scale of the lots falls notably short of the allotment area standards for Rural Resource Area and will not provide for the rural activities anticipated within the zone. Effects of residential intensification on the landscape will be mitigated through the proposed QE2 Trust covenant and design controls, but overall, the proposal will result in a transformation towards domestication that is difficult to mitigate. The proposed subdivision will certainly introduce a pattern of development and allotment configuration that is untypical of an SAL. Overall, it is considered that adverse effects of the areas of allotments will be more than minor.

The proposed allotments represent a notable departure from the scale that is typical of an SAL and for what is provided for within the Rural Resource Area under the District Plan. At 0.5ha Lots 2 - 4 are significantly smaller than the 2ha minimum provided by the Plan. The small allotments and building platforms will contain domestication and will not have the ability to support rural productive activities. Lots 5-8 are also of a scale that would be unlikely to support viable rural production as they will occupy steep, undulating, dry pastoral terrain and will have a character that is more typical of a rural living character. The proposed revegetation will provide positive enhancement of natural character and will protect scenic values but overall, the proposal does not align with the primary purpose of the Rural Resource Area being for productive activities and does not mitigate the effects of the small domestic allotments.

Rural subdivision has the potential to result in cumulative effects, whereby the addition of development has effects that go beyond the changes to the site itself and can affect the overall character of the rural landscape. This can occur when a threshold of development is exceeded, such that the landscape can no longer be considered distinctly rural.

The proposed building platforms avoid open and productive areas, will be mitigated to an extent through design controls, and, in Mr Moore's opinion, can be appropriately absorbed into the landscape. Due to the contained nature of the building platforms, there will also be few opportunities to view future dwellings and building platforms in combination, other than in distant views, and this will somewhat mitigate the appearance of increased density. There are some distant public locations from which multiple residential activities will be visible however, and this result in cumulative effects on the rural character.

In addition to visual effects, residential intensification within rural areas can contribute to factors such as additional noise, vehicle movements lighting, and exposure to reverse sensitivity that can go beyond what is characteristic of rural zone. In this instance the inclusion

of, 7 additional allotments will result in an incremental increase in these effects, which may be acceptable for each individual allotments, but in combination these represent a notable change in character and sensitivity to typical rural activities. Overall, it is considered that adverse effects on rural character, including cumulative effects will be more than minor.

Effects on Productive Soil

The subject site is unirrigated dry land with limited current productive potential other than low intensity grazing. The subject site has a small area of Highly Productive Land with a classification of Land Use Capability 3 (LUC3) in the lower part of the site fronting Hawley Road, however it is not proposed to subdivide that part of the site and there are no works proposed within these areas other than upgrades to existing access tracks. Therefore, the proposal will not detract in any significant way from the potential use of highly productive land. The proposed QEII covenant will result in areas of the site being used for regenerative planting and hence being unavailable for agricultural production, however this will not occur within areas that currently have highly productive uses. At worst this will result in the loss of areas of low-productive grazing. The restoration of indigenous vegetation will otherwise provide mitigation have positive benefits in terms of landscape and ecology which would not have been possible if the site has been maintained in rural production. Overall, it is considered adverse effects on the soil resource to be less than minor.

Services

CODC's consultant Environmental Engineer, Mr Jeremy Reece has assessed the proposed services and provided engineering advice. Mr Reece's comment is relied upon for the purposes of this report, as summarised below.

Potable Water/Firefighting

There are existing bores on proposed Lots 1 and 6. Mr Reece is satisfied that this supply is adequate for all of the allotments and that it can be appropriately treated. Mr Reece accepts the water testing information provided with the application. Standard 30,000 litre firefighting tanks are proposed with each lot and these can be established in accordance with relevant firefighting standards. As an alternative, Mr Reece would also support the installation of sprinklers with a static reserve. With reliance on the assessment of Mr Reece, it is considered that any adverse effects relating to water supply will be less than minor.

