



3 September 2026

Andrew Duncan
528D Kawarau Gorge Road
RD 2
Cromwell 9384

Dear Andrew

**DECISION NOTIFICATION: RC250353 – ANDREW DUNCAN – 528D KAWARAU
GORGE ROAD (SH 6)**

I enclose a copy of the Council's decision on the above application as required by section 114(1) of the Resource Management Act 1991.

The Panel has granted consent to the application with conditions. The assessment of the application, including the reasons for the decision, is set out in the decision attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to the proposal. Please ensure that you have read and understand all of the consent conditions.

I also draw your attention to Section 120 of the Act which provides for the right to appeal a decision, or part of a decision, under certain circumstances. Please note that there is no right of appeal against the whole or any part of a decision to the extent that the decision relates to a boundary activity unless the boundary activity is a non-complying activity.

Appeals must be lodged with the Environment Court and served on the consent authority within 15 working days of notice of the decision being received in accordance with Section 121 of the Resource Management Act 1991.

Yours faithfully



Jessie Dick
PLANNING SUPPORT OFFICER

DECISION OF THE CENTRAL OTAGO DISTRICT COUNCIL

IN THE MATTER OF:

APPLICATION	RC 250353
APPLICANT	ANDREW DUNCAN
ADDRESS	528D KAWARAU GORGE ROAD, RD 2, CROMWELL
LEGAL DESCRIPTION	SECTION 24 BLOCK IV CROMWELL SURVEY DISTRICT (HELD IN RECORD OF TITLE OT10B/1161).
ACTIVITY DESCRIPTION	RESIDENTIAL ACTIVITY AND VEHICLE ACCESS IN A RURAL RESOURCE AREA AND OUTSTANDING NATURAL LANDSCAPE
ACTIVITY STATUS	DISCRETIONARY

INTRODUCTION AND PRELIMINARY MATTERS

- [1] The application was considered by the Central Otago District Council Hearings Panel (the Panel) comprising Cr Tracy Paterson (Chair) and Cr Sarah Browne under delegated authority, on 11 August 2026.
- [2] The panel were supported by Hearings administrator Jessie Dick and Panel Advisor Kirstyn Royce. Also in attendance was the applicant Andrew Duncan and his team, Craig Barr (Planner), Steve Skelton (Landscape Architect) and Bridget Irving (Legal Counsel). For the Council were Council's consultant planner, and author of the section 42A report, Emma Spalding and Sue McManaway Council's Consultant Landscape Architect. Council's Land Development Engineering Manager, Walt Denley, also attended the hearing for a brief period to discuss Council's access requirements for the site. No submitters in attendance. The hearing was recorded.
- [3] In reaching its decision, the Panel considered:
- Resource consent application received by the Council on 3 December 2025,
 - Further information received on 5 June 2026
 - Pre-circulated evidence from Andrew Duncan, Craig Barr and Steve Skelton
 - Submissions of the applicant's Legal Counsel dated 3 August 2026
 - Public Submissions
 - The s42A report and draft conditions prepared by Emma Spalding dated 16 July 2026
 - Landscape peer review prepared by Sue McManaway
 - Engineering comments by CODC Land Development Engineering team.
- [4] Following the hearing, the applicants team worked with Ms Spalding and Mr Denley to prepare a revised set of conditions, which the Panel takes into account.

[5] The hearing was formally closed on 19 August 2026.

PROCEDURAL MATTERS

[6] There were no procedural matters raised at the hearing.

MATTERS OF CONTENTION

[7] There were four key matters of contention identified at the hearing:

- a) Ms Spalding, based on the peer review by Sue McManaway, recommended that the application be refused on basis of adverse landscape character and cumulative effects.
- b) Access to the site is via a right of way which is steep and somewhat difficult to traverse. The applicant opposed the standard of formation recommended by Ms Spalding in her draft conditions.
- c) Whether a Lizard survey and Herpetofauna Management Plan was required.
- d) Whether the installation of a sprinkler system within the dwelling was required.

[8] There was general agreement between the applicant and Ms Spalding in all other matters.

SITE VISIT

[9] The Panel undertook a site visit on 14 August 2026, which confirmed the site descriptions set out in the application and s42A report. The applicant Mr Duncan escorted the Panel onto the site given the difficulty of the terrain but the matters of contention were not discussed during the site visit.

DESCRIPTION OF PROPOSAL

[10] Resource consent is sought to construct a dwelling and shed with vehicle access at 528D Kawarau Gorge Road (SH 6). The applicant seeks to establish a six-bedroom dwelling at approximately 680m above sea level. The application plans show a curtilage area of 2000m² which will contain a dwelling, shed and hardstand area. Mitigation shrub and tree planting is also proposed. The applicant will reside on site with his family.

[11] The dwelling is proposed to be a single storey building with a maximum height of 5.5m. The building will take an L-Shaped form and will comprise open plan kitchen, dining, lounge area, six bedrooms, office, two bathrooms and additional toilet. The dwelling will have a floor area (including decks) of 332.2m² and a roofed area of 444m² which includes a 90m² verandah. The dwelling will be finished in Colorsteel Karaka with a Light Reflective Value of 8%.

- [12] The detached shed is proposed to have a floor area of 162m², with a gable roof measuring a height of 4.24m at the apex. The shed will be located approximately 12m from the main dwelling. The shed will have four bays and will be clad in Colorsteel Karaka.
- [13] Access to the site will be via an existing Right of Way (ROW) from Ripponvale Road. The access will be extended from the end of the ROW via an internal driveway, which largely follows the alignment of an existing 4WD track, with some changes to the alignment to avoid steep topography and rock formations. The application states that the 4WD track will be upgraded and will follow the natural contours of the land to reduce the cut and fill requirements.
- [14] Earthworks are required to create the track, dwelling and shed building platforms and hardstand area. The earthworks volume for the dwelling, shed, and hardstand area will involve 1010m³ of cut over an area of approximately 1,440m². Excess material will be used as fill to create an earth bund for visual mitigation of the shed, with the remainder of the material to be placed elsewhere on the site and grassed. Additional earthworks will be required to upgrade the existing 4WD access track leading to the dwelling.
- [15] The dwelling is proposed to be completely self-serviced. Evidence of the water supply to service the dwelling was provided with the application. Further information was supplied which confirms that the water supply can be treated so that it is safe for potable supply. Appropriate water storage is proposed for potable water and firefighting supply. The application is supported by a geotechnical assessment which confirms that wastewater can be satisfactorily disposed of on-site. Rainwater is proposed to be collected from roofed areas and stored for beneficial re- use. Electricity supply will be by way of ground-mounted solar panels. The solar array will occupy an area of approximately 40m², located to the north-west of the shed. Wireless telecommunications are proposed.
- [16] The application also seeks to authorise the existing historical hut located on the site, which was not built by the applicant, and does not have any record of being legally established. It is not sought to modify or change the use of the hut from a rustic, un-serviced back country shelter.
- [17] A previous application for a dwelling on this site was made in 2024 (RC240084) but was returned by Council pursuant to section 91F of the Resource Management Act. The Panel note that the current application is to be considered anew and without prejudice.

STATUORY CONSIDERATIONS

- [18] This application must be considered in terms of Section 104 of the RMA. Subject to Part 2 of the RMA, Section 104(1) sets out those matters to be considered by the consent authority when considering a resource consent application.

Central Otago District Plan

- [19] In terms of the District Plan Framework, the Panel note that the subject site is located within the Rural Resource Area of the Central Otago District Plan. The site is located within an Outstanding Natural Landscape. An active fault line is located along the eastern boundary of the site. There are no other District Plan annotations for the site.

- [20] The District Plan rule assessment is set out in the section 42A report is agreed with by the applicant. The Panel adopts this assessment.
- [21] The Panel determine to apply the bundling principle and the application is to be considered as a Discretionary activity pursuant to sections 104 and 104B of the Resource Management Act 1991.

National Environmental Standards

- [22] The Panel also accepts the planning evidence that the proposal does not trigger the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 or any other National Environmental Standard.

Section 104 & 104B

- [23] In accordance with section 104B of the Act, a consent authority may grant or decline a resource consent for a Discretionary Activity and may impose conditions under section 108 of the Act.

Section 106A

- [24] Section 106 of the Act allows a consent authority to refuse a land use consent if there is a significant risk from natural hazards. An assessment of the risk from natural hazards requires a combined assessment of the following matters:
- a) the likelihood of natural hazards occurring (whether individually or in combination):
 - b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:
 - c) whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b):
 - d) whether the proposed use of the land would result in adverse effects on the health or safety of people.
- [25] The Geotago report submitted with the applications advises that there is a significant seismic risk to the entire Central Otago region when the rupture of the Alpine Fault System occurs. The Panel recognises that the fault hazard is not site specific and applies to the Central Otago Region generally. The Geotago report ultimately concludes that significant damage due to landslide reactivation / slope instability is low to very low. To maintain this risk level, Geotago recommend conditions relating to scale and extent of earthworks, dwelling and foundation restrictions, and surface water and in ground stormwater management.
- [26] There is no evidence to the contrary and the Panel relies on the Geotago report for natural hazard advice. Subject to the recommendations in the Geotago report, the hazard risk is considered to be low to very low.

Sections 108 and 220

- [27] Sections 108 and 220 of the RMA empowers the Panel to impose conditions on a resource consent should it be of a mind to grant consent.

WRITTEN APPROVALS

- [28] The written approval of the persons detailed in the Table 1 below has been obtained. In accordance with section 104(3)(a)(ii) of the Resource Management Act 1991, the Panel disregards all effects of the activity on these persons.

Table 1: Written approvals received

Person	Address	Obtained
Robin Ashley Jones	29 Ritchies Road	11 November 2025
Grant Hylton Hensman on behalf of LS Sill and GE Luke	Pt Sec 20 BLK IV Cromwell SD	8 November 2025

NOTIFICATION AND SUBMISSIONS

- [29] On 22 January 2026, Council made a decision under delegated authority to publicly notify the application. A total of three submissions were received by the closure of the submission period on 20 February 2026. Of these submissions one was in support: and two were neutral. These are summarised in Table 2.

Table 2: Summary of Submissions

Submitter	Summary of submission	Support/Oppose
1. Ian Gare	The project represents a well-considered, sensitive, and environmentally responsible development that maintains the values of the Pisa Range ONL while enabling reasonable use of the land.	Support
2. Fire and Emergency New Zealand	Seeks to ensure the house and occupants are adequately protected from wildfire.	Neutral
3. Heritage New Zealand Pouhere Taonga	Seeks that during the project works the applicant follows an Accidental Discovery Protocol in the event that an archaeological site is identified.	Neutral

- [30] The Panel has reviewed the full text of the submissions and these are held at Council.

SECTION 104 OF THE ACT

[31] Section 104(1)(a) of the Act requires that the Panel have regard to any actual and potential effects on the environment of allowing the activity. 'Effect' is defined in Section 3 of the Act as including-

- a) *Any positive or adverse effect; and*
- b) *Any temporary or permanent effect; and*
- c) *Any past, present, or future effect; and*
- d) *Any cumulative effect which arises over time or in combination with other effects—*

regardless of the scale, intensity, duration or frequency of the effect, and also includes

—

- e) *Any potential effect of high probability; and*
- f) *Any potential effect of low probability which has a high potential impact.*

[32] The Panel Identify that the effects arising from the following matters are relevant to this proposal:

- Landscape visual and character effects
- Ecological Effects
- Access
- Wildfire risk
- Servicing
- Earthworks, Geotechnical and Natural Hazards
- Heritage/Archaeological Effects
- Cumulative Effects
- Positive Effects
- Effects of the Existing Hut
- Conditions of consent to manage effects

[33] These matters are addressed below:

Landscape visual and character effects

[34] The site is located within the Pisa Range Outstanding Natural Landscape (ONL). The applicant advises that the house site has been carefully selected and a range of mitigation measures have been volunteered as conditions of consent.

[35] In terms of landscape amenity and visual effects, the Panel note that there is much agreement between Mr Skelton for the applicant and Ms McManaway for the Council. Both landscape experts are guided by Te Tangi a te Manu.

[36] Both experts generally agree that the proposal has been carefully designed and sited, including selection of a recessed building platform, avoidance of skylines and prominent landform features, use of recessive materials, proposed landscape mitigation and wider Landscape Management Plan, which all contribute positively to reducing adverse landscape and visual effects. Both Experts agree that the visual effects of the development when viewed from the unformed paper road should not be given weight.

