



9 September 2026

Kevin Paulin
1043 Earnscleugh Road
RD 1
Alexandra 8391

Via email: rob@paulinstudio.co.nz

Dear Kevin

**DECISION NOTIFICATION: RC260040 – KEVIN PAULIN – 1043
EARNSCLEUGH ROAD, ALEXANDRA**

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 260040
APPLICANT	KEVIN PAULIN
ADDRESS	1043 EARNSCLEUGH ROAD, ALEXANDRA
LEGAL DESCRIPTION	SECTION 183 BLOCK X LEANING ROCK SD & SECTION 184 BLOCK X LEANING ROCK SD(HELD IN RECORD OF TITLE OT9C/1082)).
ACTIVITY DESCRIPTION	SUBDIVISION CONSENT FOR A TWO-LOT SUBDIVISION, AND LAND USE CONSENT FOR A BUILDING PLATFORM AND RESIDENTIAL DWELLING, IN A RURAL RESOURCE AREA.
ACTIVITY STATUS	SUBDIVISION - NON-COMPLYING LAND USE – RESTRICTED 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 Robert Paulin, the landowner Kevin Paulin and the applicant's Planner Tanya Copeland and Legal Counsel Bridget Irving. For the Council were Council's consultant planner, and author of the section 42A report, Kim Banks. No submitters were in attendance. The hearing was recorded.
- [3] In reaching its decision, the Panel considered:
 - Resource consent application received by the Council on 12 February 2026,
 - Further information (including revised site plan) received on 25 May 2026,
 - Pre-circulated evidence from Robert Paulin, Kevin Paulin and Tanya Copeland.
 - Submissions of the applicant's Legal Counsel dated 31 July 2026
 - Submissions of the submitters
 - The s42A report and draft conditions prepared by Kim Banks dated 15 July 2026 and her subsequent review of her recommendations.
 - Engineering comments by CODC Land Development Engineering team.

- [4] During the hearing, Ms Banks, after hearing the evidence presented, reversed her recommendation that the consent for subdivision be declined.
- [5] Following the hearing, the applicant's team provided a revised set of conditions (dated 13 August 2026), which the Panel takes into account.
- [6] The hearing was formally closed on 17 August 2026.

PROCEDURAL MATTERS

- [7] At the hearing, the Panel sought clarification of the status of the written approvals provided by the McLeays, the Kellys, and Simon Anderson and the Raiders Trust. Ms Banks confirmed that these were provided post-notification. The Raiders Trust also made a submission in support. For completeness, the Panel recognise the submission of the Raiders Trust for appeal purposes.

MATTERS OF CONTENTION

- [8] The matters of contention identified at the hearing were as follows:
- a) The recommendation that the land use component of the application be granted but the subdivision be declined¹.
 - b) Rural character and amenity effects
 - c) The rural/ rural residential zone boundary
 - d) Productive land capacity
 - e) Objective and policy provisions
 - f) Precedent and plan integrity

- [9] There was general agreement between the applicant and Ms Banks in all other matters.

SITE VISIT

- [10] The Panel undertook a site visit on 11 August 2026, which confirmed the site descriptions set out in the application and s42A report. Kevin Paulin escorted the Panel onto the site given it contains a working orchard but the matters of contention were not discussed during the site visit.

DESCRIPTION OF PROPOSAL

- [11] Resource consent is sought for a two-lot subdivision, and land use consent for a 30m x 30m residential building platform, and construction of a new residential dwelling within that platform. The proposed subdivision seeks to create two allotments as follows:
- Lot 1 with a land area of 2.11 ha (net) and 2.16 ha (gross) and containing the existing residential dwelling; and

¹ It is noted that Ms Banks revised her recommendation at the hearing and recommended that both the land use and the subdivision be granted.

- Lot 2 with a land area of 2.16 ha (net) and 2.26 ha (gross), with a residential building platform and proposed new dwelling.
- [12] Access to Lot 2 will be via a shared existing vehicle crossing to Earnsclough Road and new right of way 'A' over Lot 1. Wastewater and stormwater will be disposed of on-site. Water will be sourced from the Earnsclough Domestic Cooperative Company with an allocation of 1,500L per day/per lot.
- [13] The proposed residential dwelling to be located within the building platform has a footprint of 161m², and a maximum height of 5.2m. The dwelling is an architectural design and is proposed to be clad in a mix of natural clay brick (LRV < 15%), timber, and coloursteel in 'Scoria' colour (LRV 10%).
- [14] The application is supported by plans for the dwelling and a landscape assessment memo prepared by Takato Landscape Architects. A landscape mitigation plan is also proposed which includes Griselinia hedging and native trees and grasses around the southern and eastern boundaries of Lot 2.
- [15] The applicant has also volunteered to surrender RC220142 which provides for a smaller residential unit close to the dwelling. .

STATUORY CONSIDERATIONS

- [16] 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

- [17] 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. There are no other District Plan annotations for the site.
- [18] The District Plan rule assessment is set out in the section 42A report is agreed by the applicant. The Panel adopts this assessment.
- [19] The Panel do not apply the bundling principle between the subdivision and the land use activities and treat these as separate activities.

National Environmental Standards

- [20] The Panel also accepts the planning evidence that, pursuant to Regulation 8(4)(a)-(d), 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.
- [21] There are no other National Environmental Standards relevant to this application.

Section 104, 104B, 104C & 104D

- [22] The subdivision component of the application is to be considered as a non-complying activity pursuant to sections 104, 104B and 104D of the Resource Management Act 1991.

- [23] The status of the land use activity is more complex and depends on the outcome of the proposed subdivision. The land use is assessed as a restricted discretionary activity pursuant to sections 104, and 104C of the Act, unless given effect to prior to the subdivision or the subdivision is declined, in which case the residential dwelling would be treated as a second residential unit on the site and revert to a discretionary activity pursuant to sections 104, and 104B of the Act.
- [24] In accordance with section 104C of the Act, a consent authority may grant or decline a resource consent for a Restricted Discretionary Activity but must consider only those matters to which discretion is restricted. If granted, conditions may be imposed under section 108 of the Act.
- [25] 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.
- [26] In accordance with section 104D of the Act, a consent authority may grant a resource consent for a Non-Complying activity only if it is satisfied that either the adverse effects of the activity on the environment will be minor, or the application will not be contrary to the objectives and policies of the District Plan. Conditions may be imposed under section 108 of the Act.

Section 106 and 106A

- [27] Sections 106 and 106A of the Act allows a consent authority to refuse a subdivision 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.
- [28] No hazards have been identified in the planning maps or the Otago Natural Hazards Database for this property and the hazard risk is considered to be low.
- [29] There are no matters identified pursuant to sections 106 or 106A of the Act which would prevent subdivision or land use consent being granted.

Sections 108 and 220

- [30] 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. Conditions pursuant to section 108 are set out in the consent document attached to this decision.
- [31] Considering the matters addressed in Section 220 of the Act, a condition of consent has been recommended by Ms Banks requiring that any easements be duly granted or reserved (s220(1)(f)). Esplanade requirements are

recommended to be waived in accordance with s220(ac). These matters are discussed later in this report.

- [32] There are no other matters set out in section 220 of the Act which apply to this application.

WRITTEN APPROVALS

- [33] 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.
- [34] It is noted that three of the written approvals (the McLeays, the Kellys, and Simon Anderson and the Raiders Trust) were provided post-notification. The Raiders Trust also made a submission in support. For completeness, the Panel recognise the submission of the Raiders Trust for appeal purposes.