Wastewater Disposal

Mr Reece is satisfied that wastewater disposal can be provided for each of the new lots. Mr Reece recommends consent notices in respect of these requirements. Mr Reece notes that the wastewater assessment provided was undertaken by a drain layer and not a suitably qualified person. In respect of Lots 2-4, given they will only be 0.5ha in area with undulating and rocky terrain, Mr Reece was initially unsatisfied with this information. In response to a request for further information, the applicant has now provided plans showing suitable locations for dispersal fields and has confirmed that secondary treatment systems are proposed. This information is accepted by Mr Reece. Mr Reece recommends a consent notice to be included on the titles for the design and installation of the systems to be undertaken by suitably qualified professionals at the time of construction. That approach is accepted by the applicant. With reliance on the assessment of Mr Reece, it is considered that any adverse effects relating to wastewater disposal will be less than minor.

Stormwater

Mr Reece is satisfied that stormwater can be disposed of to ground within each of the allotments. Given the small scale of the building platforms, it is unlikely that future dwellings will affect existing flow paths.

Mr Reece has concerns about drainage at the Hawley Road access to Lots 5-8 and has requested more detailed stormwater design. The applicant provided a plan in response to a request for further information however this is not considered by Mr Reece to be acceptable.

Council's Roading Manager, Mr Paul Fleet, has also corresponded with the applicant as a result of concerns that have been brought to Council about stormwater flows into the Road Reserve and onto a neighbouring property at this area. Mr Fleet has also requested a detailed design to address stormwater flows at this access prepared by a suitably qualified person, a timeline for the works and evidence of liaison with neighbours. To date, the applicant has not provided this information. In the absence of a detailed stormwater design there remains a credible risk that stormwater flows generated or redirected by the proposed access could result in adverse off-site effects.

The applicant attributes this issue to a blockage in a culvert in the road reserve outside 79 Hawley Road and maintains that this will be remedied through works to establish the access. However, in the absence of a detailed stormwater plan there is a lack of certainty over whether this is a feasible solution. Given this degree of uncertainty, there is no assurance that stormwater effects relating to the access will be appropriately mitigated. It is therefore concluded that adverse effects of stormwater at this access are likely to be more than minor.

Electricity and Telecommunications

Electricity can be provided to Lots 5-8 from a network provider and underground services are proposed. In the case of Lots 2-4, it is proposed to have off grid power. This would be supported by Mr Reece with the inclusion of a suitably worded consent notice, as there are proven efficient systems available for solar panels and batteries. The applicant agrees to the inclusion of such a consent notice and therefore this is adopted as part of the proposal. Mr Reece accepts that wireless telecommunications would also be acceptable if that is the preferred option. Overall, adverse effects resulting from the provision of electricity and telecommunications will be less than minor.

Access

The site has road frontage along Hawley Road with 2 established farm accesses, one to the east and one to the west. A Right of Way is sought over Lot 16 DP 27576. It is proposed to access Lots 5-8 from the access at the east end of Hawley Road. Notwithstanding the stormwater issues at the vehicle crossing that have already been discussed, the current formation is acceptable for the purposes of a farm access and the section within the legal road could be upgraded to a suitable standard without a requirement for extensive earthworks.

Lots 2-4 will be accessed via an existing farm track from Hawley Road which crosses Lot 2 DP 590633 via a Right of Way. This will cross the area covered by the QE2 Covenanted area of Lot. The owners of Lots 2-4 will have common ownership of Lot 1 and will therefore not require a Right of Way over Lot 1.

Overall, Mr Reece is satisfied with the proposed vehicle accesses, other than the aforementioned stormwater situation. It is therefore considered that the proposed vehicle accesses can be formed or upgraded to a compliant, safe and appropriate standard. Subject to the access being established in accordance with the recommendations of Mr Reece and

assuming the submission of a feasible stormwater design for the access to Lots 5-8, adverse effects as a result of the proposed access will be no more than minor.

Building Platforms and Residential Activities

The assessment of Mr Moore adequately covers the matters of discretion included with Rule 4.7.3(vii) in respect of building platforms and residential activities, although it is noted that as a non-complying activity Council's discretion is unfettered. Mr Moore assesses the associated effects as low from a landscape perspective. The building platform locations are contained within the site's topography and will not detract from any currently open areas of the site. The applicant volunteers design controls which will further mitigate adverse effects of built form. It is proposed to restrict the height of buildings on lots 2-4 to 4m and on lots 5-8 to 5m, further reducing potential visibility of the future buildings. Buildings would be required to meet the colours and reflectivity standards of rule 4.7.6D, with the further restriction of an LRV of 20% for painted elements. Overtime the effects of built form will be further mitigated through the proposed regenerative planting.