- [37] In terms of visual amenity effects, both experts find that the proposal will have limited visibility and minor or less than minor effects overall. The Panel determines that visual amenity effects do not weigh against the granting of consent.
- [38] The main area of contention is the landscape character effects. Mr Skelton confirms that at the subject location, the landscape retains a high level of natural character with a low level of built development, and expansive views which contribute to a landscape that reads as largely intact and undeveloped¹.
- [39] Ms McManaway and Ms Spalding consider that the key issue is the introduction of built form and residential occupation into a highly sensitive ONL and the significance attributed to this. In attributing the subject area as a “highly sensitive” landscape classification, Ms McManaway and Ms Spalding rely on a 2008 LA4 Landscape Assessment referred to in Mr Skelton’s Landscape Assessment submitted with the application. Mr Skelton relies on the LA4 Landscape Assessment for broader regional landscape context².
- [40] The LA4 Landscape Assessment is a district-wide landscape assessment prepared in 2008 by LA4 Landscape Architects. The LA4 assessment was developed alongside a community consultation process as part of the Rural Review and informed several Plan Changes relating to the Rural Resource Area. The Panel notes that the LA4 Landscape Assessment was not presented as evidence in the hearing nor does it carry statutory weight.
- [41] The Panel further notes that, while the LA4 Landscape Assessment may have been used to guide previous Plan Change processes, the ONL overlay within the subject area did not have additional notations or restrictions imposed on it which would reflect it having “highly sensitive” values beyond any other part of the ONL within the District. As such while the LA4 Landscape Assessment may have influenced the Rural Resource Area and ONL classification for the site as part of previous plan changes, the Panel is of the view that this is where its influence stops in this matter.
- [42] Mr Skelton in his Brief of Evidence concludes that:

“the proposal will result in a moderate adverse effect on the open and natural character of the hills and ranges at the scale of the site and its immediate setting, reflecting the introduction of permanent residential activity into an ONL with very limited built development. I assessed the effect on the broader rural character values as low, and considered that the overall coherence of the wider landscape would be maintained.”³

- [43] Ms McManaway states at page 16 of her peer review that:

“The proposal occupies a small and visually contained part of an extensive mountain landscape whose defining characteristics—including its large-scale landform, skyline patterns, geomorphological features and overall landscape legibility—remain intact. The

¹ Paragraph 33 of the Brief of Evidence of Stephen Skelton 27 July 2026

² Page 11 of the Landscape Assessment Report prepared by Patch dated 13 November 2025

³ Paragraph 44 of the Brief of Evidence of Stephen Skelton 27 July 2026

*development does not materially diminish the integrity of the wider ONL.*¹⁴

- [44] Ms McManaway considers that the proposal will however result in a meaningful change to the character and values of the part of ONL where the proposal is primarily experienced and understood. In making this assessment, Ms McManaway considers that the effects within the subject area would be moderate (more than minor).
- [45] The Panel agree with Mr Skelton that the key difference between his and Ms McManaway's assessment relates to the weight attributed to the significance of introducing built form into an ONL, the weight to be given to a high effect experienced briefly by a very small viewing audience, and the weight to be given to the positive and enduring enhancement delivered by the Landscape Management Plan.
- [46] Ms McManaway states that

*"While the proposal is likely to be difficult to see from many public viewpoints, any visibility that does occur, introduces elements not generally anticipated within this part of the Pisa Range."*¹⁵

- [47] Given that the activity status of the application is discretionary, the Panel consider that there is a clear consenting pathway to establish residential activity within the ONL and, therefore, to suggest that such elements are not generally anticipated may be somewhat of an overstatement.
- [48] Overall, the Panel consider the assessments of both experts to be similar with no more than a scale step between their conclusions. Critically, the Panel notes that at no time is there a suggestion by Mr Skelton or Ms McManaway that the effects of the proposal will reach a threshold where these are assessed as significant.
- [49] Overall, the Panel prefer the evidence of Mr Skelton and determine that the effects of the proposal on the ONL to be acceptable. The Panel recognises that through evidence presented at the hearing and in the revised draft conditions, the applicant has further refined the landscape mitigation conditions. These changes are discussed later in this decision.

Ecological Effects

- [50] The site is located in an elevated position on the Pisa Range, and the application states that the site contains a mixture of unimproved pasture grasses, rock schist outcrops and indigenous tussock, subalpine and a mosaic of grey shrubland vegetation. The application includes ecological benefits through the volunteered Landscape Management Plan (LMP) which will include wilding conifer control, pest and predator control and significant native planting proposed by the applicant (5000 trees across a tenyear period, in addition to the proposed landscape mitigation planting for the dwelling and shed).
- [51] Through the hearing, the applicant expanded the pest species to be controlled to include goats. The applicant has also volunteered a Landscape Management Plan

⁴ Page 14 of the Landscape Architecture Peer Review by Boffa Miskell dated 8 July 2026

⁵ Page 14 of the Landscape Architecture Peer Review by Boffa Miskell dated 8 July 2026

and ongoing monitoring conditions. These conditions were confirmed in the draft conditions submitted post-hearing.

- [52] The building platform appears to be within an area of the site which is predominantly unimproved pasture grass. Upgrades to the access are required. Areas of soil mounding are proposed adjacent to an existing schist outcrop. Schist outcrops are known to contain habitat for native skinks and geckos in the Central Otago ranges. Ms Spalding raised concerns regarding the potential for adverse effects on herpetofauna communities. Ms Spalding recommended that a baseline herpetofauna survey be undertaken before the granting of consent and a herpetofauna management plan be prepared should the proposal affect herpetofauna habitat and communities.
- [53] Mr Barr, in his pre-circulated evidence⁶, consider this requirement regarding herpetofauna to be out of proportion to the potential adverse effects. Mr Barr confirmed that no works are proposed in the schist outcrop area and therefore no habitat displacement needs to be addressed. In Mr Barr's view the landscape management plan volunteered by the applicant will likely enhance lizard habitat within the schist outcrop by planting around it. Mr Barr did not consider a herpetofauna survey to be necessary or appropriate.
- [54] The Panel accept that if schist outcrops are not disturbed by the site and access works then the need for a herpetofauna survey is removed. The Panel have included an additional condition to the Earthworks Management Plan which requires that site and access works avoid schist outcrop areas.
- [55] Subject to conditions of consent, the Panel determine that the potential ecological effects are to be well managed through conditions of consent and will likely have a net benefit overall.

Access

- [56] A paper road runs from State Highway 6 up into the Pisa Range and adjoins the subject site along the full length of its western boundary. However, this paper road is not formed and does not provide the access to the site. Legal and physical access is provided to the site via a right of way from Ripponvale Road up to the subject site. The legal width of the right of way easement is approximately 10m, with the formed width approximately 3m. The application does not propose any upgrades to the existing ROW portion of the access.
- [57] At the point where the existing ROW reaches the subject site, the internal access driveway to the building platform follows an existing farm track. The applicant intends to utilise and upgrade this existing track for much of the internal access. However, there are areas where the proposed driveway will deviate from the formed track to avoid challenging rock overhangs or steep sections of land. The application originally proposed that the access would be 3.0m wide but increased the proposed width to 4.0m following FENZ submission which noted this was the minimum width required to allow for fire appliance access to the site.

⁶ Paragraph 47 of Brief of Evidence Craig Alan Barr 27 July 2026

- [58] The access provisions included in the application and further information response have been reviewed by Council's Environmental Engineer. The Panel accept that the formation of the paper road is impractical and that the right-of-way is the most feasible option for accessing the site.
- [59] With regard to the ROW portion of the access, Council's Engineer recommends that this access be upgraded in compliance with CODC rural right-of-way standards. The Engineer also notes that the plans lodged with the further information showed the internal access has gradients of up to 20.7%. Given the access will be above the winter snowline, the Council's Engineer considers this to be high risk. Council's Engineer recommended that the internal access be no steeper than 20% and that any sections of the ROW with a gradient over 12.5% be sealed. The Engineer also recommends that the accessway be upgraded to include passing bays and widened on corners.
- [60] The applicant accepts that some upgrading is required but considers that the sealing option does not take into account the winter conditions and considers that sealing the steeper portions of the access will introduce an unnecessary driving hazard. The applicant notes that the right of way currently serves a consented residential building (RC230728) on the site owned Double Rock Ridge. Evidence was presented to the Panel as to why the ROW was not required to be upgraded to Council Standards at the time of RC230728. The Panel considers that situation to be different to the application currently before it and does not influence the Panel's position.
- [61] At the Hearing Mr Denley noted that non-sealed accesses result in higher maintenance costs but conceded that if the applicant and the other ROW user were prepared to accept these costs, then the ROW and internal accessway can remain unsealed. Mr Denley confirmed that the corner widening and passing bay requirements should remain as conditions of consent.
- [62] Based on the recommendations of Council's Land Development Engineering Manager, the Panel determine that the access to the site once upgraded is acceptable.

Wildfire risk

- [63] A submission was received from Mark Mawhinney, on behalf of Fire and Emergency New Zealand (FENZ). The submission related specifically to wildfire risk for structures and residents and sought that planning is in place to adequately protect from wildfire. The submission noted that Central Otago's dry climate means any fires will burn actively and in strong winds will be difficult to manage. Following the close of submissions, a request for further information was made to the applicant. As part of the request for further information, the applicant was asked to provide a Wildfire Hazard Assessment Report, prepared by a suitably qualified person (SQEP), as well as evidence of consultation with FENZ and any outcomes of that consultation.
- [64] Although not prepared by a SQEP, the applicant submitted a draft Fire Hazard Management Plan and volunteered conditions of consent intended to reduce wildfire risk. The conditions promote a 10m defendable zone and 30m buffer around the proposed dwelling with restrictions on planting flammability and placement of bulk firewood, and a requirement to enclose subfloor areas to minimise potential for embers to enter subfloor areas. The volunteered conditions also include requirements for fire appliance access and on site water supply for fire fighting.

- [65] This information was provided to FENZ who confirmed that the applicant's approach to fire hazard management is satisfactory⁷. However, FENZ also recommend internal sprinklers be installed in the dwelling, because of the time it would take for FENZ to arrive at the dwelling in the case of a fire. Based on this advice and the FENZ Wildfire Safer Housing Guide⁸ which notes that internal sprinkler systems play an important role in mitigation as these can control or extinguish internal fires once ignition has occurred, Ms Spalding recommend an additional condition which required the installation of internal sprinklers.
- [66] The applicant objects to this condition noting that the recommendation is related to fire protection of the dwelling itself rather than a wildfire hazard management risk. The applicant does not consider that a condition needs to be imposed on this consent and states the applicant will use their discretion as to whether to install internal sprinklers. The applicant volunteered an alternative condition which sought to make the sprinkler system optional.
- [67] The Panel agree with the applicant, noting that the installation of an internal sprinkler system for building protection purposes is a Building Act matter rather than a Resource Management Act matter. The Panel prefer the applicant's draft condition which makes the installation of the sprinkler system optional.
- [68] Subject to the advice received from FENZ and the applicant's volunteered conditions of consent, the Panel determine that wildfire risk does not weigh against the granting of the application.

Servicing

- [69] The Panel recognises that the dwelling is to be completely self-serviced and will not connect to any Council reticulated services. The dwelling is proposed to be powered by solar panels, with a 40m² ground mounted solar array to be located to the north-west of the dwelling. Wireless telecommunication services will be utilised.
- [70] The application is also supported by a Geotechnical Interpretive Report prepared by Geotago, dated 30 November 2025. The Geotago Report includes a comprehensive review of ground conditions, natural hazards, geotechnical considerations, and makes recommendations for stormwater and wastewater disposal which the applicant accepts.
- [71] In terms of potable water supply, this will be provided via the Scrubby Creek irrigation scheme. The application confirms that the applicants hold a 2% share in this scheme and are entitled a quota of 2000 litres per day. A water quality test was provided which illustrated that *Escherichia coli* (e. coli) exceeded the maximum acceptable values⁹. The applicants provided a water treatment proposal to confirm that water can be treated to comply with the required maximum acceptable values. Council's Environmental Engineer has reviewed the water treatment report and confirmed that the report proposes suitable point of use treatment to satisfy the non-compliances.

⁷ Email from Mark Mawhinney, Advisor Risk Reduction FENZ to Craig Barr dated 11 May 2026

⁸ [FENZ-1427-Wildfire-Safer-Housing-Guide-FA_7.pdf](#)

⁹ Hill Labs Certificate of Analysis reporting date 18 March 2026

- [72] Council's Environmental Engineer has reviewed the proposed servicing arrangements and has recommended appropriate conditions of consent. The applicant did not raise any concerns with the serving conditions.
- [73] At the hearing Mr Denley noted that the Scrubby Creek irrigation scheme was an unreliable water supply as it operated under Otago Regional Council's minimum flow regime which requires water extraction to cease when flows fall below a certain level. Mr Denley strongly advised the applicant to provide sufficient storage or secure an alternative supply for times when the water supply is low or ceases. The Panel have included this recommendation as an advice note.
- [74] Overall, the Panel agree with Ms Spalding that the effects of servicing the dwelling are localised and capable of being appropriately managed through conditions of consent set out in the s42A report.

Earthworks

- [75] The application notes that earthworks are required to create the access track, dwelling and shed building platforms and hardstand area. The application is supported by a Geotechnical Interpretive Report¹⁰ (Geotago Report) The Geotago Report includes a comprehensive review of ground conditions, natural hazards, geotechnical considerations, and makes recommendations for foundations and earthworks.
- [76] The earthworks volume for the dwelling, shed, and hardstand area will involve approximately 1010m³ of cut over an estimated area of 1,440m². Excess material will be used as fill to create an earth bund for visual mitigation of the shed, with the remainder of the material to be placed elsewhere on the site and re-grassed. Additional earthworks will be required to upgrade the existing 4WD access track leading to the dwelling. Additional earthworks plans were provided as part of the further information response and these are now deemed to form part of the application.
- [77] The Panel notes that changes to the access to meet the formation standards means it is likely that the cut and fill heights and earthworks volumes for the access track will exceed those stated by the applicant.
- [78] Ms Spalding recommended conditions of consent which require the applicant to submit an Earthworks Management Plan to ensure earthworks are quantified and appropriate measures are implemented to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site. The applicant does not raise any concerns with the condition. However, as noted previously, the Earthworks Management Plan will now also need to demonstrate how schist outcrops are to be avoided.
- [79] The Panel determined that the earthworks can be appropriately managed through the Earthworks Management Plan, such that the effects will be acceptable.

Geotechnical and Natural Hazards

- [80] The ORC Natural Hazards Portal indicates the site to be within the 'Landslides Otago Region'. The Geotago Report also identified that the Pisa Fault Line lies

¹⁰ Geotechnical Interpretive Report prepared by Geotago, dated 30 November 2025

approximately 1.5km east of the site, and notes that there is a significant seismic risk to the entire Central Otago region when the rupture of the Alpine Fault System occurs.

- [81] The Geotago report undertook a review of slope stability and concludes that the activity of the of the landslide is considered to be either dormant or very to extremely slow episodic creep. The Geotago report did not identify any evidence of recent slide activity. Geotago characterise the risk of significant damage due to reactivation / slope instability is low to very low. To maintain this risk level, Geotago recommend conditions relating to scale and extent of earthworks, dwelling, foundation restrictions, density of development, and surface water, and in ground stormwater management.
- [82] Council's Environmental Engineer considers the Geotago report to be thorough and recommended a condition of consent to ensure that the works are undertaken in accordance with the conclusions and recommendations of the Geotago Report. The applicant does not object to the inclusion of this condition.
- [83] The Panel find that, subject to conditions of consent, geotechnical issues and natural hazards effects do not weigh against the granting of the consent.