Table 1: Written approvals received

Person	Owner	Occupier	Address	Obtained
Linda Mary & Andrew Donald McLeay	✓	✓	6 Paulin Road, Alexandra	22/6/26
Mark and Dennis Kelly	✓	Vacant lot	8 Paulin Road, Clyde	28/6/26
Simon Anderson & Raiders Trust	✓	✓	4 Larking Way, Alexandra	29/6/26
Julian & Jan Kinnaird	✓	✓	1031 Earnsclough Road, Alexandra	25/1/2026
Frank & Kerry Amyes	✓	Vacant lot	10 Paulin Road, Earnsclough	11/2/2026

NOTIFICATION AND SUBMISSIONS

- [35] The applicant requested public notification under s95A(3)(a) of the RMA. Accordingly public notice was given on 4 June 2026 and submissions closed on 2 July 2026. A total of 5 submissions in support were received. The submissions are summarised in Table 2.

Table 2: Summary of Submissions

Submitter	Summary	Wish to be heard
Matt and Ines Gorman,	Supports the proposal	No

4 Paulin Road	States the proposed dwelling is in keeping with others in the area and a good use of available land close to Clyde.	
Kristen and Karla Robb 2196 Hawksburn Road RD 1, Alexandra 9391	Supports the proposal	No
IH Corporate Trustee Limited 1011 Earnsclough Road, Earnsclough 9391	Supports the proposal	No
Clyde Orchards (1990) Limited	Supports the proposal	Yes
Raiders Trust 4 Larking Way, Earnsclough Alexandra	Supports the proposal	No

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

SECTION 104 OF THE ACT

[37] 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.*

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

- Permitted Baseline

- The effects of the subdivision and future development
- Effects on Rural Character and Amenity
- Sustainable use of productive land and soil resource
- Reverse sensitivity effects
- The adequacy of the allotment
- Access
- Earthworks
- Esplanade reserves and strips
- Cumulative Effects
- Financial contributions
- Amalgamations and easements
- Conditions of consent to manage effects

[39] These matters are addressed below.

Permitted Baseline/ Receiving Environment

[40] Under section 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment if the plan or a national environmental standard permits an activity with that effect. The Panel accept the permitted baseline assessment set out in the District Plan. Notably, there is no permitted baseline to be applied to subdivision.

[41] For the proposed land use, the permitted baseline includes:

- The construction of a Detached Minor Residential Unit (DMRU) under the NES-DRMU, up to 70m² in size and located more than 2m from the main dwelling, and set back 10m from the front boundary and 5m from the side and rear boundaries.
- The construction of buildings (other than for residential activities) that meet all bulk and location, colour and materials requirements for the Rural Resource Area.
- The planting, tending and harvesting of agricultural, horticultural, and viticultural crops subject to compliance with applicable standards including noise.
- Earthworks for access tracks.
- The extraction or displacement of material up to 3,000m³ in volume over an area that does not exceed 2,000m².

[42] The Panel accepts that the receiving environment set out in the s42A report is representative of the area. The receiving environment was confirmed during the site visit. The Panel confirms that the site is located in an area with a mixture of rural-residential properties located to the north, larger rural lots to the south, with larger rural landholdings and productive horticultural activities predominantly extending from the western side of Earnsclough Road and further beyond within the wider valley.

[43] The Panel also recognises that there is a consent granted for the site which provides for a smaller residential unit close to the dwelling. The applicant has volunteered to surrender RC220142 upon this consent being granted.

Assessment of Effects

- [44] Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition.

The effects of the subdivision and future development

- [45] The Panel notes that the subdivision will comply with the minimum lot size requirement for the Rural Resource Area, but not the required average lot size. The proposed lot sizes are a departure from what is anticipated by the District Plan for the zone, insofar as it promotes the creation of 2ha lots without a larger balance lot to offset the effects of a smaller lot.
- [46] Ms Banks, in her s42A report, noted that the creation of a new allotment on a plan has no direct effect on the environment and suggests that it is the associated land use which is expected to generate effects. She noted that proposal would allow two separate residential activities under separate ownership which could result in additional effects associated with the intensification of residential land use, increased numbers of persons, noise and ancillary external domestic activities such as outdoor storage, accessory buildings, vehicle parking and traffic. The additional lot may also enable additional minor units on each site, ancillary accessory buildings workers accommodation units or additional controlled activities such as further travellers' accommodation. However, Ms Banks went on to recommend that the land use component of the application be approved. Ms Banks, in her review of her recommendation, reversed her position on the subdivision and also recommended that this should be granted.
- [47] Ms Copeland, states that in her opinion, significant weight should be given to the existing consented environment². Resource consent RC220142 already authorises a second residential activity on the site. While the location differs to that proposed within this application, the reasonably foreseeable receiving environment anticipates two separate residential activities on the site, together with the associated domestic activity, traffic generation and general level of residential intensity.
- [48] The applicant has volunteered to surrender RC220142 to ensure that the proposal does not increase the overall number of residential activities authorised on the property. The proposal instead relocates the second residential activity to a less prominent location on the site, which, based on the expert landscape evidence accepted by Ms Banks, is capable of being absorbed into the receiving environment with minor adverse effects on open space, landscape character and rural amenity.
- [49] The Panel notes that RC220142 expires on 16 May 2027 and, as such, the consent holder would have approximately eight months to give effect to the consent or it would otherwise lapse. This is an important consideration in respect of whether RC220142 could reasonably be given effect to or whether the establishment of this unit would be fanciful. The Panel considers that although this might be tight timeframe, a concerted effort would ensure that the minor

² Paragraph 17 Brief of Evidence Tanya Copeland dated 27 July 2026

dwelling could be built meaning RC220142 could be given effect to within eight months. In this regard, the Panel gives some weight to RC2230142.

- [50] However, that weight is not significant as suggested by Ms Copeland because RC220142 is for a much smaller residential unit, in close proximity to the primary dwelling on the site and was to replace an existing weatherboard cottage.
- [51] Nevertheless, based on the evidence, presented by the applicant's team and the revised position of Ms Banks, the Panel finds that effects of the subdivision and future development to be no more than minor overall.

Effects on rural landscape character and amenity values

- [52] Ms Banks notes that the existing and foreseeable receiving environment currently includes the existing residential dwelling, and a consented smaller residential unit near to the dwelling. The applicant seeks to surrender the consent held for the smaller residential unit and locate the proposed dwelling elsewhere within the site. As such, the proposed built form differs from that currently approved. Ms Banks also acknowledges that a minor unit of 70m² is also permitted on the site as provided for by the NES-DMRU. She notes that the proposed building is approximately 161m² in area and would not qualify as a minor unit.
- [53] The proposed building platform will be well setback from property boundaries and from the location of adjacent existing dwellings and building platforms. The proposed colours and materials are deemed compliant with the District Plan with reflectivity values below 38%. Specifically, the coloursteel 'Scoria' colour is permitted under Rule 4.7.6D which provides for 'terracotta, tussock and dark reds'.
- [54] Takato Landscape Architects (TLA), in its memo submitted with the application, sets out the landscape and character values for the area. The assessment finds that visually and experientially the proposal maintains a low perceived density of built form in a rural setting landscape. TLA concludes that the proposal will not affect long, open rural vistas from Earnscleugh Road and will read as being consistent with the surrounding development pattern.
- [55] TLA notes that the proposed subdivision and residential activity will be predominantly screened and can be absorbed within the landscape. TLA recommends a landscape mitigation plan of Griselinia hedging and native trees and grasses around the southern and eastern boundaries of Lot 2, and concludes that this will reduce the visibility of the dwelling and enhance amenity values. The applicant volunteers this as a condition of consent. The Panel relies on the assessment provided by TLA that the proposal will maintain rural character values and the effects of the proposed subdivision on open space and rural character will be no more than minor.
- [56] There was discussion at the hearing of the screening benefits that the existing orchard plantings located in the centre of the site provide. Ms Banks raised concerns that the orchard trees were not identified for protection in the landscape mitigation plan. She also noted that the location of the proposed subdivision boundary requires the removal of a portion of the orchard trees. In response, the applicant volunteered the following condition:

In the event that the orchard present on the site and depicted on the approved landscape plan of RC260040 prepared by Takato Landscape Architects date 24/2/2026 is removed and not replaced within 3 years additional mitigation planting utilising the species in the approved landscape plan shall be planted along the boundary between Lot 1 and 2. The mitigation planting must be completed during the next growing season and maintained in perpetuity. Any plants which are diseased or die must be replaced within the next growing season.

