

CENTRAL OTAGO DISTRICT COUNCIL

AO MARAMA LIMITED– RC250259

MINUTE 2 OF INDEPENDENT CHAIR OF THE HEARINGS PANEL

Panel members Kirstyn Royce and Cr Sarah Browne undertook a site visit yesterday. We were escorted by Mr Murray. Mr Murray showed us the key features of the site and the proposed building platforms. No discussion on the merits of the application occurred.

1. Following the site visit, the Panel hold concerns regarding the lack of ecological assessment for this application. The Panel considers that this information is fundamental to the subdivision design. Having looked at the site, the Panel are unconvinced that many of the rural activities, set out in the s42A report and legal submissions as forming a permitted baseline, could reasonably occur in the location of the residential building platforms.

The Panel are concerned that any development on the site may disturb potential spring annual habitat as well as rocky outcrops (potential herpetofauna habitat). The Panel are also interested in how the proposed planting will be undertaken in a considered manner which will not adversely impact existing ecosystems within the site. Furthermore, the Panel consider that the pest management plan is incomplete.

2. The Panel also hold concerns regarding the ability for wastewater disposal to occur effectively at each site given the rocky form of the building platforms. While we accept Mr Rees advice, we note that the draft condition in the s42A report omits the requirement for secondary treatment. The Panel seeks that this be corrected in the revised conditions to be submitted with the applicant's right of reply.

Directions

1. Prior to making a decision, the Panel directs the applicant to commission an ecological restoration and pest management plan to be prepared by suitably qualified and experienced ecologist and herpetofauna experts.

The management plan should cover the areas of disturbance associated with the building platforms for Lots 2-8, wastewater disposal fields and internal access to the lots, the proposed QEII covenant area, and the 9.8 hectares within proposed Lot 1 which sits outside of the proposed QEII covenant area.

The applicant is to report back to the Panel by **5pm 7 October 2026** with a timeframe by which the ecological restoration and pest management plan will be completed. Once

this information is provided a revised timeline will be set for the provision of this information.

2. In addition to the matters raised at the hearing regarding the draft conditions, the Panel directs that the applicant include a requirement for secondary wastewater treatment.

DATED this 29th day of September 2026

Signed by

A handwritten signature in black ink, appearing to read 'K. Royce'.

Kirstyn Royce

Independent Chair of the Hearings Panel