Heritage/Archaeological Effects

- [84] A submission was received from Heritage New Zealand Pouhere Taonga (HNZPT) which identifies that the Kawarau Gorge area has cultural and historic significance, including historic Māori travel routes and later gold mining and pastoral use, and notes that although the site is not listed on the New Zealand Heritage List/Rārangī Kōrero or scheduled in the District Plan, there is potential for unrecorded pre-1900 archaeological material associated with former roads, mining activity or occupation.
- [85] HNZPT note that as no archaeological assessment has been provided, any earthworks that may modify or destroy archaeological material could require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014, noting that resource consent or building consent does not provide that authorisation. HNZPT considers heritage effects to be minimal but requests that an Accidental Discovery Protocol condition be adopted, with any discovery potentially requiring works to cease and further archaeological assessment or authority processes to be undertaken. Ms Spalding recommended an Accidental Discovery Protocol condition in her draft conditions and this has been accepted by the applicant.
- [86] Subject to the recommended condition of consent, the Panel find that heritage and archaeological effects do not weigh against the granting of the consent.

Cumulative Effects

- [87] The Boffa Miskell landscape peer review identifies that cumulative landscape effects may arise through gradual changes to the pattern of occupation, perceived naturalness and undeveloped character of the Eastern Pisa Slopes. The review acknowledges the proposal is an isolated and carefully sited development rather than part of a concentrated pattern of rural residential expansion. On that basis, cumulative landscape effects are assessed by Boffa Miskell as likely falling within the low-moderate to moderate range (corresponding as minor to more than minor).
- [88] The Boffa Miskell review notes that, should the proposal be approved, this part of the landscape will likely reach its capacity to accommodate this form of change. Ms Spalding interprets this comment as the granting of this consent would result in a

'tipping point' being reached and the landscape of the Pisa Range not able to accommodate any further change.

- [89] Mr Skelton advises that any future proposal would require its own analysis of the landscape's absorption capability and an assessment of the proposal's effects against the receiving environment as it then exists. It is his opinion that it is difficult to reconcile the suggestion that a single dwelling on a 202ha site would exhaust the capacity of the landscape to accommodate the residential activity¹¹.
- [90] The Panel prefer the evidence of Mr Skelton and conclude that the cumulative effects arising from the proposal are not determinative and do not weigh against the granting of consent.

Positive Effects

- [91] The Panel recognise the scope of the landscape and ecological works volunteered by the applicant and find that this will result in an overall positive ecological benefit for the property.

Existing Hut

- [92] The application includes a request to authorise two small huts located on the site. The huts are small scale, back country huts which are not used for permanent residential occupation. The huts are clustered on the site. The huts were *in situ* when the applicant purchased the site, but there are no records of these being legally established. The location of the huts are shown on the site plan.
- [93] The applicant states that the huts are not visible from the Cromwell Basin as these are positioned in a recessed portion of the site tucked behind a low ridgeline.
- [94] Ms Spalding considers it appropriate to authorise the huts in their current form as part of the current consent but recommends that conditions of consent which prevent the huts being used for permanent residential activity or visitor accommodation. The Panel accept the recommendation of Ms Spalding.

Financial contributions

- [95] A financial contribution demand has been calculated in accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2025. The applicant did not challenge the contribution demand and the Panel accept the contribution demand as set out in the s42A report.

Conditions of consent to mitigate effects

- [96] The s42A report contained a range of conditions intended to manage the effects of the development and implement the landscape and ecological works volunteered by the applicant. Through the hearing process, these conditions were further refined or expanded on by the applicant.
- [97] In addition to the conditions set out in the s42A report, the applicant proposes that goats be added as a pest species to be managed, that the curtilage area be maintained as a rural setting, a monitoring and reporting regime for the landscape and ecological works be established, and earthworks rehabilitation.

¹¹ Paragraph 84 of the Brief of Evidence of Stephen Skelton 27 July 2026

- [98] The applicant also noted that the easement condition proposed by Ms Spalding was redundant. The applicant also set out the optional use of internal sprinklers.
- [99] Key changes to the access provisions were also introduced. These changes involved the inclusion of passing bays, widening of the access on corners and removal of the sealing requirement.
- [100] In addition, to the above changes, the Panel noted the assertion by the applicant that schist outcrops were to be avoided during the proposed earthworks, thereby, avoiding potential herpetofauna habitat and negating the need for a herpetofauna survey and management plan. The Panel determine that there is a need for the avoidance of schist outcrops to be secured by a condition of consent.
- [101] Overall, the Panel consider that the conditions are appropriate to manage the scale and potential effects of the development.

Summary of Effects on the Environment

- [102] When considering the evidence before it, the Panel finds that the adverse effects of the proposal are acceptable overall.

OFFSETTING OR COMPENSATION MEASURES

- [103] In accordance with Section 104(1)(ab) of the RMA, consideration for offsetting or compensation measures is required. The applicants have not offered offsetting or compensation measures and the Panel finds that none are necessary.

OBJECTIVES AND POLICIES FRAMEWORK

- [104] Section 104(1)(b) directs the Panel to consider the following when making its decision:

- i) *a national environmental standard:*
- ii) *a wastewater environmental performance standard:*
- iii) *a stormwater environmental performance standard:*
- iv) *an infrastructure design solution:*
- v) *other regulations:*
- vi) *a national policy statement:*
- vii) *a New Zealand coastal policy statement:*
- viii) *a regional policy statement or proposed regional policy statement:*
- ix) *a plan or proposed plan;*

Central Otago District Plan

- [105] Ms Spalding in her s42A report finds that application is contrary to Objective 4.3.1 and Policy 4.4.1 which relate to the protection of ONLs from the adverse effects of inappropriate subdivision, use and development. Ms Spalding also finds the proposal contrary to Objective 4.3.3 and Policies 4.4.2 and 4.4.10(a) which seek to maintain and enhance Landscape and Amenity Values. It is Ms Spalding's opinion that the development is inappropriate. She basis this conclusion on the Boffa Miskell landscape review which concluded that the proposal will have more than minor adverse effects on landscape values. Ms Spalding finds the proposal generally consistent with all other key objectives and policies.

[106] Mr Barr in both the application and in his Brief of Evidence comes to a contrary view to that of Ms Spalding. In respect of Objectives 4.3.1 and 4.3.3 and Policies 4.4.1, 4.4.2 and 4.4.10(a), Mr Barr assesses the application as consistent with the key objectives and policies.

[107] The Panel notes that the bar to determine whether a proposal is contrary to an objective or policy is high. In this instance, the greatest effects of the proposal assigned by Ms Spalding are “more than minor”. As noted previously in this decision, the Panel consider this determination to be a matter of weighting.

[108] Regardless, there is no suggestion in any of the evidence presented to the Panel that the effects of this proposal are significant. It is the Panel’s position that where the effects are not significant, it is difficult to find a proposal “contrary” to the objectives and policies. For this reason, the Panel prefers the evidence of Mr Barr and determines that the proposal is generally consistent with the relevant objectives and policies of the District Plan.

Otago Regional Policy Statements

[109] The Otago Regional Policy Statement 2021 (RPS) became operative, on 9 July 2026. Both Ms Spalding and Mr Barr provide an assessment of the relevant provisions of the RPS. Ms Spalding finds the proposal to be contrary to NFL-O1 which relate to the protection of outstanding natural features and landscapes from the adverse effects of inappropriate subdivision, use and development.

[110] Mr Barr assesses that the application is consistent with this objective. For the same reasons set out in paragraph 108 of this decision, the Panel prefers the evidence of Mr Barr and determines that the proposal is consistent with the relevant objectives and policies of the RPS.

National Policy Statement for Highly Productive Land

[111] The National Policy Statement for Highly Productive Land (NPSHPL) came into effect on 17 October 2022. All general rural zoned land within Land Use Categories 1-3 are covered by the NPSHPL. In this instance, the site is classified as Land Use Category 6 under the Manaaki Whenua Landcare Research mapping tool for Land Use Capability. As the site is identified as LUC-6, the site is not considered to be ‘Highly Productive Land’ under the National Policy Statement for Highly Productive Land (NPS-HPL). The Panel accept that the NPS-HPL is not triggered by this application.

National Policy Statement for Natural Hazards (2025)

[112] The NPS-NH came into force on 15 January 2026 and sets the national direction for managing natural hazard risk. Poorly located or designed development can increase exposure to natural hazards, creating significant risks for people, property and communities.

[113] The purpose of the NPS-NH is to reduce the creation or increase of significant natural hazard risk and support communities to adapt to changing conditions. The NPS-NH seeks to manage natural hazard risk using a risk-based proportionate approach. To this end, the NPS-NH introduces a risk matrix to determine whether the level of natural hazard risk is low, medium, high or very high in respect of:

- the likelihood of a natural hazard event occurring

- the consequence of a natural hazard event for life and property.

[114] When assessing natural hazard risk, decision-makers must consider:

- existing and proposed mitigation measures; and
- residual risk that arises when design thresholds of any existing and proposed mitigation measures are exceeded.

[115] Pursuant to Clause 3.4 of the NPS-NH, decision-makers are required to use the best available information when undertaking risk assessments and making decisions on managing natural hazard risk. In this instance, the proposal is supported by the Geotago report which confirms that:

- The site is identified as Liquefaction Domain A and has low to zero liquefaction potential
- The Pisa Fault Line lies approximately 1.5km east of the site
- The site is within 'Landslides Otago Region'

[116] As noted previously, the Geotago report notes that there is a significant seismic risk to the entire Central Otago region when the rupture of the Alpine Fault System occurs. The Panel recognises that the fault hazard is not site specific and applies to the Central Otago Region generally. The Geotago report ultimately concludes that significant damage due to landslide reactivation / slope instability is low to very low. To maintain this risk level, Geotago recommend conditions relating to scale and extent of earthworks, dwelling and foundation restrictions, and surface water and in ground stormwater management.

[117] There is no evidence to the contrary and the Panel relies on the Geotago report for natural hazard advice. Subject to the recommendations in the Geotago report, the hazard risk is considered to be low to very low and the proposal is found to be consistent with the NPS-NH.

National Policy Statement for Indigenous Biodiversity (2023)

[118] The NPS-IB seeks to ensure there is at least no overall loss of indigenous biodiversity, and requires a precautionary approach where there is uncertainty, together with application of the effects management hierarchy.

[119] The site is located in an elevated position on the Pisa Range. The site is not within an SNA. The application states that the site contains a mixture of unimproved pasture grasses, rock schist outcrops and indigenous tussock, subalpine and a mosaic of grey shrubland vegetation. The building platform appears to be within an area of the site which is predominantly unimproved pasture grass, and the access to the dwelling largely follows the existing formed 4WD access track.

[120] The application includes ecological benefits through the volunteered Landscape Management Plan which will include wilding conifer control, pest and predator control and a significant native planting programme of 500 plants per annum over a ten year period. The advice of Ms Spalding is that these measures are likely to result in a net gain in indigenous biodiversity over the medium to long term.

[121] The applicant confirms that schist rock outcrops will be avoided and a condition of consent is imposed to secure this. By ensuring the avoidance of potential

herpetofauna habitat, the Panel consider that the precautionary approach required by Policy 3 of the NPS-IB is met and the concerns held by Ms Spalding are resolved.

[122] Overall, the Panel determine that the proposal will broadly align with Policies 3, 8, 13, and 14 of the NPS-IB.

OTHER MATTERS

[123] Section 104(1)(c) of the Resource Management Act 1991 requires the Panel to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and plan integrity are considered relevant here.

[124] It is Ms Spalding's opinion that granting this consent may create an undesirable precedent, which in turn has the potential to undermine the integrity of the District Plan's ONL provisions and contribute to cumulative erosion of the open, natural and undeveloped character of the Pisa Range.

[125] Conversely, Ms Irving advises that resource consents, especially those with a discretionary activity status, must be considered on their own merits. Ms Irving formed her view based on a number of pertinent court rulings. In particular, Ms Irving at paragraph 57 of her legal submission, advises that:

"Applications yet to be determined or filed are not part of the 'environment' and are not an effect of this application. On this basis it is not appropriate to speculate about what other land users might do in the future. Even where those applications eventuate, they need to be assessed against the environment that exists at the time. That environment would include this consent (assuming it was granted) and as such any outcome may be quite different."

[126] Ms Irving submits, at Paragraph 61 of her legal submission, that:

"There is no landscape evidence available that suggests that this proposal gives rise to significant effects that lead to a conclusion that the proposal is contrary to the provisions of the Plan."

[127] The Panel prefers the advice supported by case law of Ms Irving and finds that the discretionary activity will not give rise to plan integrity or precedent issues.

[128] The Panel considers that there are no other matters deemed relevant to this application.

PART 2

[129] The Panel note that the policy direction given by the District Plan and the higher order planning instruments is certain and complete in respect of this application and, as such, there is no need to revert to Part 2 of the RMA.

DECISION

[130] Having regard to the reasons detailed above, the Panel resolve, pursuant to sections 104, 104B, and section 108 of the Resource Management Act 1991 a to grant the subdivision consent, subject to the conditions set out in the attached certificate.