- [57] In reaching a determination on rural landscape character and amenity values effects, the Panel recognises that all adjoining landowners have provided written approval to the proposal. All effects on these parties are disregarded. In addition, all submissions from other adjacent landowners are in support. In this regard, any effects on the rural amenity of the neighbouring sites is set aside.
- [58] Given the proposed landscape mitigation, subject to the retention of orchard or other plantings within the centre of the site, and with the dwelling situated to the rear of the site, the Panel are satisfied that the development will appear integrated with the character and land use of the existing environment. Furthermore, the Panel also accepts that there are no reserves or public conservation land, heritage sites, notable trees or areas of significant indigenous vegetation, or named water bodies which will be affected by the proposal.
- [59] The Panel note that there is no other landscape evidence and, as such, the evidence of TLA is relied upon and the Panel determines that the visual and rural character effects of the proposed subdivision and dwelling will be no more than minor.

The Rural/ Rural Residential boundary

- [60] The subject site presently sits at the boundary between rural and rural residential zoning. Ms Banks expresses concern that the proposal has the potential to undermine the existing rural boundary and blur the distinction between the rural residential and rural resource areas. The landscape assessment provided by TLA considers the proposal to be appropriate within this receiving environment and concludes that

“the proposal represents a logical consolidation of existing development rather than an extension of intensive residential character into open rural land”.

- [61] Ms Copeland notes that the property directly abuts the Picnic Creek subdivision. Ms Copeland advises that, in reality, the Picnic Creek subdivision has been developed to a density akin to a large lot residential zone (lots are predominantly ~9,000m²), this subdivision remains within a rural zone under the District Plan.
- [62] Ms Copeland notes that the Rural Residential Zone anticipates an average allotment size of 2ha and the Rural Resource Area anticipates a minimum allotment size of 2ha. As such, she considers that the proposal is consistent with the pattern of development anticipated by the respective rural zones. Similarly, both rural zones anticipate the presence of small-scale rural productive activities.

- [63] In her opinion, Ms Copeland considers that the proposal remains visually and functionally consistent with the receiving environments. She is confident that the status of the site as the “boundary between zones” will remain given that it will retain minimum lot sizes well in excess of the density of Picnic Creek. It will continue to clearly demark the boundary between the rural residential zone and the rural zone in this location.
- [64] When considering the planning evidence and the evidence of TLA, the Panel are satisfied that the boundary between the rural residential and rural resource areas will not be undermined by this proposal.

Sustainable use of productive land and soil resource

- [65] The Panel recognises that the site is not identified as highly productive land according to the NPS-HPL. The existing landholding is 4.43ha in size and supports an existing dwelling, curtilage area, irrigation dam and accessway. The established orchard occupies approximately 1ha of the site.
- [66] Ms Banks advises that proposed subdivision and residential activity have the potential to fragment the rural zoned land to the extent that its productive potential is diminished. However, Ms Banks also recognises that the existing size of the allotment and its location adjacent to rural residential activity may pose some constraints to its productive potential.
- [67] Ms Copeland acknowledges that the proposal will result in fragmentation of the existing orchard, as the proposed allotment boundary passing through part of the orchard. However, she notes that the orchard remains a productive resource which the applicant intends to retain following subdivision. Both proposed allotments will continue to have access to irrigation water, and Ms Copeland considers that the physical characteristics of the site do not prevent the ongoing productive use of the orchard. While separate ownership may require ongoing cooperation between the owners, this can be facilitated through appropriate legal arrangements, including lease or access agreements where required. In her opinion, the proposal does not materially compromise the production of the orchard.
- [68] Furthermore, the application identifies that Lot 2 and proposed dwelling is to be within land which has a lower productive capacity. The applicant considers that by directing lifestyle development toward areas with lower productive potential, this will support the sustainable use of the district’s versatile soils. Additionally, the subdivision and residential activity is stated to be for the purpose of accommodating family members associated with the existing family run farming activity in the area, helping to preserve these activities.
- [69] Ms Banks raised concerns that no specialist information had been provided to confirm the quality of the soils. However, in his evidence Mr Kevin Paulin confirmed that he has a long-standing association with the land and has also been involved with the horticulture industry for over 40 years³. The Panel consider that Mr Paulin’s lifetime experience places him in good stead to provide advice to the Panel.

³ Paragraphs 6-9 Brief of Evidence Kevin Paulin dated 27 July 2026

- [70] Mr Paulin advises that the site comprises two terraces, and the lower terrace is at least 2°C colder overnight than the higher terrace. Mr Paulin notes that this makes the lower terrace significantly more prone to frost, and when frosts do occur, they are more severe. Mr Paulin advises that the cold air drainage, combined with the light sandy soil, created the conditions that caused frost damage to new growth on the original apricot plantings, allowing bacterial blast to take hold and kill otherwise strong, healthy trees. He advises that this pattern has repeated across multiple planting attempts (apricots, apples, and nectarines) over the past 40 years. Mr Paulin notes that it is his experience that this part of the site is not suited to commercial fruit production.⁴
- [71] Both Mr Paulin and Ms Copeland consider that the proposal could open up additional opportunities for the lower terrace to be utilised for other productive uses associated with the residential development. Furthermore, Ms Copeland notes that based on the evidence of Mr Paulin, it appears that the 'fragment' of land within the lower terrace is a result of the micro climatic conditions of the site rather than the proposed subdivision.
- [72] The Panel accepts the advice of Mr K Paulin and Mr Copeland, that the productive potential of the lower terrace is somewhat compromised, and determine that any reduction in productive capacity will be less than minor and does not weigh against the granting of the consent.

Reverse sensitivity effects

- [73] Ms Banks identifies that the establishment of additional residential activity in the Rural Resource Area has the potential to result in reverse sensitivity effects. The Panel note that the site is situated within an established productive horticultural area within the Rural Resource Area and has the support of all surrounding neighbours.
- [74] As such, the Panel accept that the potential for rural activities and associated effects should be anticipated within the zone. The Panel determine that reverse sensitivity effects do not weigh against the granting of the consent.

The adequacy of the allotment

- [75] There are no reticulated connections to the subject site. Compliant on-site wastewater and stormwater services are to be provided to each lot.
- [76] The existing dwelling has access to potable water supply from the Earnsclough Domestic Cooperative Company and written confirmation of the new allocation was provided with the application. Irrigation water supply is provided from the Earnsclough Irrigation Company, and the application states that the water rights for the existing lot are to be split evenly between the resulting titles.
- [77] Council's Environmental Engineer confirmed that the servicing arrangements are acceptable subject to the imposition of suitable conditions

⁴ Paragraphs 12 Brief of Evidence Kevin Paulin dated 27 July 2026

- [78] Overall, the engineer's advice is accepted by the Panel and, subject to recommended conditions of consent, the Panel determine that the lots can be adequately serviced without unacceptable adverse effects on the environment.