Consideration can also be given to earthworks required for the building platforms and access, and while no earthworks are proposed at this stage, they will be necessary to construct dwellings and to access the building platforms in the future. The applicant maintains that these future earthworks should be able to be undertaken without a requirement for additional resource consents. Mr Moore has also considered the earthworks required for the new building platforms and considers that the degree of landform modification will be minimal. It is considered that a permitted level of earthworks will have no more than minor adverse effects.

Overall, it is considered that any adverse effects resulting from the proposed residential activities and building platforms will be no more than minor.

Internal Boundary Setbacks

Consent is sought for building platforms to be located within the 25m minimal yard setbacks on Lots 2-4. This outcome is a result of the small size of the allotments and will result in adverse effects that are entirely internal to the subject site, with no external breaches. The intrusions into the internal boundary setbacks will occur solely in relation to the boundary with the balance land of proposed Lot 1 and will be indiscernible from beyond the site. Overall, it is considered that adverse effects as a result of the internal boundary setbacks will be less than minor.

High Voltage Transmission Lines

The District Plan gives consideration to whether written approvals have been obtained from Transpower New Zealand Limited as an affected party. In circumstances where Transpower are determined to be affected, and written approval is not obtained from them, Council can consider public notification (Noted with Rule 4.7.4(iii)).

No consultation has been undertaken, on the basis that the applicant does not consider Transpower to be affected. In this instance, the proposed subdivision will have very minor implications for the transmission lines which cross proposed Lots 7 and 1, with the only physical works required being the upgrading of an existing farm track. Measures should be put in place to ensure that a future lot owner would be fully aware of obligations when undertaking development in the vicinity of the high voltage line. A consent notice condition in line with standards and best practise for working and development around Transpower infrastructure has been adopted by the applicant. This condition includes setbacks for habitable buildings, clearance distances for machinery, a requirement for access to the infrastructure to be maintained and for safe working practises. There are no residential

buildings proposed near the transmission line corridor. Overall, it is considered that any potential adverse effects on the high voltage transmission lines will be less than minor.

Summary of Effects on the Environment

The proposed subdivision is assessed by Mr Moore as being appropriate in terms of effects on landscape. However, given the small size of the allotments the proposal is inconsistent with the anticipated zone character and will result in rural character and cumulative effects that are potentially more than minor. For the most part the proposal for servicing is appropriate. There are ongoing problems with drainage at the proposed access for Lots 5-7 and the applicant has not provided evidence of a feasible solution. It is therefore considered that effects in regards to stormwater will also be more than minor.

DECISION: EFFECTS ON THE ENVIRONMENT (S95A(2))

Overall, the proposed activity is likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is required under Step 3.

Step 4 – Public Notification in Special Circumstances

Public notification is required if the consent authority decides such special circumstances exist as to warrant the application being publicly notified (s95(9)(a)).

There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified.

Overall, the proposed activity is likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is required under Step 3.

OVERALL DECISION - NOTIFICATION

Given the decision made under s95A, the application is to be processed on a publicly-notified basis. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

Service

In addition to the usual statutory parties, I consider that the following persons should be served direct notice. These parties are the owners of either adjacent properties or properties located nearby.

Roberts Family Fruit Limited
8 McIntosh Road
Alexandra 9391

Panmure Orchards Limited
214 Strode Road
Alexandra 9391

Trevor and Lynette Newton
124 Hawley Road
Alexandra 9391

McIntosh Orchard Limited

115 McIntosh Road
Alexandra 9391

Callum and Victoria Turnbull
96 Hawley Rd
Alexandra 9391

Clyde Orchards (1990) Limited
Po Box 56
Clyde 9341

Kelvin and Elwin Lesley
10 Fraser Dam Rd
Alexandra 9391

Lindsay McStay and Raylene Barker
124 Fraser Dam Rd
Alexandra 9391

Earnsclough Station lands Limited
382 Conroys Road
Alexandra 9391

Prepared by:



Tim Anderson
Team Leader - Planning - Cromwell

Date: 11 March 2026

Reviewed by:



Oli McIntosh
Planning Consultant

Date: 12 March 2026

Approved under Delegated Authority by:



Wendy Baker
Independent Commissioner

Date: 19 March 2026