REASONS FOR THE DECISION

[131] The Panel finds that:

1. Provided that the recommended conditions of consent are implemented, the likely adverse effects of the proposed activity can be adequately mitigated and will be no more than minor.
2. The proposal is assessed as unlikely to give rise to adverse effects on those elements of the Rural Resource Area and ONL overlay that the District Plan seeks to protect.
3. No new service connections are required and no new infrastructure demand is created.
4. Legal and physical access to the site is provided.
5. The proposal does not trigger the NES-CS or any other National Environmental Standard.
6. The proposal is considered to be consistent with the objectives and policies of the Central Otago District Plan
7. The proposal is consistent with the objectives and policies of the Regional Policy Statements for Otago.
8. The proposal is consistent with the objectives and policies of the NPS-NH.
9. The proposal is consistent with the objectives and policies of the NPS-IB.
10. The proposal does not trigger the NPS-HPL.
11. The granting of the consent will not set an undesirable precedent nor will it threaten the integrity of the District Plan.
12. No offsetting or compensation is required.
13. The policy direction given by the District Plan and the higher order planning instruments is certain and complete in respect of this application and, as such, there is no need to revert to Part 2 of the RMA.



Tracy Paterson
Hearing Panel Chair

3 September 2026

Consent Type: Land Use Consent

Consent Number: RC 250353

Purpose: To establish a dwelling in an Outstanding Natural Landscape Area

Location of Activity: 528D Kawarau Gorge Road, Cromwell

Legal Description: Section 24 Block IV Cromwell Survey District, (Record of Title OT10B/1161)

Lapse Date: 3 September 2031, unless the consent has been given effect to before this date.

CONDITIONS:

General

1. The proposed activity must be undertaken in general accordance with the approved plans attached as Appendix 1 and the information provided in support of this resource consent application, except where modified by the following conditions:
2. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
3. Unless modified by other conditions, all designs and approvals are to be in accordance with the NZS 4404 based CODC land development and subdivision code of practice.

Note: Currently the two documents, NZS 4404:2004 and the July 2008 CODC Addendum form the NZS 4404 based CODC land development and subdivision code of practice.

4. Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at:

CODC Home > Services > Planning > Land Development and Subdivision Engineering

This EA application must include:

- Confirming who their representative is for the design and execution of the engineering work.
- Provision of design reports, calculations, specifications, schedules, and drawings, as applicable.

Evidence of either a CODC letter of full Engineering Acceptance (EA) or a CODC exemption letter is required prior to commencement of physical work.

5. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:
 - Schedule 1A,
 - Schedule 1B,
 - Standalone Schedule 1B for 3 waters work, and
 - Schedule 1C

Existing Huts

6. The existing huts shown in Attachment C of the Landscape Plan must be used for ancillary purposes to the dwelling approved under this consent only. The existing huts must not be used for separate residential activity or accommodation facilities.
Note: This approval is restricted to the current footprint of the huts.

Landscape

7. All buildings (including the existing huts) must be finished in Karaka (LRV 8%). Any alternative cladding or colour finish shall be certified by the Council and must meet the following requirements:
 - a) External materials of the dwelling and shed are limited to timber, corrugated/metal cladding, local stone e.g. schist and stucco plaster type finish;
 - b) Exterior colours must be dark or recessive with a maximum light reflectivity values of 10% or less in the range of browns, greens and greys.
 - c) Natural timbers must be left to weather, or stain colour must be of a natural hue or black, rather than bright or non-natural looking colours;
 - d) Roof cladding will have a maximum LRV of 10% or less in the range of browns, greens and greys;
 - e) Window trim, gutters and downpipes will be the same colour as the roof and have a maximum LRV of 10% or less, in the range of browns, greens and greys.
8. Water tanks must be coloured green, grey or brown and located in accordance with the approved plans
9. All domestic equipment and structures must be contained within the Curtilage Area identified on the Patch Landscape Plan approved as part of this consent.
10. There must be no outdoor storage of equipment, including boats, caravans, tractors, lawnmowers beyond the hardstand area located between the dwelling and shed.
11. The approved curtilage area must be maintained as a rural setting by meeting the following requirements:
 - a) Avoid the establishment of exotic specimen tree planting or outdoor structures such as swimming pools, tennis courts and flagpoles that would materially increase the level of domestication assessed as part of this application. Any structures must be grouped with the house as far as

practicable, and materials and colours must be recessive and low-reflectivity.

- b) Any fencing associated with the residential curtilage must be rural post-and-wire fencing only.
- 12. Curtains, blinds, or tinted windows or similar must be placed on all windows to reduce the potential for glare from windows. Curtain and blind linings must be muted colours of low reflectivity.
- 13. All internal lighting must be downlights or fitted with light shades.
- 14. All external lighting must be low intensity down lighting only using warm spectrum lamps (2700k Maximum) and must not be used to highlight buildings or landscape features. All exterior lighting attached to buildings must be at a height no greater than 1.8m above ground level. External lighting not attached to buildings must not exceed 1.2m above ground level. Flood lighting or accent lighting is not permitted.
- 15. All cut batters, filled areas, and other disturbed ground associated with the building platforms and access driveway must be stabilised and revegetated using pasture grasses consistent with the surrounding environment or indigenous species appropriate to the Central Otago dryland environment.

Revegetation must be undertaken within the first planting season following completion of earthworks (or earlier where practicable), and shall utilise:

- a) indigenous species consistent with the surrounding landscape; and
- b) planting densities sufficient to achieve effective visual softening of batters and disturbed areas.
- 16. All earth mounding must be formed generally in accordance with the approved plans and shall be recontoured, topsoiled and revegetated within the same growing season following completion of the earthworks.
- 17. A Landscape Management Plan, prepared by a suitably qualified landscape architect or ecologist, must be submitted to the Planning and Regulatory Services Manager for certification at resource.consent@codc.govt.nz. The purpose of the Landscape Management Plan is to set out in detail the methods and procedures that will be followed to achieve the completion, establishment, maintenance and success of landscape planting and enhancement measures, and the ongoing site management methods to improve natural character and ecological integrity of the land. The Landscape Management Plan must address:

- a) Requirements for planting the Mitigation Tree Planting and Mitigation Shrub Planting on the Patch Landscape Plan Attachment C, Ref PA25843 IS10 dated 4 June 2026, including:

	Species	Quantity	Spacings
Low Flammability Mitigation Planting	Thick-leaved coprosma <i>Coprosma crassifolia</i>	133	1.5m centres
	Mingimingi <i>Coprosma propinqua</i>	133	1.5m centres

Mitigation Tree Planting	Mountain Beech <i>Nothofagus cliffortoides</i>	374	1.5m centres
Mitigation Shrub Planting	Mingimingi – <i>Coprosma propinqua</i>	49	1.5m centres
	Small Leaf Tree Daisy – <i>Olearia lineata</i>	49	1.5m centres
	NZ Broom – <i>Charmichaelia</i>	49	1.5m centres
	Korokia – <i>Corokia cotoneaster</i>	49	1.5m centres

- b) Planting methods
- c) Spacing
- d) Maintenance and weed control
- e) Watering method
- f) Monitoring of survival for at least 3 years
- g) A requirement that any plants that die or become diseased will be replaced within the next growing season.
- h) The planting required above must be completed prior to the occupation of the dwelling authorised by this consent.
- i) Wilding Conifer Control process must occur on a rolling seven-year cycle with the aim of eradicating on an ongoing basis wilding conifer species within the land.
- j) Pest Control Methods must be adopted on an ongoing basis to control:
 - i) Possums
 - ii) Rabbits
 - iii) Mustelids
 - iv) Feral Cats
 - v) Goats
- k) Indigenous vegetation planting strategies must be implemented over 10 years to support native regeneration within the site:
 - i) This planting will be designed to:
 - Enhance the natural succession of indigenous species, strengthen ecological resilience and landscape character within the land.
 - Achieve planting of at least 500 plants per annum on average over 10 years on south facing slopes, gullies and other sheltered micro-topographies.

- ii) The indigenous vegetation planting strategies must set out the requirements for planting including:
 - Planting method
 - Spacing
 - Maintenance and weed control
 - Watering method
 - Monitoring of survival of plants planted in accordance with the plan for at least 3 years
 - Ongoing management methods to be adopted when planting is completed to support ongoing regeneration and indigenous vegetation succession.
 - iii) Any plants that die or become diseased must be replaced within the next growing season and maintained for so long as a residential dwelling is located on the site.
- 18. Prior to the installation of the mitigation tree planting (Mountain Beech) located south of the shed, earth mounding utilising surplus material from the site excavations must be undertaken as identified on the Landscape plan, for the purpose of providing efficient establishment of plantings and to assist with the filtering of long distance views of the development. The mounding must be finished to a minimum height of 680m above sea level and have a natural appearance and grade, with sufficient area atop the mound for at least a depth of three mountain beech plants spaced and located in a staggered form to achieve a natural planting pattern.
- 19. The Consent Holder must prepare and file a report with the Council every 2 years from the commencement of physical works for 10 years. The report must detail:
 - a) The works completed pursuant to the Landscape Plan within the preceding 2 year period including
 - i. Wilding Control work undertaken.
 - ii. Pest Control works undertaken including species being targeted and number of pests destroyed.
 - iii. Indigenous vegetation planting completed including the number of plants, and their location.
 - iv. Photo evidence of the completed works.
 - b) The works to be completed pursuant to the Landscape Plan in the upcoming 2 year period.
- 20. From the 10th anniversary of physical works commencing the consent holder must prepare and file a report every 5 years until the 20th year. The report must detail:
 - a) Wilding Control work undertaken.
 - b) Pest Control works undertaken including species being targeted and number of pests destroyed.
 - c) Assessment of the health of the indigenous vegetation planted pursuant to the Landscape Management Plan and identification of any additional works to be completed to support the ongoing establishment and succession of indigenous vegetation within the site.

- d) Photo Evidence of the completed works.

Water

21. Prior to occupation of the dwelling, an adequate working water supply must be provided to the proposed dwelling from the network scheme / irrigation race supplied from Scrubby Creek in accordance with the CODC Addendum, including Clause 6.3.15 Small Rural Water Supplies, and other relevant provisions of NZS 4404:2004, with the following specific requirements:
- a) Resolution of any non-compliance, through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant. UV treatment is required if augmenting the potable supply with rainwater harvested from roofed areas.
 - b) A standard water connection must be installed to the proposed dwelling, including a standard valve and meter and/or restrictor assembly located at or within the property boundary.
 - c) An updated, as appropriate, operation and maintenance manual including a description of the water supply system and as-built drawings of the reticulation layout, and formal ownership and management documentation, must be provided to Council for the network water supply system.
 - d) Necessary easements must be in place for pipework and access to water sources to, or within the property boundary.
 - e) Sufficient potable water storage must be installed to protect against periods of low availability of water from the Scrubby Creek irrigation race. Quantity of potable water storage to be assessed and agreed at time of Engineering Acceptance.

Advice note: As the potable water supply will be a network supply, the supplier should be aware of the requirements of, and their obligations under, the Water Services Act 2021.

Firefighting Water Supply

22. Prior to occupation of the dwelling minimum domestic water and firefighting storage must be provided by at least a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be maintained at all times as a static firefighting reserve. Alternatively, an 11,000-litre firefighting reserve is to be made available to the dwelling if a domestic sprinkler system installed in the building to an approved standard, and in compliance with SNA/PAS 4509:2008.
23. A firefighting connection from the static firefighting designated water is to be located within 90 metres of any proposed building on the site. To ensure that connections are compatible with Fire and Emergency New Zealand (FENZ) equipment the fittings are to comply with the following standards:
- a) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling e.g. 100 mm coupling has 100 mm hose tail), provided that the

consent holder must provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.

- b) All connections must be capable of providing a flow rate of 25 litres per second at the connection point.
- c) The connection must have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area must be located at the centre of a clear working space with a minimum width of 4.5 metres. Access must be always maintained to the hardstand area.
- d) Underground tanks or tanks that are partially buried (provided the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, removing the need for couplings.
- e) Any new water tank must be coloured dark green/grey/brown or similar, and located to ensure it is not visible against the skyline when viewed from any public place.

Wastewater

- 24. Prior to occupation of the dwelling, an on-site wastewater disposal system must be designed and installed by a suitably qualified and experienced person. The system must be designed and constructed in accordance with Clauses 5.5(b), (c), (d), and (e) of Council's July 2008 Addendum to NZS 4404:2004, the 2012 version of AS/NZS 1547, and all relevant Otago Regional Council requirements, including required setbacks from watercourses and water supply bores. The disposal field, including any reserve area, must be located entirely within the boundaries of the titled property and meet all required separation distances.

Stormwater

- 25. Stormwater from buildings and other impervious surfaces must be stored for beneficial reuse or disposed of by a soakage system (e.g. soak-pit or similar), designed by a suitably qualified and experienced person in accordance with NZ Building Code Clause E1 (Surface Water), which will require Building Consent. The system must be located entirely within the boundary of the titled property, and the property owner shall be responsible for maintaining the system in good working order to prevent surface flooding and nuisance effects on neighbouring properties.

Access

- 26. Prior to occupation of the dwelling, the existing vehicle entranceway/crossing from Ripponvale Road to the existing right-of way, legal description Lot 5 DP 27763 (informally referred to as "Huffadine's Access"), must be demonstrated to be in compliance with, or upgraded in accordance with the requirements of Part 29 of Council's Roading Policies January 2015.
- 27. Prior to occupation of the dwelling, the two Rights-of-Way (ROWs) extending from Ripponvale Road over Lot 5 DP 27763, and the unnamed legal road and adjoining Lots including Lot 1 DP 323833, Lot 2 DP 490222, Sec 49 Blk II Cromwell SD, Lot

2 DP 528585 and Sec 13 SO 572093, serving the property upon which is to sit the proposed dwelling, must be demonstrated to be in compliance with, or upgraded in accordance with the ROW requirements of Table 3.2 (a) of Council's July 2008 Addendum to NZS 4404:2004, and with the following specific requirements:

- a) Minimum formed carriageway width of 4.5 metres.
 - b) Camber of 5-8%.
 - c) Subgrade >CBR of 7.
 - d) A well bound durable surfacing material to be provided that is resistant to ravelling and provides good all-weather traction. Material to be subject to testing and approval from Council's Roading Manager
 - e) Shallow trafficable side-drains / water channels over level sections.
 - f) Suitably sized culverts in the water courses (including ephemeral)
 - g) Rock armouring of side channels over steeper sections.
 - h) Stormwater discharging to soak pits within the ROW or to natural water courses.
 - i) No gradient permitted in excess of 16.7%.
 - j) Passing bays or an increased road surface to minimum formed width of 5.5m must be constructed where visibility is restricted, including around corners and over crests and at a distance between widening areas of no greater than 100 apart, to permit passing. Passing bays must be a minimum of 15m in length plus taper. Specific design to be confirmed at time of Engineering Acceptance
 - k) Any easements or agreement required to protect access (e.g. where the road is gated) must be duly granted or reserved.
 - l) A requirement to seal sections of the ROW where the gradient exceeds 12.5% has not been imposed.
28. Prior to occupation of the dwelling, the internal private driveway within Section 24 Block IV Cromwell Survey District must be constructed with gradient no greater than 20%.
29. The access to the dwelling must be capable of accommodating a fire appliance, consisting of an all-weather trafficable surface, minimum carriageway width of 4 metres, and vertical clearance of 4m. Vegetation shall be maintained to ensure vehicle access is not obstructed.