Access

- [79] The subdivision proposes to utilise a shared existing vehicle crossing to Earnsclough Road, with a proposed new right of way 'A' over Lot 1, providing legal and physical access to Lot 2. Council's Environmental Engineer has reviewed the proposed access arrangement and advises that the proposed ROW access arrangement to Lot 1 and 2 is acceptable. Ms Banks on the advice of Council's Engineer recommends conditions of consent in respect of access formation. The applicant did not raise any concerns with these conditions
- [80] The Panel agrees with the Engineer that any additional traffic generation associated with one additional lot is able to be accommodated within the roading network.
- [81] The Panel determine that, subject to conditions of consent, the access to serve the subdivision is adequate and will not result in adverse effects on the safe and efficient operation of transportation network.

Earthworks

- [82] The Panel accepts that earthworks associated with the proposal will be minor and any associated effects will be less than minor.

Cumulative Effects

- [83] The Panel did not receive any evidence on cumulative effects. However, the panel are comfortable that, given the findings of the above assessment matters, any cumulative effects would also be no more than minor.

Amalgamations and easements

- [84] No amalgamations are proposed or required as part of this subdivision.
- [85] Access to Lot 1 and 2 is to be provided via a new Right of Way easement, shown as 'Easement A' on the Scheme Plan. Accordingly, a condition of consent is recommended that this easement be granted or reserved. The Panel agree with Ms Banks that it is appropriate to include a condition of consent which provides for any additional easements required for servicing or access to be confirmed at the time of survey.

Esplanade reserves and strips

- [86] The subject site sits above a terrace edge above the Clutha Mata-Au River and existing public access exists along the river margins. The subdivision creates lots less than 4 ha in size adjacent to the Clutha Mata-Au River and therefore requires consideration to esplanade requirements. Section 230 of the RMA requires the provision of an esplanade strip of 20m in width where subdivision creates lots less than 4ha in area, unless the requirement is waived by a resource consent. Additionally, Rule 16.7.13(b) of the District Plan outlines that where a subdivision creates lots less than 4ha, esplanade strips or reserves may be required by Council as a condition of consent.

- [87] The application seeks to waive the requirements for an esplanade as an existing esplanade already exists alongside the river margins in this location. Both Ms Banks and the applicant consider it unnecessary in this instance to require the provision of an additional esplanade on the subject site, given there is existing sufficient public access and along the River in this location. Additionally, any further esplanade, were it to be provided on the subject site, would be isolated and have no connection or logical link to any other esplanade strip and, therefore, it would not enhance public access. There are also no significant ecological, amenity, and/or recreational values within the site.
- [88] The Panel determine that the effects associated with a waiver of esplanade requirements will be less than minor.

Financial contributions

- [89] 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

- [90] The s42A report contained a range of conditions intended to manage the effects of the subdivision and future dwelling. and implement the landscape and ecological works volunteered by the applicant. Ms Copeland reviewed the conditions and suggested a number of drafting changes. The Panel finds that these changes do not materially alter the intent of the conditions, and these are accepted.
- [91] Ms Copeland also suggested that draft condition 22 be reworded as consent notice is not an available mechanism through a land use consent. She also considered that draft condition 19 (being the inspection of the wastewater system servicing the existing dwelling) was outside of the scope of the land consent for the new dwelling. The advice of Ms Copeland is accepted in respect of these conditions.
- [92] During the hearing process, the applicant also volunteered a condition relating to the retention of the orchard or replacement plantings. This condition was included in the revised set of conditions provided to the Panel on 13 August 2026.
- [93] Overall, the Panel consider that the revised conditions submitted by the applicant on 13 August 2026 are appropriate to manage the scale and potential effects of the development.

Summary of Effects on the Environment

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

OFFSETTING OR COMPENSATION MEASURES

- [95] 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

[96] 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

[97] Ms Banks, in her s42A report, finds that application is inconsistent with the relevant provisions of the District Plan. In her assessment, Ms Banks noted that open space and rural character values will be maintained, and the proposed landscape plan will mitigate visual effects but that the proposal will result in the fragmentation of an existing rural lot to the extent that its productive potential is diminished. As noted previously Ms Banks reviewed her position on these matters following the evidence of Mr Paulin and Ms Copeland which resolved her concerns regarding productive capacity and land fragmentation.

[98] Ms Copeland assesses in her evidence that the proposal is consistent with the objectives and policies of the District Plan when considered collectively and in their proper effects-based context.

[99] Based on the assessments of Ms Copeland and the revised assessment of Ms Banks, the Panel determines that the proposal is generally consistent with the relevant objectives and policies of the District Plan.

Otago Regional Policy Statements

[100] The Otago Regional Policy Statement 2021 (RPS) became operative, on 9 July 2026. The Panel notes that the section 42A report was prepared prior to the RPS becoming fully operative. In her, s42A report, Ms Banks found the proposal partly inconsistent with the key provisions of the RPS primarily due to potential fragmentation and effects on productive capacity arising from the subdivision. As noted previously Ms Banks reviewed her position on these matters following the evidence of Mr Paulin and Ms Banks and subsequently recommended the subdivision be granted.

[101] Ms Copeland advised that the subject site is not identified as highly productive land and is not identified for future urban development. In addition, the proposal occupies a transitional area immediately adjoining the Picnic Creek subdivision, and within an area already characterised by smaller rural holdings, established residential development and extensive domestic planting. Overall, Ms Copeland assesses that the proposal is consistent with the objectives and policies of the RPS.

[102] Noting the review of Ms Banks and the evidence of Ms Copeland, the Panel determines that the proposal is generally consistent with the relevant objectives and policies of the RPS.

National Policy Statement for Highly Productive Land

[103] 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 4 under the Manaaki Whenua Landcare Research mapping tool for Land Use Capability. As the site is identified as LUC 4, 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)

[104] 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.

[105] 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.

[106] 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.

[107] 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.

[108] In this instance, the subject site, and the surrounding environment, is generally flat, and is not annotated on Otago Regional Council's Natural Hazards database portal as being subject to any flood, alluvial fan, landslide, or earthquake risk. The Panel accept the finding of the Ms Banks in her s42A report that the proposed activity is consistent with the relevant objectives and policies of the NPS-HN, and in reference to the risk matrix in Appendix 1, the level of natural hazard risk is considered to be 'low'.

OTHER MATTERS

- [109] 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.
- [110] It was Ms Banks' opinion that granting this consent may create an undesirable precedent, which in turn has the potential to undermine the integrity of the District Plan provisions. She considers that there is no true exception which would set this application apart from other non-complying rural subdivisions. The panel notes Ms Banks reviewed her position on the subdivision and now holds a different view.
- [111] Ms Copeland, in her evidence, sets out a range of factors which in her opinion distinguish the site and proposal.
- [112] Ms Irving, in her legal submissions, advised that, based on case law, in order to determine whether plan integrity would be imperilled to the point the application should be refused, two key matters must be considered:
- (a) whether the proposal irreconcilably clashes with important provisions of a district plan, and
 - (b) whether is likely that further applications will follow, with are both materially indistinguishable and equally incompatible with the plan⁵.
- [113] Mr Irving notes that these considerations have been consistently endorsed by the Courts. Ms Irving notes that both Ms Copeland and Ms Banks find that the proposal have no more than minor adverse effects and, therefore, cannot irreconcilably clash with the key provisions of the District Plan⁶. Furthermore, Ms Irving notes that each proposal must be considered on its own merits. Overall, Ms Irving, in her review of the relevant caselaw forms an opinion that the proposal does not give rise to plan integrity or precedent concerns.
- [114] The Panel prefers the advice supported by case law of Ms Irving and finds that the subdivision and land use activity will not give rise to plan integrity or precedent issues.
- [115] The Panel determines that there are no other matters deemed relevant to this application.

SECTION 104D

- [116] Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. Based on the planning advice before it, the Panel determine that the proposal passes both limbs of section 104D and consideration can be given to the granting of the consent.

⁵ Paragraph 29-30 Bridget Irving Legal Submissions

⁶ Paragraph 33 Bridget Irving Legal Submissions

PART 2

[117] 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

[118] Having regard to the reasons detailed above, the Panel resolve, pursuant to sections 104, 104B, 104D and sections 108 and 220 of the Resource Management Act 1991 to grant the subdivision and land use consent, subject to the conditions set out in the attached certificate.

REASONS FOR THE DECISION

[119] 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 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 does not trigger the NPS-HPL.
10. The proposal passes both limbs of the s104D tests and consideration can be given to granting of the consent.
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

Date: 9 September 2026

Consent Type: Subdivision and Land Use Consent

Consent Number: RC 260040

Purpose: Subdivision consent for a two-lot subdivision, and land use consent for a building platform and residential dwelling, in a rural resource area.

Location of Activity: 1043 Earnsclough Road, Alexandra

Legal Description: Section 183 Block X Leaning Rock SD & Section 184 Block X Leaning Rock SD, (Record of Title OT9C/1082)

Lapse Date: 9 September 2031, unless the consent has been given effect to before this date.

SUBDIVISION CONDITIONS

1. The activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 12/02/2026, and further information received on 25/5/2026, and the evidence presented at the hearing on 11/08/2026, except where modified by the following conditions.
2. The consent holder must pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
3. Esplanade requirements are waived in accordance with section 230 of the Act.
4. 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.*
5. Prior to the commencement of any physical subdivision work occurring on the site approved by this subdivision consent, the consent holder must:
 - a) apply for and receive council Engineering Acceptance (EA) via the CODC online portal at: CODC Home > Services > Planning > Land Development and Subdivision Engineering

The 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.

- b) 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
- c) Install all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this subdivision.

Prior to certification under 223 of the RMA

- 6. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:
 - a) If a requirement for any easements for access or access to services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.
 - b) Right of Way A must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.
 - c) The residential building platform identified for Lot 2 must be shown on the legal plan of subdivision and must include two boundary location ties.

Prior to certification under 224c of the RMA

- 7. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:
 - a) Provide either a CODC letter of full Engineering Acceptance (EA) or a CODC EA exemption letter.

Water

- b) An adequate working water supply must be provided individually to each of the Lots 1 and 2 from the Earnsclough Domestic Cooperative Company's scheme 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:
 - i) Quantity: A supply quantity of at least 1500 litres/day to each lot.
 - ii) Quality:

- a) For Lot 1, Resolution of any non-compliance, through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant.
- b) For Lot 2, a consent notice must be registered on the title of Lot 2 describing any non-compliant aspects of the water supply and detailing installation of point-of-use remedial treatment required, and that the adequacy of such treatment must be confirmed through retesting as fully compliant, prior to any domestic use of the water supply or occupation of any connected dwelling.
- iii) Connection. Standard water connections must be installed to the boundary of each of Lots 1 and 2 including a standard valve and meter and/or restrictor assembly located at or within the Lot boundary.
- iv) Documentation. A new or 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 each network water supply system.
- v) Access. Necessary easements must be in place for pipework and access to water sources to, or within the boundary of, each lot.

Wastewater

- c) A report must be provided by a suitably qualified and experienced person verifying that wastewater can be safely disposed of on Lot 2 and in compliance with Clause 5.5 a) of Council's July 2008 Addendum to NZS4404:2004, AS/NZS1547 (2012), and the Otago Regional Council (ORC) requirements including that disposal areas are greater than 50 metres from any water course or any water supply bore.
- d) The existing on-site wastewater disposal system serving the existing dwelling on Lot 1 must be inspected by a suitably qualified and experienced person to confirm that it is in good working order, has sufficient capacity for its intended use, and is fully contained within the boundaries of Lot 1. The inspection report must describe the system's type, condition, capacity, and the location of all components (including disposal fields and reserve areas) in relation to lot boundaries. If the system is found to be inadequate or not fully contained within Lot 1, it must be upgraded or relocated to achieve full compliance with AS/NZS 1547:2012.

Electricity and telecommunications

- e) Operational underground power and telecommunication connections must be provided to the boundary of Lots 1 and 2. Alternatively, telecommunications may be by wireless technology if desired by the applicant to be formalised by registration of a suitably worded consent notice on the new title(s).

Access

- f) The existing vehicle entranceway/crossing from Earnsclough Road to the right-of-way to serve the subdivision 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. The entranceway/crossing must be sealed all the way from the existing road seal to the road reserve boundary. For crossings onto sealed roads an upgraded crossing must include a cutout 300mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for new asphalt crossings, and at least 150mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two coat.
- g) The Right-of-Way (ROW) extending off Earnsclough Road must be constructed 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:
- Minimum formed carriageway width of 4.5 metres.
 - Minimum road reserve / legal width of 10.0 metres.
 - Camber of 5-8%
 - Subgrade >CBR of 7.
 - Durable well-bound wearing course to be constructed over pit-run base to provide all-weather traction and prevent surface ravelling.
 - Shallow trafficable side-drains / water channels over level sections (>10%).
 - Stormwater discharging to soak pits within the ROW or to natural water courses.
 - Accessways/crossings to Lots 1 and 2 must be provided off the ROW in compliance with Part 29 of Council's Roading Policies January 2015.

Financial Contributions

- h) Payment of a reserves contribution of \$1,450 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of one additional dwelling equivalent.

Surrender of RC 220142

- i) Resource consent RC 220142 must be surrendered under s138 of the RMA 1991.

To Be Included on a Consent Notice Pursuant to s221

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

Firefighting

- a) At the time residential activity (new dwelling) is constructed on Lot 2, minimum domestic water and firefighting storage is to be provided by 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 fire fighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A firefighting connection 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:
 - i) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling e.g. 100 mm coupling has 100 mm hose tail), provided that the consent holder must provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.
 - ii) All connections must be capable of providing a flow rate of 25 litres per second at the connection point.
 - iii) 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.
 - iv) 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.
 - v) 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.
- b) Firefighting water supply may be provided by alternative means to the above with written approval of FENZ. Written acceptance of any alternative means must be provided to Council.

Wastewater

- c) Lot 2: At the time that a new dwelling is constructed on Lot 2, 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.

- d) Lot 1 and Lot 2: The on-site wastewater disposal system must be operated and maintained in accordance with the system designer's recommendations and manufacturer's specifications for the lifetime of the system. The system must be regularly serviced by a suitably qualified and experienced person to ensure it continues to function effectively and in compliance with Council and Otago Regional Council requirements. The property owner shall be responsible for all ongoing maintenance, inspections, and renewals as required.

Stormwater

- e) Lot 1 and Lot 2: 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.

Telecommunications

- f) If a physical telecommunications connection is not established prior to the issue of the s224(c) certificate, then reliable wireless telecommunications technology must be used.