Electricity and Telecommunications

30. Prior to occupation of the dwelling, wireless telecommunication services, and electricity services from renewable off-grid technology, must be provided to the dwelling.

Geotechnical / Earthworks

31. All works must be undertaken in accordance with the conclusions and recommendations of the Geo Otago Geotechnical Interpretive Report for Proposed

Residential Dwelling at 528D Kawarau Gorge Road, Cromwell Central Otago, Revision 1, dated 30 November 2025.

32. The consent holder must prepare and submit an Earthworks Management Plan (EMP) to the Planning and Regulatory Services Manager at resource.consent@codc.govt.nz for peer review (at the consent holder's cost) and certification at least 20 working days prior to the commencement of earthworks. The EMP must be prepared by a suitably qualified and experienced professional. The EMP must include the following:
- a) Detailed description of earthworks activities and calculations of final volumes and areas of disturbed land, including excavation, filling, and soil movement;
 - b) Identification of schist outcrop areas and methodology to ensure that these areas are avoided;
 - c) Site-specific construction methodology and any proposed staging;
 - d) Measures to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site and to water during all stages of site disturbance;
 - e) Procedures for monitoring, inspection, and maintenance of erosion and sediment controls.

Wildfire

33. Vegetation and storage of combustible materials in proximity to the house and shed must be undertaken in a manner consistent with the Fire and Emergency New Zealand rural fire management documents: "Wildfire Safer Housing Guide, August 2022" and 'Get Fire Safe At The Interface Protect your home from wildfires', with the following specific requirements:

Within the identified curtilage area

- a). Any planted landscaping vegetation within 1.5m of the house or shed must be low flammability species. Any use of mulch within 1.5m of the house must be non-flammable mulch such as gravel.
- b). The sub floor of the deck adjacent to the house must be closed-in to minimise the potential for embers and ignition sources entering the subfloor framing area beneath the deck.

Note: The house is proposed to be constructed on a concrete slab foundation with coloursteel cladding. In the event the house is constructed on timber pile foundations, the requirements of 'b' must apply, while allowing tolerances for ventilation and crawl space as required by building consent.

- c). Within 1.5m to 10m of the house or shed, any landscape plantings must comprise low flammable species. Lawn and grassed areas must be kept in a mown/trimmed state less than 100mm height, and irrigated as practicable to reduce fuel source for fire in order to provide a defensible space around the house and shed.
- d). Beyond 10m of the house or shed and within the 30m buffer as shown on the landscape plan, grassed areas shall be kept in a mown/trimmed state and irrigated where practicable. There must be no plantings with a flammability rating of moderate or greater within 10m of the residential unit. Plantings on

the mitigation planting area within the 30m buffer shall be Thick-leaved coprosma (*Coprosma crassifolia*) and Mingimingi (*Coprosma propinqua*) as shown on the landscape plan.

- e). Bulk firewood storage must be located at least 10m from the dwelling

Outside of the Curtilage Area

- f). The area located between the shed and Mitigation Tree Planting, and the area east and north of the dwelling located beyond the curtilage area and up to the Mitigation Shrub Planting area must be maintained in pastoral grass and at a low height grazed by stock or by a line trimmer, ensuring no rank or dead thatched grass.
34. Within 6 months of completion of the dwelling, the consent holder must submit a finalised Fire Management Plan, including the Fire Escape Plan and confirmation of compliance of Condition 33 above. The reports must be submitted to the Planning and Regulatory Services Manager for certification at resource.consents@codc.govt.nz.

Accidental Discovery Protocol

- 35.
- a) If the consent holder discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:
 - i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga 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.
 - b) 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.
 - c) If the consent holder 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:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and
 - ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori 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
 - iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

Review

36. In accordance with Section 128 of the Resource Management Act 1991, the conditions of this consent may be reviewed on and in the period within 6 (six) months upon each anniversary of the date of this consent for the limited purposes of:

- a) ensuring the effectiveness of landscape management and ecological enhancement measures; and
- b) addressing any unforeseen adverse effects associated with external lighting

where monitoring demonstrates that the intended outcomes are not being achieved.

Advice Notes

Water, Wastewater and Firefighting

1. The Scrubby Gully Water Supply can be unreliable during summer months as it operates under Otago Regional Council's minimum flow regime which requires water extraction to cease when flows fall below a certain level. The applicant is strongly advised to provide sufficient storage or secure an alternative supply for times when the water supply is low or ceases.
2. It is strongly recommended that additional treatment be included for all water supply to provide wholesome water by achieving compliance with the Guideline Values (GVs) shown to be exceeded in the laboratory reports.
3. On-site disposal shall comply with the Otago Regional Council requirements.
4. For more information on how to comply with FENZ operational requirements refer to the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://www.fire.org.nz/CMS_media/pdf/da516e706c1bc49d4440cc1e83f09964.pdf. In particular, the following should be noted:
 - For more information on suction sources see Appendix B, SNZ PAS 4509:2008, Section B2.
 - For more information on flooded sources see Appendix B, SNZ PAS 4509:2008, Section B3.

Earthworks

5. 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.

Access

6. 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.

7. The existing ROW easement will govern the maintenance of the ROW. The property owner is reminded of its duty and rights under Section 297 and Schedule 5 of the Property Law Act 2007. The consent holder is encouraged to establish a ROW maintenance agreement with the other ROW users.

Development and Financial Contributions

8. Council's Policy on Development and Financial Contributions effective from 1 July 2025 determines that demand is calculated based on a "Household unit equivalent" (HUE). One HUE is for a dwelling with between 3 and 6 bedrooms. The unserviced hut is not considered to be a HUE and the site is deemed to be vacant. There is a credit of 1.0 HUE allocated for this vacant lot. There is no contribution demand due for the six-bedroom dwelling approved by this application.

General

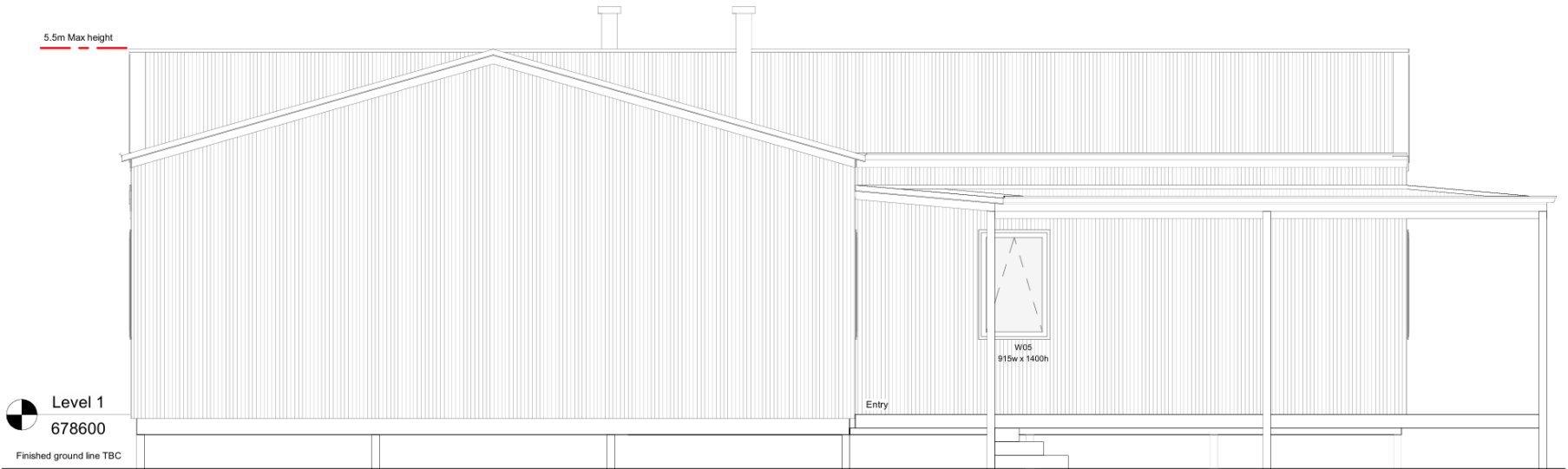
9. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
10. Resource consents are not 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 any building consent requirements for the work.
14. 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.



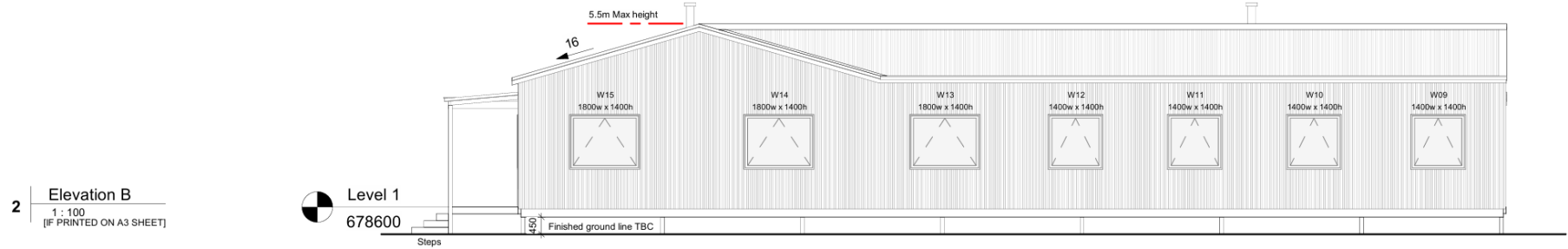
Tracy Paterson
Hearing Panel Chair

3 September 2026

Appendix One: Plans for RC250353 (scanned image, not to scale)



1 | Elevation A
1 : 50
[IF PRINTED ON A3 SHEET]

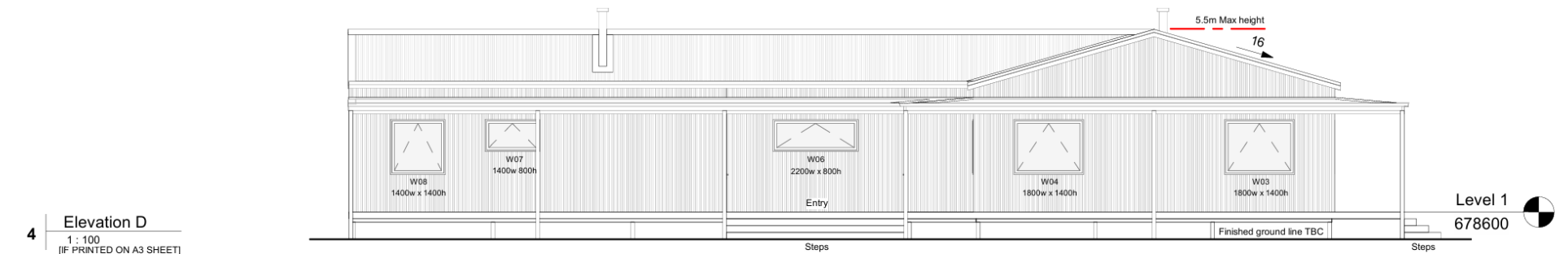


2 | Elevation B
1 : 100
[IF PRINTED ON A3 SHEET]

Project Type:	New House	Rev.	AMENDMENT	DATE	Andrew Duncan & Jesse Chalmers Ripponvale Road, Cromwell Elevations				
	Central Design Limited ALL RIGHTS RESERVED. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN. DO NOT SCALE FROM DRAWINGS.				SCALE: As indicated	DATE: 23.11.24	YEAR / JOB	SHEET No.	REVISION
					DRAWN: BW		23 - 46		RC 3.00