Development conditions for Lot 2:

- g) The dwelling approved by RC260040 must be located within the identified building platform on the survey plan.
- h) All residential buildings within the building platform must be no higher than 5.5 metres above existing ground level.
- i) Mitigation plantings as detailed in the approved Landscape Plan of RC 260040 prepared by Takato Landscape Architects dated 24/3/2026, must be established within the next planting season following commencement of construction of the dwelling and maintained in perpetuity. Any plants which become diseased or die must be replaced in the next growing season.
- j) In the event that the orchard present on the site and depicted on the approved landscape plan of RC260040 prepared by Takato Landscape Architects date 24/2/2026 is removed and not replaced within 3 years, additional mitigation planting utilising the species in the approved landscape plan must be planted along the boundary between Lot 1 and 2. The mitigation planting must be completed during the next growing season and maintained in perpetuity. Any plants which become diseased or die must be replaced within the next growing season.
- k) Any external lighting must be directed away from adjacent sites and roads and must be directed downwards.

- l) No more than one residential unit is authorised to be established on Lot 2. This condition expires and will no longer apply if the zoning of the site is changed from Rural Resource Area Zone.

LAND USE CONDITIONS:

General

9. The activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 12/02/2026, and further information received on 25/5/2026, and the evidence presented at the hearing on 11/08/2026, except where modified by the following conditions.
10. The consent holder must pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
11. 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.*

Prior to the commencement of any works authorised by the land use consent

12. Prior to the commencement of construction of the residential activity authorised by this consent, resource consent RC 220142 must be surrendered pursuant to s138 of the RMA 1991
13. Prior to commencement of any physical work occurring on site approved by this consent, the consent holder must:
 - a) 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.

Either a CODC letter of full Engineering Acceptance (EA) or a CODC exemption letter is required prior to occupation of the dwelling.

- b) Producer Statements/Certificates where appropriate must 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
- c) Install all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this development.

Landscaping

14. The approved Landscape Plan of RC 260040 prepared by Takato Landscape Architects dated 24/3/2026, must be established within the next planting season following commencement of construction of the dwelling and maintained in perpetuity. Any plants which are diseased or die must be replaced in the next growing season.
15. In the event that the orchard present on the site and depicted on the approved landscape plan of RC260040 prepared by Takato Landscape Architects date 24/2/2026 is removed and not replaced within 3 years additional mitigation planting utilising the species in the approved landscape plan shall be planted along the boundary between Lot 1 and 2. The mitigation planting must be completed during the next growing season and maintained in perpetuity. Any plants which are diseased or die must be replaced within the next growing season.

Design controls

16. The dwelling authorised by this consent must not be higher than 5.5 metres above existing ground level.
17. Any external lighting must be directed away from adjacent sites and roads and must be directed downwards.

Servicing

Water

18. An adequate working water supply must be provided to the residential unit from the property's existing connection to the Earnsclough Domestic Cooperative Company's scheme 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) Quality. Resolution of any non-compliance, through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant.

- b) Isolation. Isolating valves must be installed within the property boundary such that the water supply to each building can be separately controlled and isolated.

Firefighting

- 19. Firefighting provisions to serve the dwelling authorised by this consent must be demonstrated to comply with the following: minimum domestic water and firefighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be always maintained as a static firefighting reserve. Alternatively, an 11,000-litre firefighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A firefighting connection 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.
- 20. Firefighting water supply may be provided by alternative means to the above with written approval of FENZ. Written acceptance of any alternative means must be provided to Council.

Wastewater

- 21. At the time that a new dwelling is constructed 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.

Electricity and telecommunications

22. Operational underground power connection must be provided to each residential dwelling.
23. Either an operational underground telecommunication connection or wireless telecommunications technology may be used.

Stormwater

24. 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

25. The existing vehicle entranceway/crossing from Earnscleugh Road 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. The entranceway/crossing must be sealed all the way from the existing road seal to the road reserve boundary. For crossings onto sealed roads an upgraded crossing must include a cutout 300mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for new asphalt crossings, and at least 150mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two coat.

Financial Contributions

26. Payment of a reserves contribution of \$1,450 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of one additional dwelling equivalent.

ADVICE NOTES:

Earthworks

1. All earthworks to develop and/or landscape each lot is required to comply with Rule 4.7.6J of the Central Otago District Plan or additional resource consent will be required.
2. The Otago Regional Council also has rules regarding residential earthworks and the consent holder is advised to ensure that they do not require approvals from the Regional Council.

3. If during any site disturbance, the consent holder or subsequent owners:
- a) 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 or subsequent owner 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. 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.
 - b) 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 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
 - ii) arrange for a suitably qualified archaeologist to undertake a survey of the site. Site work may recommence following consultation with the Consent Authority.

Water, Wastewater and Firefighting

- 4. 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.
- 5. On-site disposal is required to comply with the Otago Regional Council requirements.
- 6. For more information on how provide for 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
 - f. 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.

Financial Contributions

7. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.
8. Development contributions of \$2,882 (exclusive of goods and services tax) are payable for reserves (rural), transport and community infrastructure accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2025 and updated \$/HUE rates published in CODC's Schedule of Fees and Charges 2025-2026.
9. Development contributions must be paid by the due dates in the table below.

	Payment due date
Building consent	20 th of the month following the issue of the invoice
Certificate of acceptance	At issue of the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA
Resource consent (other)	20th of the month following the issue of the invoice
Service connection	At issue of the connection approval

10. Ontime payment is important because, until the development contributions have been paid in full, Council may:
 - Prevent the commencement of a resource consent.
 - Withhold a certificate under section 224(c) of the RMA.
 - Withhold a code compliance certificate under section 95 of the Building Act 2004.
 - Withhold a service connection to the development.
 - Withhold a certificate of acceptance under section 99 of the Building Act 2004

Access

11. 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.

Rural Development

12. Building colours and material are to be consistent with Rule 4.7.6D of the Central Otago District Plan.

General

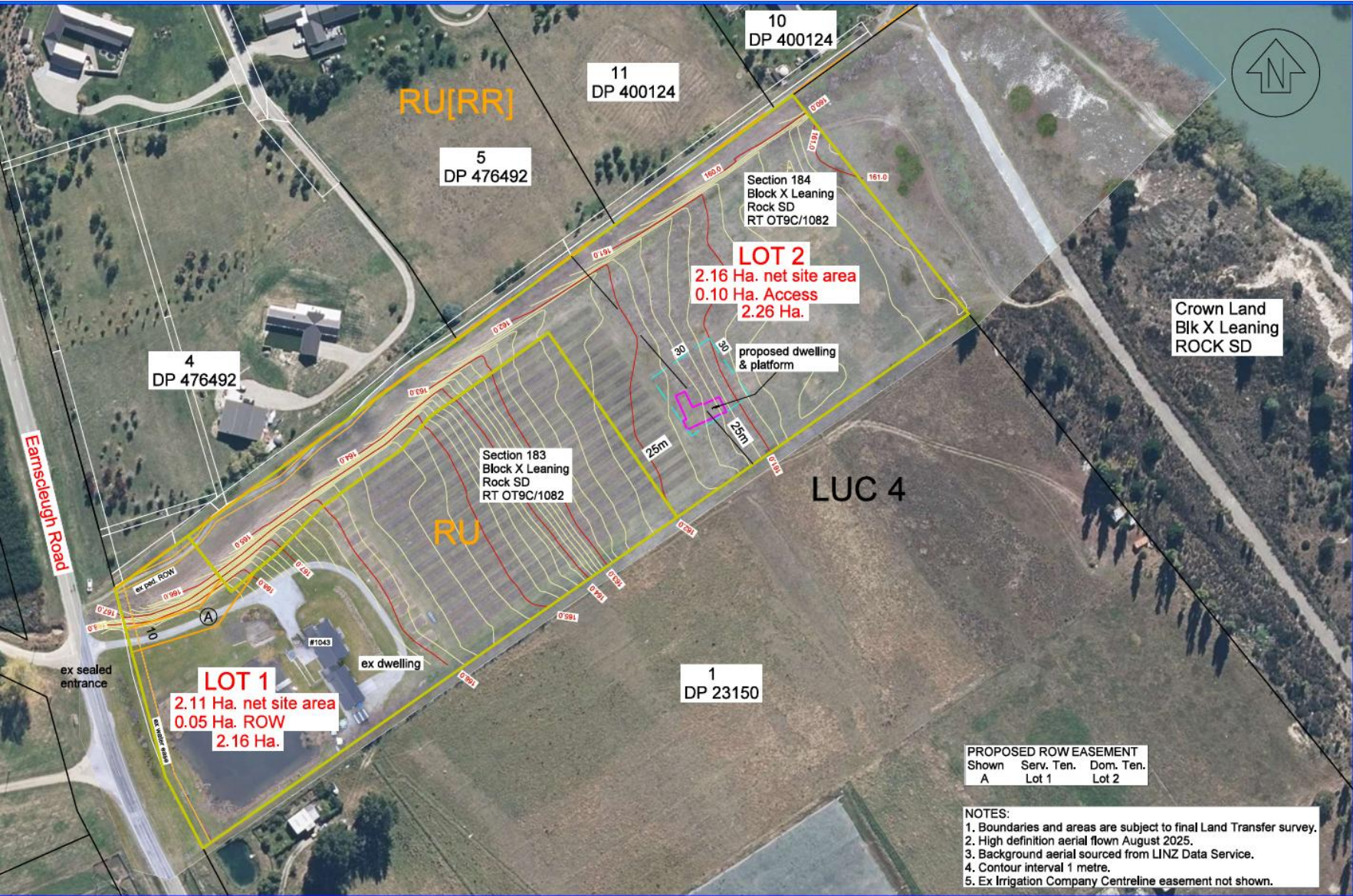
13. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
14. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
15. 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.
16. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
17. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.



Tracy Paterson
Hearing Panel Chair

Date: 9 September 2026

Appendix One: Plans for RC260040 (scanned image, not to scale)



LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF SECTIONS
183 & 184 BLOCK X LEANING ROCK SURVEY DISTRICT.
1043 EARNSCLEUGH ROAD, CLYDE.

Date:	26 May 2026
Scale:	1:1500 @ A3
Drawn by:	S. Calder
Client:	R. Paulin
Job No:	3382 RCc



Subdivision consent for a two-lot subdivision, and land use consent for construction of a building platform in a Rural Resource Area.
Graphic Attachment to Landscape Advice Note

27 March 2026

Document Information

Project
Subdivision consent for a two-lot subdivision, and land use consent for construction of a building platform in a Rural Resource Area.
Address
1043 Earnscleugh Road, Earnscleugh 9391
Client
Robert Paulin
Document
Graphic Attachment to Landscape Planning Advise Note
Status
FOR CONSENT
Revision
1 FOR CONSENT 27.03.2026
Prepared By
Takoto Ltd
Project Number: 26019
Author: Gerard O’Connell

Disclaimer
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Contents

Contents	Sheet
Site Context Plan	3
Neighbouring Properties Plan	4
Proposed Site Layout	5
Landscape Mitigation Plan	6
Proposed Site Plan	7
Proposed Elevations	8
Proposed Sections	9-10
Photographs of Site	11
Central Otago District Council GIS Planning Maps	12-13
Photo Location Plan - Local views	14
Panorama Photographs	15-18
Photo Location Plan - Distant views	19
Panorama Photographs	20

Site Context Plan



Legend

The Site

Property Boundaries



 Scale: 1:15000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1307229.90546315,4985993.11627635
1317161.47249765,4991789.30952885

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Neighbouring Properties Plan