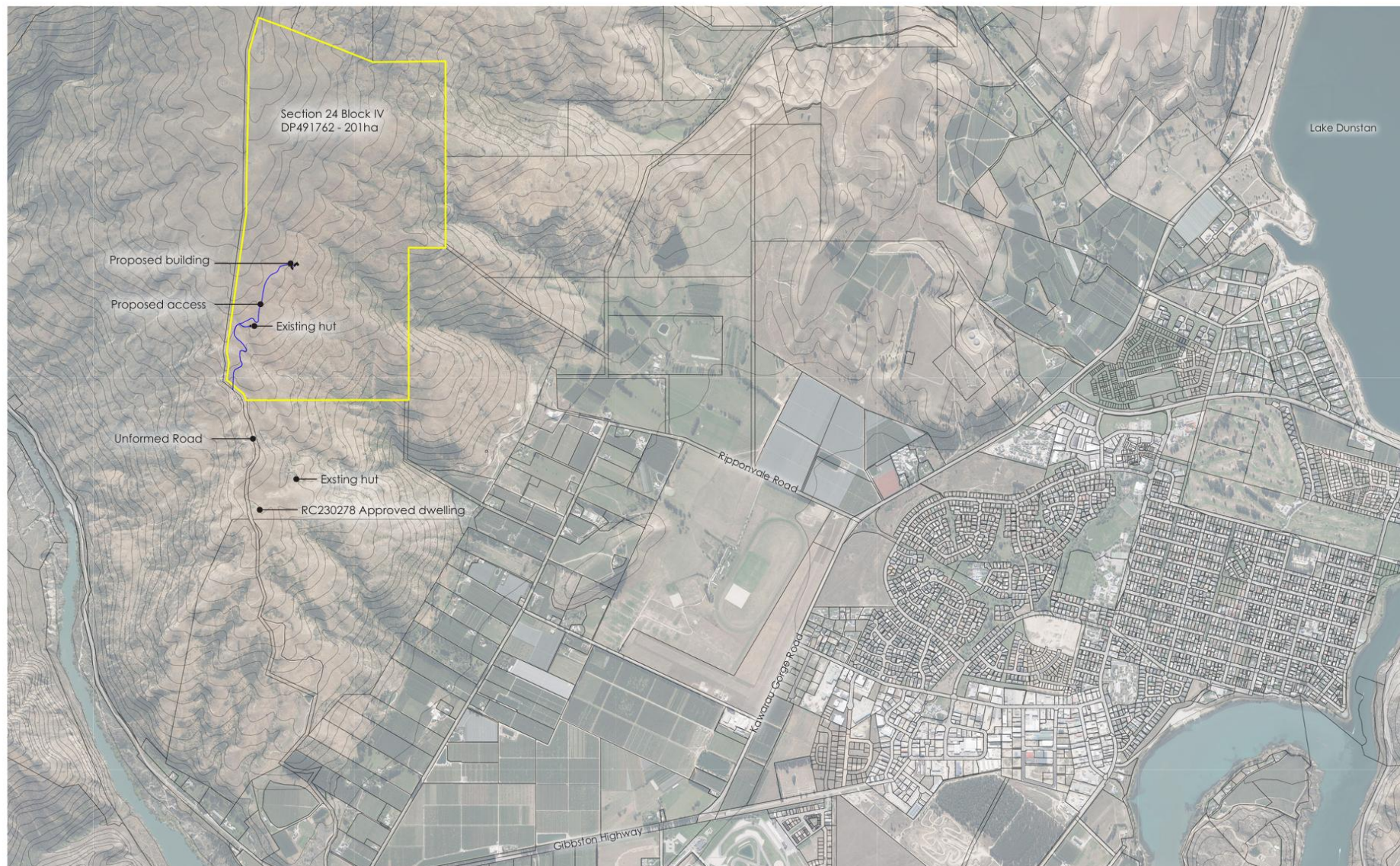


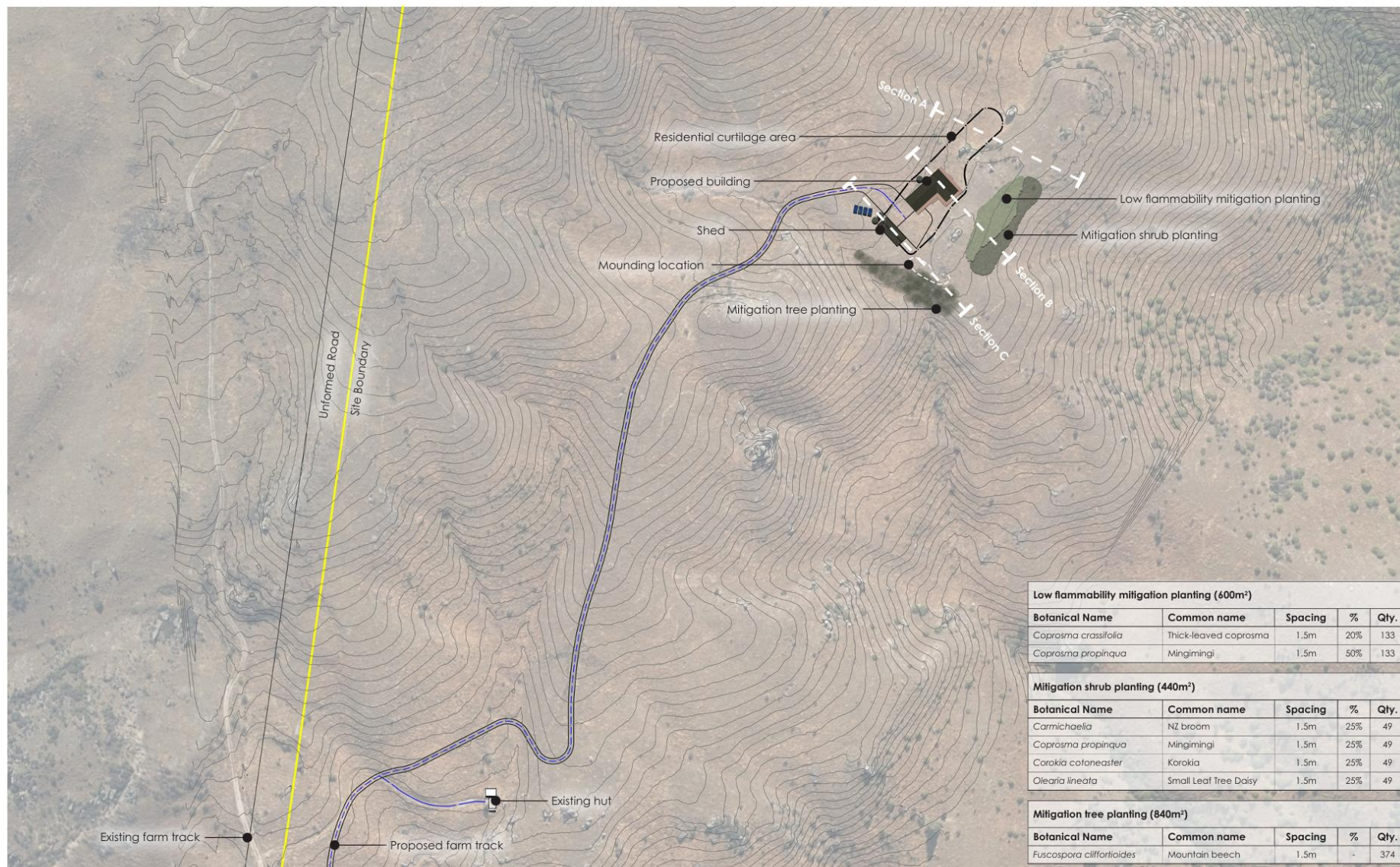
3 | Elevation C
1 : 50
(IF PRINTED ON A3 SHEET)



4 | Elevation D
1 : 100
(IF PRINTED ON A3 SHEET)

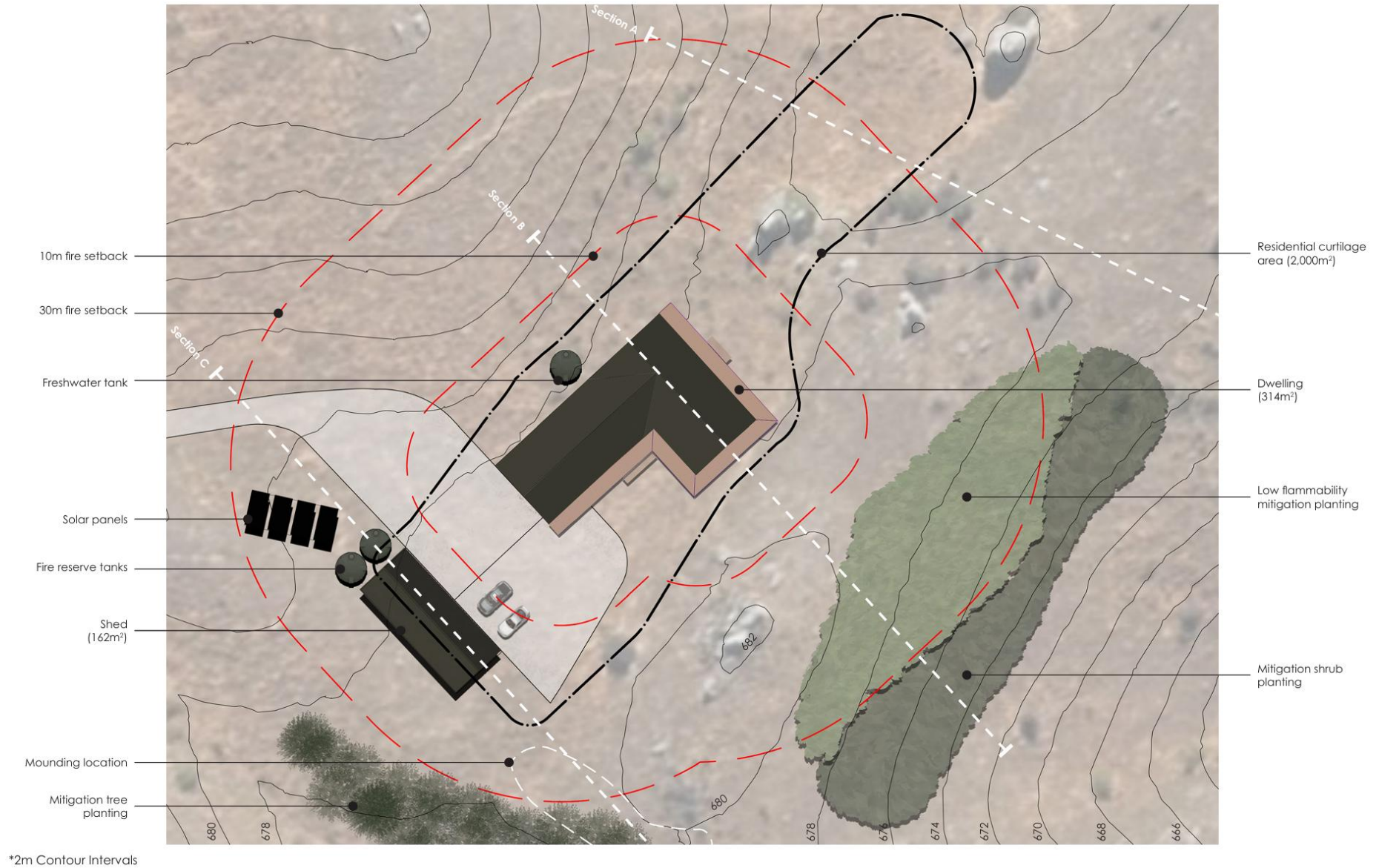
Project Type:	New House	Rev.	AMENDMENT	DATE	Andrew Duncan & Jesse Chalmers Ripponvale Road, Cromwell Elevations			
Central Design Limited					SCALE: As indicated	DATE: 23.11.24	YEAR / JOB	SHEET No.
					DRAWN: BW		23 - 46	RC 3.01
ALL RIGHTS RESERVED. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN. DO NOT SCALE FROM DRAWINGS.								REVISION



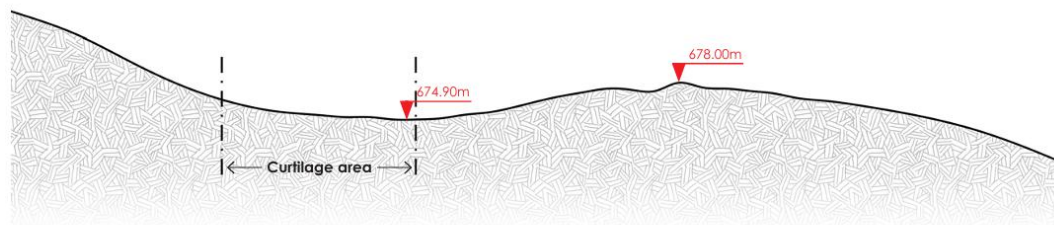


*2m Contour Intervals

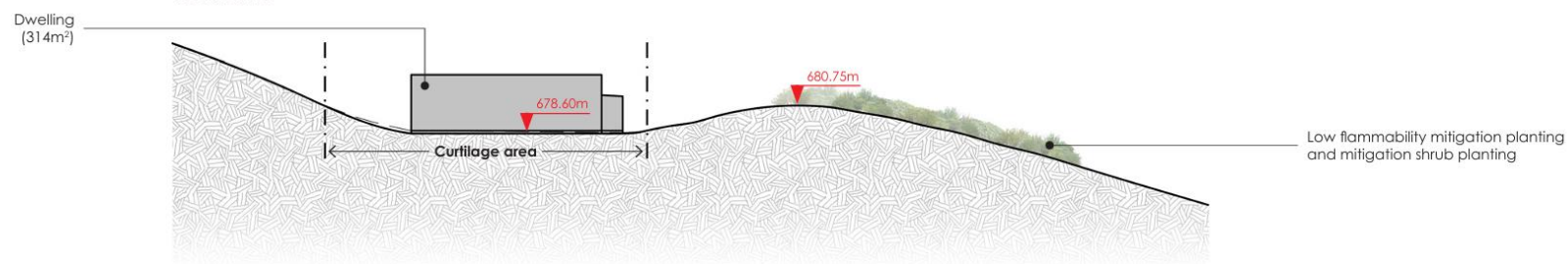




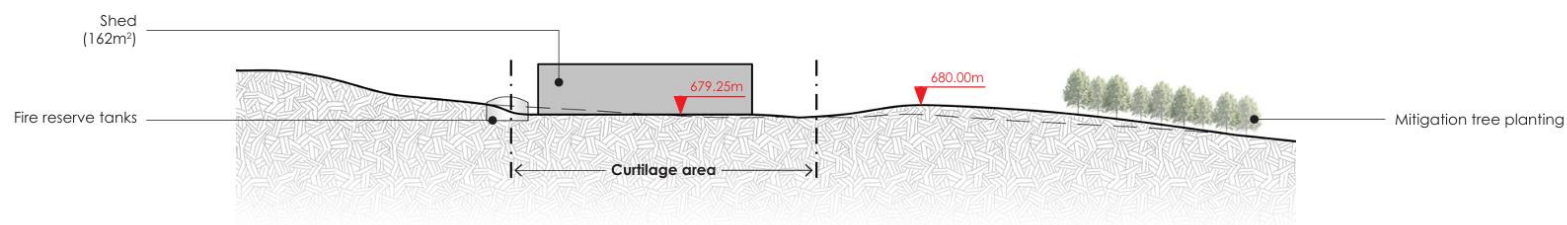
Section A

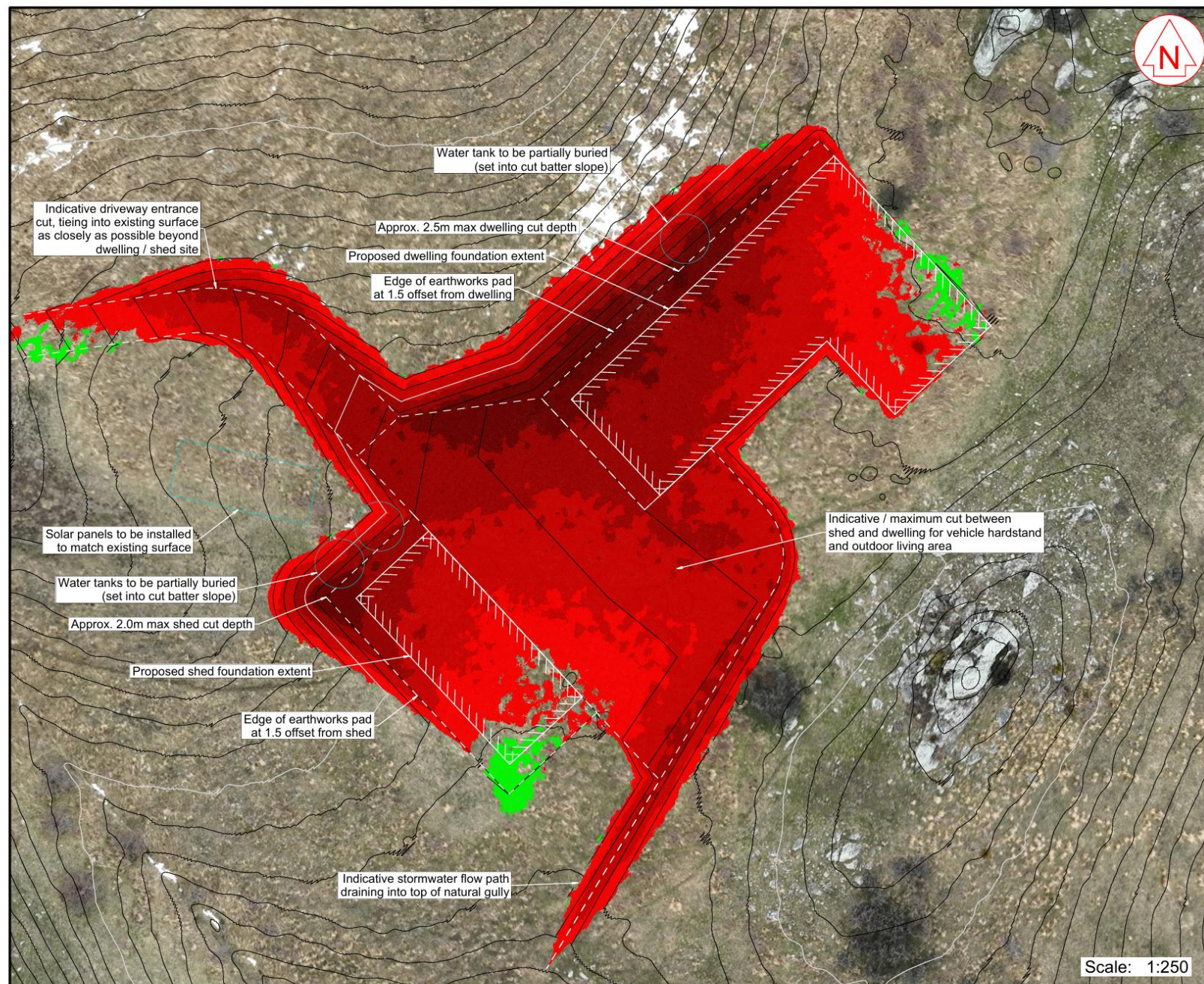


Section B



Section C



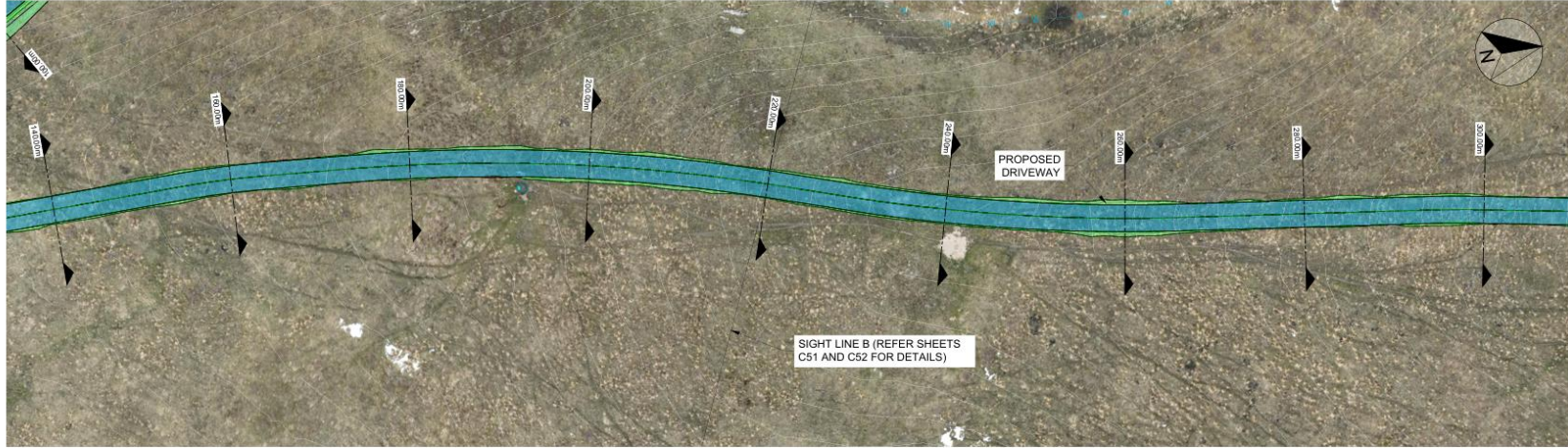


- NOTES:
1. Aerial imagery was captured by UAV survey 11/08/2023.
 2. Horizontal Datum: Linds Peak 2000 Circuit Projection
Vertical Datum: NZVD2016
 3. Contour Interval: 5.0m Major, 0.5m Minor
 4. Total earthworks area and volumes are as noted below:
Area - 1,440m²
Cut Volume - 1,010m³
Fill Volume - 2m³
 5. Volumes are solid in place and do not allow for bulking.
 6. Cut batter slopes are designed at 1v in 1.5h (66.7%)
Fill batter slopes are designed at 1v in 5h (20%).
 7. Batter slope angles are TBC at time of construction.

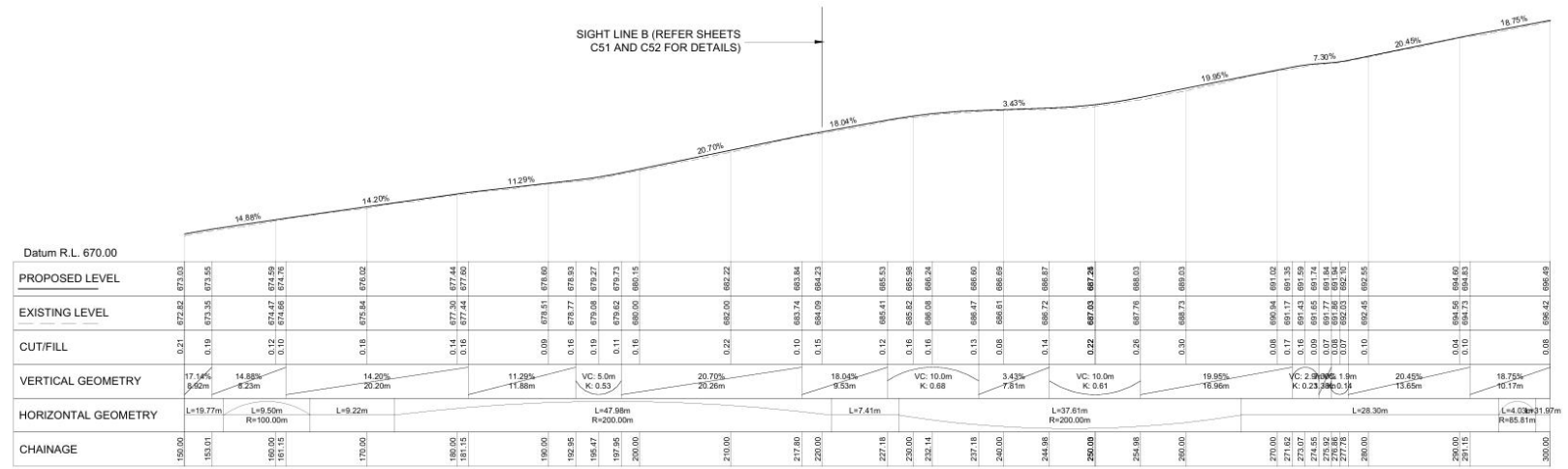
EARTHWORKS DEPTHS LEGEND			
CUT DEPTHS		FILL DEPTHS	
0-0.5m		0-0.5m	
0.5-1.0m		0.5-1.0m	
1.0-1.5m		1.0-1.5m	
1.5-2.0m		1.5-2.0m	
2.0-2.5m		2.0-2.5m	
2.5-3.0m		2.5-3.0m	

COTERRA
Surveying, Planning and Land Development

WANAKA
100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 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PLAN
SCALE 1:250 (A1) 1:500 (A3)



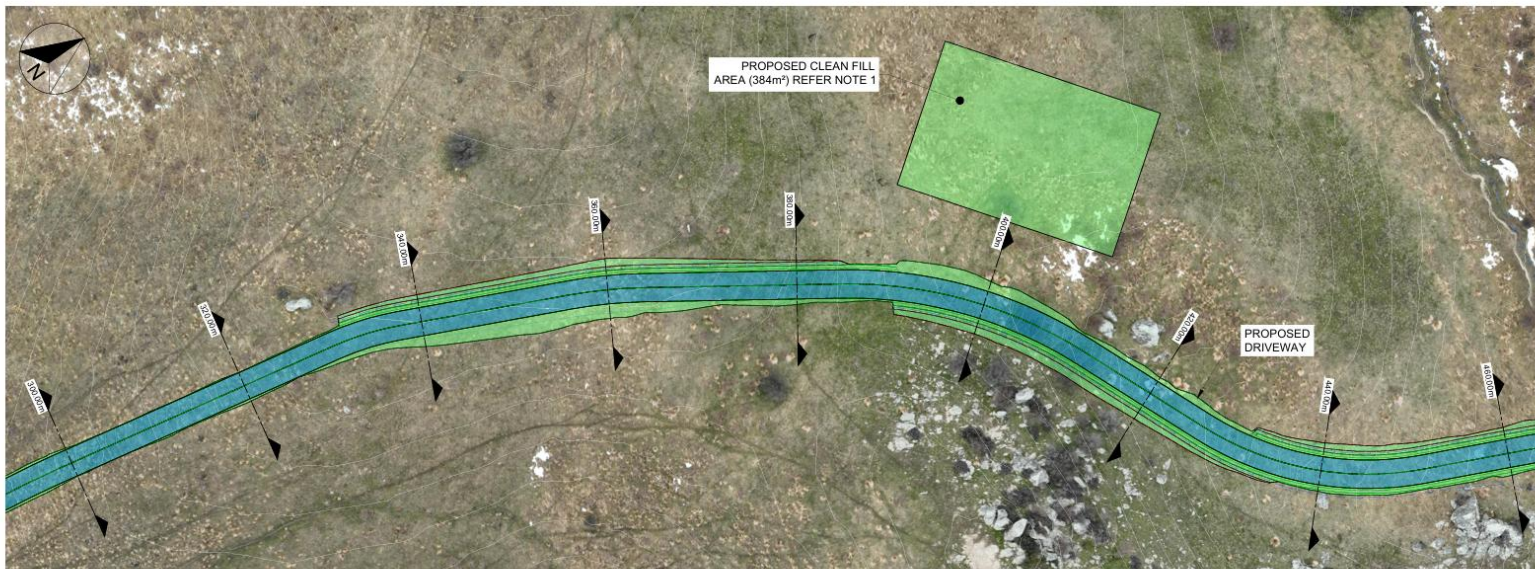
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SCALE 1:250 (A1) 1:500 (A3)

REVISION	AMENDMENT	APPROVED	DATE
A	PRELIMINARY	-	23.10.2023
B	REVISED	-	05.02.2024

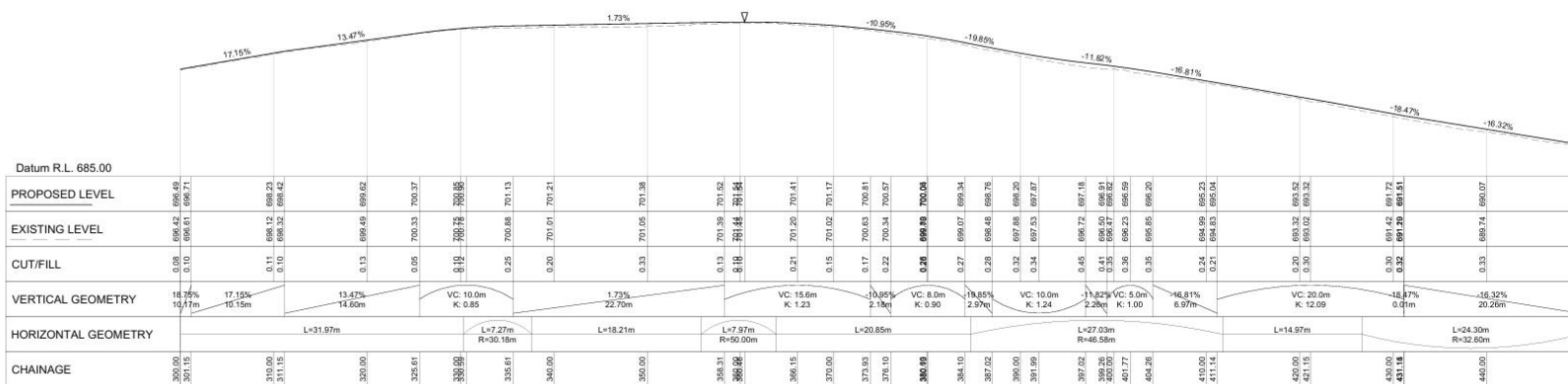
CIVIL

SCALES
AS SHOWN
DESIGNED
AWD
DRAWING VERIFIED
APPROVED
APPROVED DATE
18.02.2024
FOR CONSENT

PROJECT
JESSE CHALMERS AND ANDREW DUNCAN
528D KAWARAU GORGE ROAD, CROMWELL
PROPOSED FARMHOUSE
TITLE
DRIVEWAY PLAN AND LONGSECTIONS
SHEET 2 OF 5
CONSENT DRAWINGS
SHEET NO.
C42
REVISION
C



PLAN
SCALE 1:250 (A1) 1:500 (A3)



LONGSECTION
SCALE 1:250 (A1) 1:500 (A3)

NOTES

1. CLEAN FILL SITES TO BE SMOOTHED TO RESEMBLE A NATURAL FEATURE AND BE NO HIGHER THAN 1.5m ABOVE EXISTING GROUND. PLANT WITH GRASS TO MATCH EXISTING ON COMPLETION OF EARTHWORKS.
2. ALL DISTURBED GROUND TO BE PLANTED WITH GRASS TO MATCH EXISTING ON COMPLETION OF EARTHWORKS.

1:250 @ A1 [TTTT]
1:500 @ A3 0 4 8 12 16 20 24 m

REVISION	AMENDMENT	APPROVED	DATE
A	PRELIMINARY	-	23.10.2023
B	REVISED		05.02.2024

CIVIL

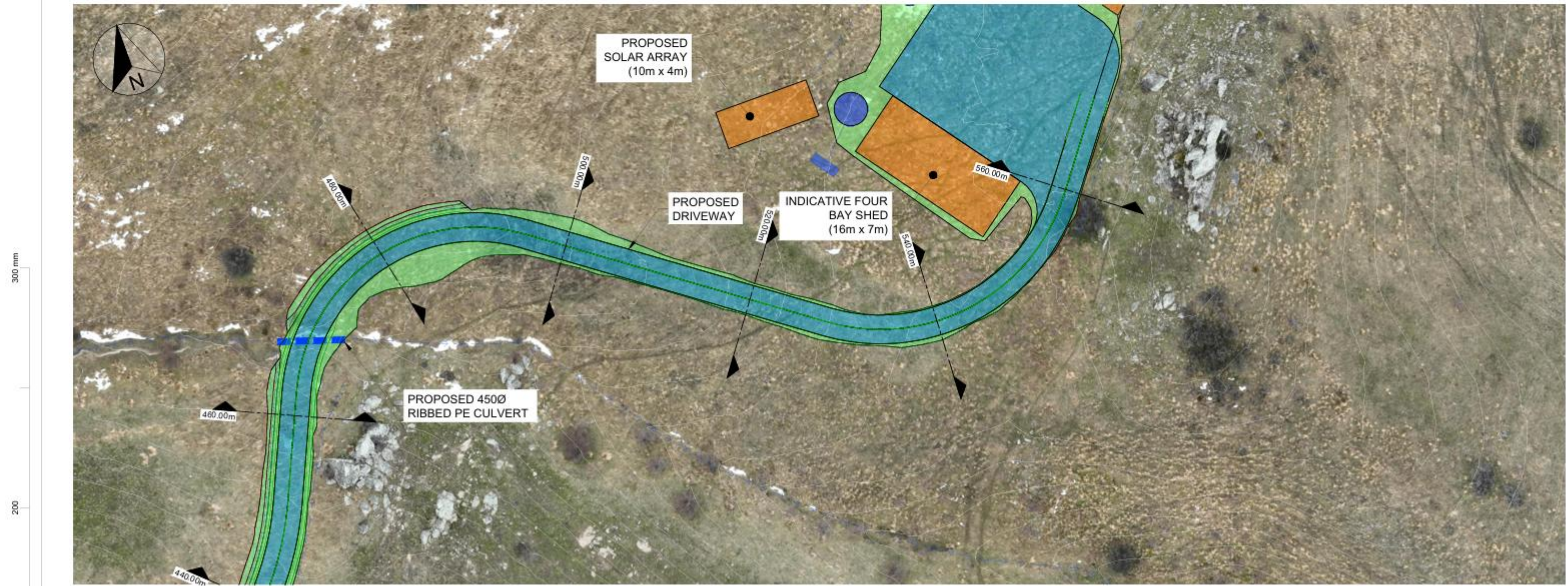
SCALES			ORIGINAL SIZE	
AS SHOWN			A1	
DRAWN	DESIGNED	APPROVED		
AWD	-	-		
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE		
-	-	18.02.2024		

PROJECT
JESSE CHALMERS AND ANDREW DUNCAN
528D KAWARAU GORGE ROAD, CROMWELL
PROPOSED FARMHOUSE

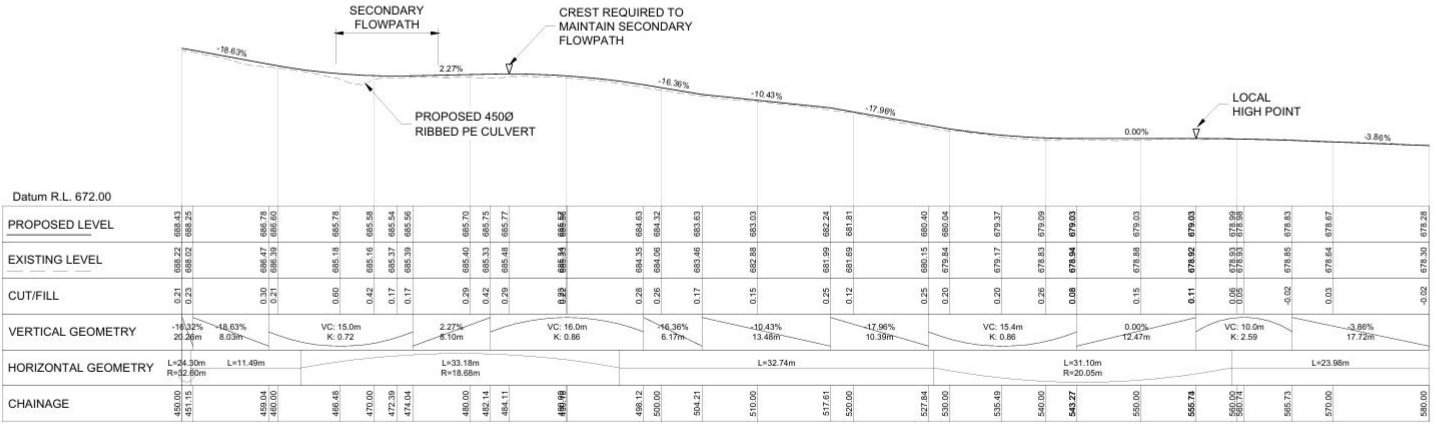
TITLE
DRIVEWAY PLAN AND LONGSECTIONS
SHEET 3 OF 5

CONSENT DRAWINGS

SHEET NO.
C43
REVISION
C



PLAN
SCALE 1:250 (A1) 1:500 (A3)



LONGSECTION
SCALE 1:250 (A1) 1:500 (A3)

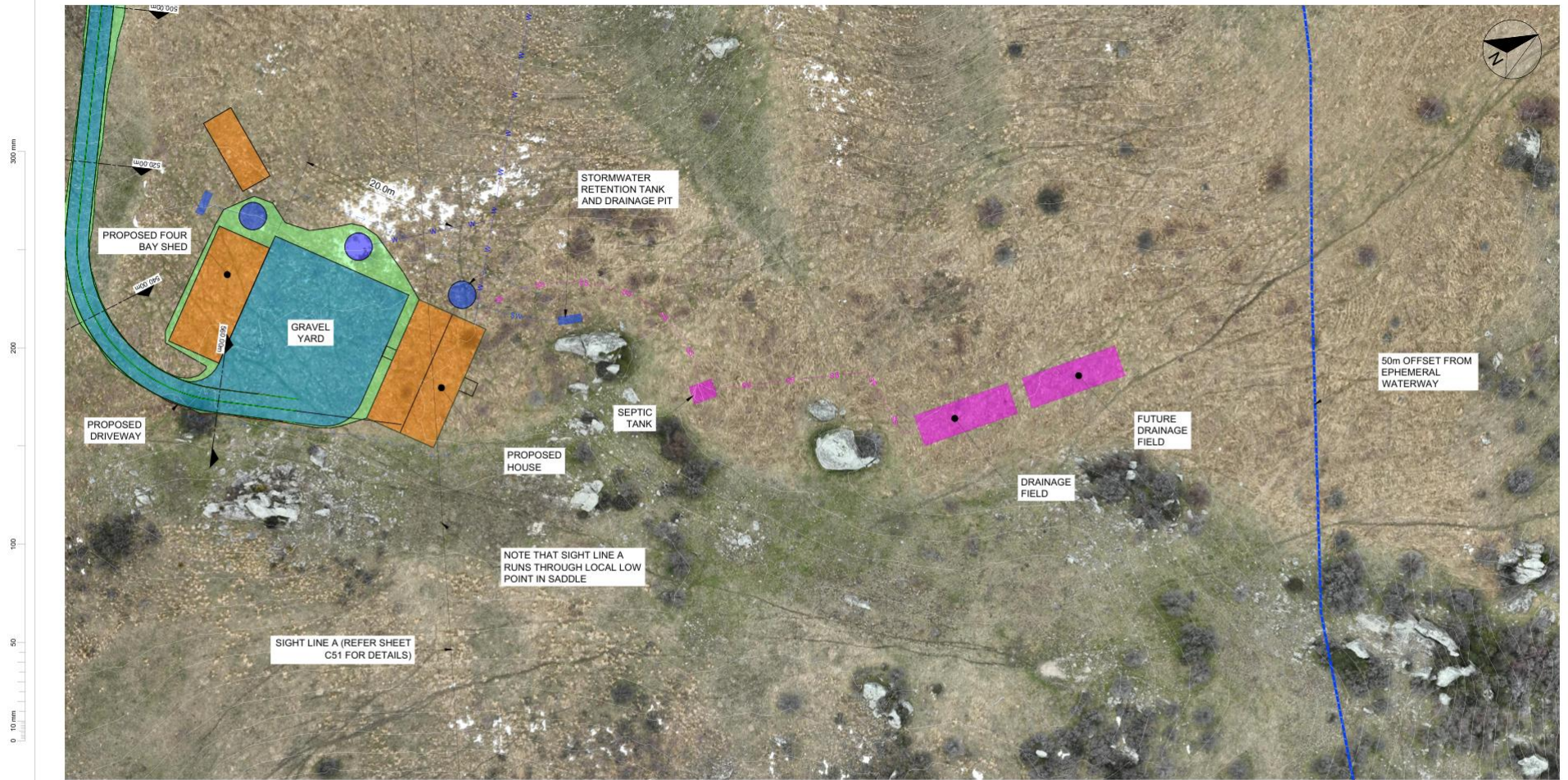
1:250 @ A1 (T111)
1:500 @ A3 0 4 8 12 16 20 24 m

REVISION	AMENDMENT	APPROVED	DATE
A	PRELIMINARY	-	23.10.2023
B	REVISED		05.02.2024

CIVIL

SCALES	ORIGINAL SIZE
AS SHOWN	A1
DRAWN	DESIGNED
AWD	-
DRAWING VERIFIED	DESIGN VERIFIED
-	-

PROJECT	JESSE CHALMERS AND ANDREW DUNCAN 528D KAWARAU GORGE ROAD, CROMWELL PROPOSED FARMHOUSE
TITLE	DRIVEWAY PLAN AND LONGSECTIONS SHEET 4 OF 5
CONSENT DRAWINGS	SHEET NO. C44
	REVISION C



PLAN
SCALE 1:250 (A1) 1:500 (A3)

1:250 @ A1 [1111]
1:500 @ A3 0 4 8 12 16 20 24 m

REVISION	AMENDMENT	APPROVED	DATE
A	PRELIMINARY	-	23.10.2023
B	REVISED	-	05.02.2024
C	FOR CONSENT	AWD	18.02.2024

APPROVED	DATE
-	23.10.2023
-	05.02.2024
AWD	18.02.2024

CIVIL

SCALES	ORIGINAL SIZE
AS SHOWN	A1
DRAWN	DESIGNED
AWD	-
DRAWING VERIFIED	DESIGN VERIFIED
-	-
	APPROVED DATE
	18.02.2024

FOR CONSENT

PROJECT
JESSE CHALMERS AND ANDREW DUNCAN
528D KAWARAU GORGE ROAD, CROMWELL
PROPOSED FARMHOUSE

TITLE
DRIVEWAY PLAN AND LONGSECTIONS
SHEET 5 OF 5

CONSENT DRAWINGS

SHEET NO.
C45

REVISION
C

Created Date: 28/04/2026
Created Time: 12:38 AM
Created By: anonymous



Scale: 1:1683
Original Sheet Size A4
Projection: NZTM2000

Bounds: 1295324.11960473,5006004.97168594
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