Legend

The Site

Property Boundaries

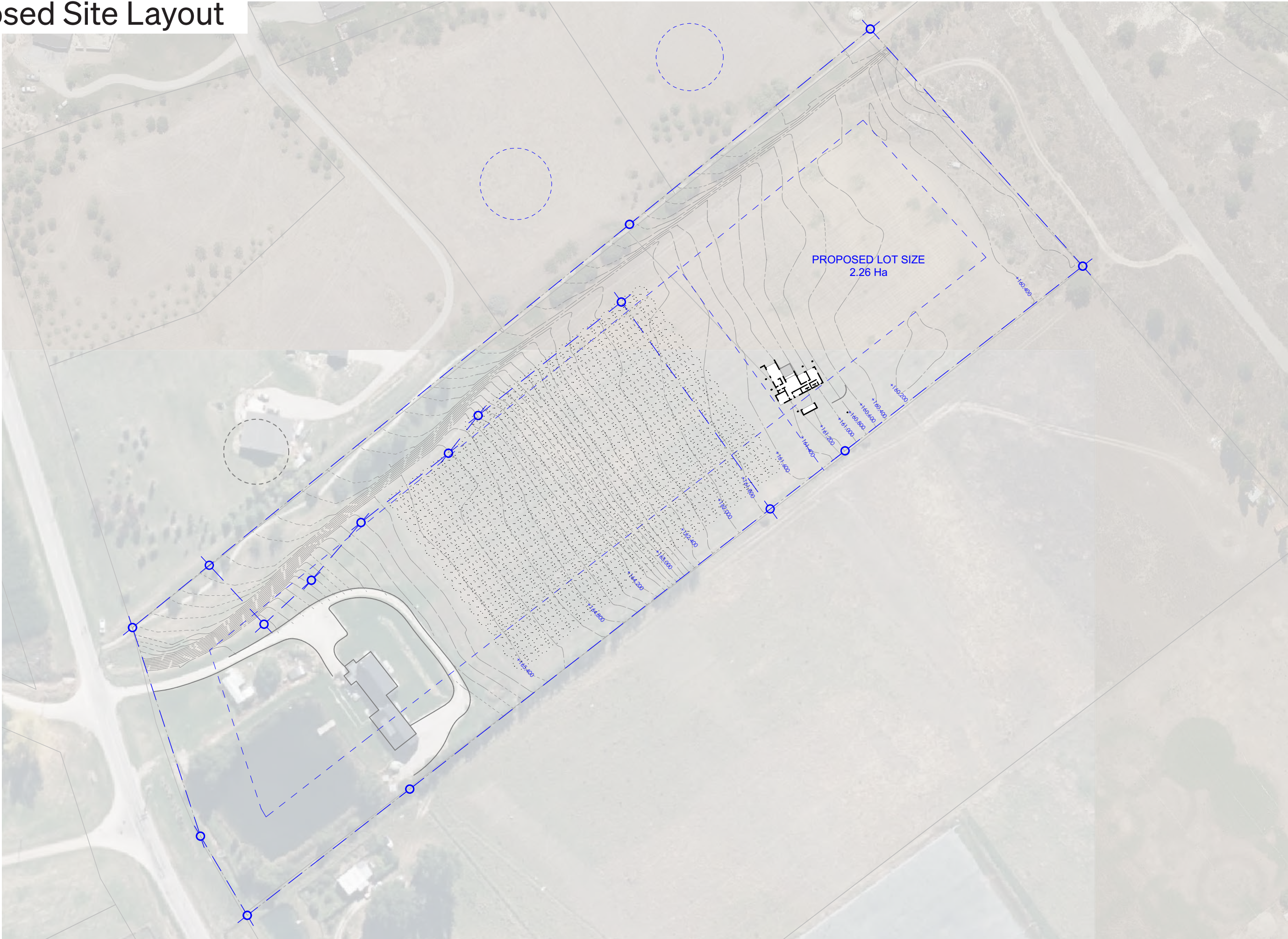


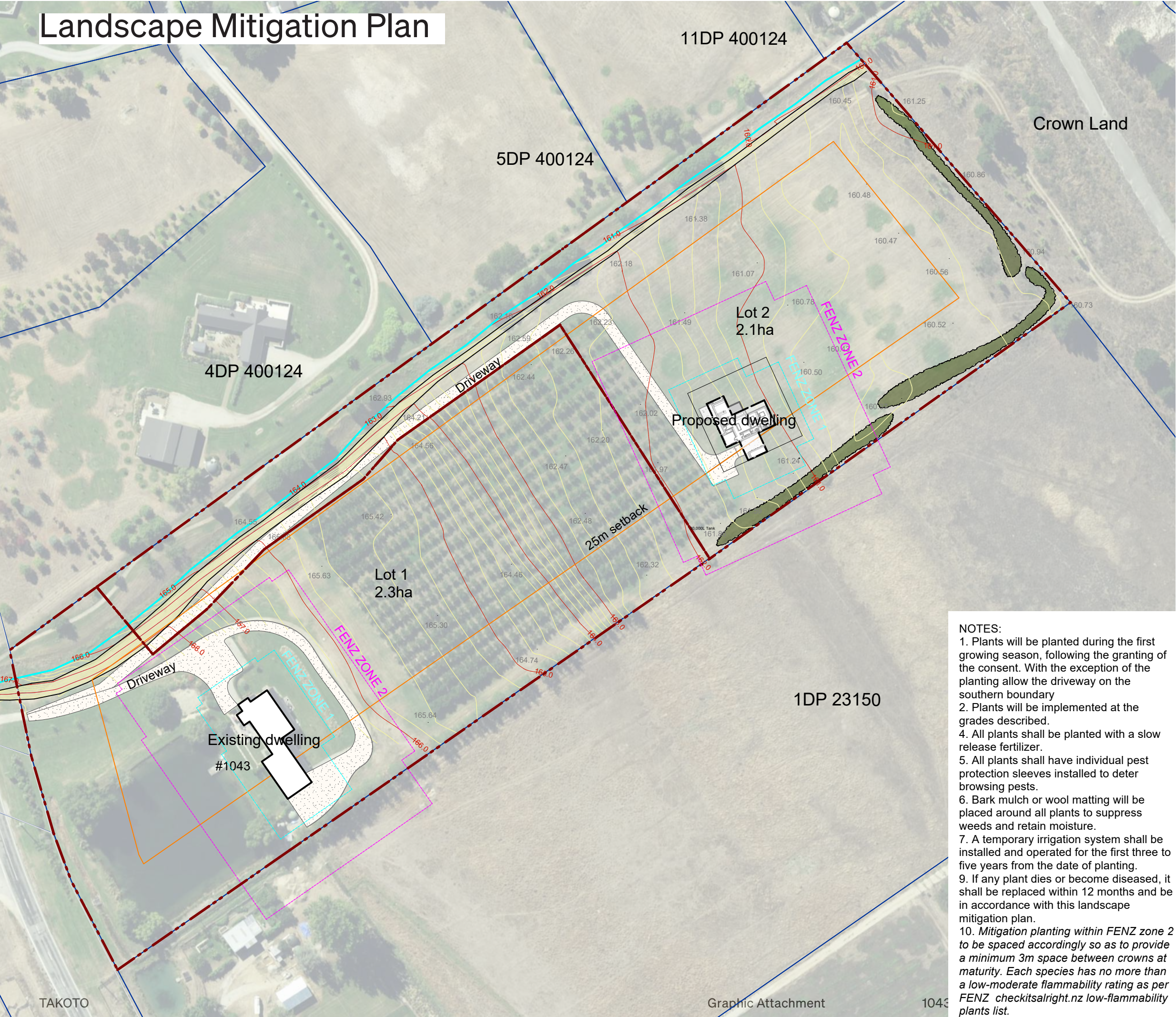
Scale: 1:5000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1309823.74148552,4987829.91837701
1311906.54205248,4989045.46820419

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Proposed Site Layout





Landscape Mitigation Plan

TAKOTO LANDSCAPE ARCHITECTS LIMITED

DO NOT SCALE, ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK

INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE COPYRIGHT OF TAKOTO LANDSCAPE ARCHITECTS AND IS NOT TO BE PRODUCED WITHOUT THEIR PERMISSION

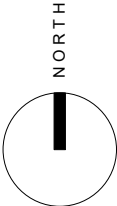
REV	DATE	NOTES
-----	------	-------

LEGEND

- Site boundary
- Building
- FENZ 10m zone
- FENZ 30m zone
- Mitigation planting
 - Griselinia littoralis - 5L
 - Hoheria populena - 10L
 - Hoheria angustifolia - 10L
 - Phormium cookianum - 2.5L
 - Hoheria lyallii - 10L
 - Pittosporum eugenoides - 5L
 - Kunzea ericoides - 5L (Only to be planted outside FENZ Zone 2)

NOTES:

- Plants will be planted during the first growing season, following the granting of the consent. With the exception of the planting allow the driveway on the southern boundary
- Plants will be implemented at the grades described.
- All plants shall be planted with a slow release fertilizer.
- All plants shall have individual pest protection sleeves installed to deter browsing pests.
- Bark mulch or wool matting will be placed around all plants to suppress weeds and retain moisture.
- A temporary irrigation system shall be installed and operated for the first three to five years from the date of planting.
- If any plant dies or become diseased, it shall be replaced within 12 months and be in accordance with this landscape mitigation plan.
- Mitigation planting within FENZ zone 2 to be spaced accordingly so as to provide a minimum 3m space between crowns at maturity. Each species has no more than a low-moderate flammability rating as per FENZ checksalright.nz low-flammability plants list.



TAKOTO LANDSCAPE ARCHITECTS
NATURE BY DESIGN
DESIGN BY NATURE

WAKATA
DUNEDIN
takoto.co.nz

+64 22 375 7131
info@takoto.co.nz

Mitigation plan	
Paulin Residence	
1043 Earnscleugh Road	
Earnscleugh, 9391	
JOB No.	26019
SCALE	1:1250 @ A3
DATE	24/03/2026
DESIGNED	GO
DRAWN	AC
CHECKED	TLA
STATUS	FOR REVIEW
DRAWING No.	REVISION

Sht-1
SERIES

1 of 1

06

Proposed Floor Plan

Legend:

- 1 ENTRY
- 2 MUDROOM
- 3 KITCHEN
- 4 PANTRY
- 5 DINING
- 6 LIVING
- 7 OFFICE / GUEST
- 8 LAUNDRY
- 9 BATHROOM
- 10 BEDROOM
- 11 BEDROOM
- 12 WARDROBE
- 13 ENSUITE
- 14 MORNING PATIO
- 15 EVENING PATIO
- 16 CARPORT
- 17 SHED

General Notes:

01. This information must be solely and only used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.

02. All works are to comply with NZS 3604 - 2001, the NZ building code & best trade practices.

03. All drawings to be read in conjunction with engineers drawings & report.

04. Contractor shall supply and fix all necessary flashings and sealants to provide a weathertight building.

05. Refer to written notations. Do not scale off drawings.

06. Report any discrepancy between drawings and written specification to the architect/designer.

07. Drawings 50% @ A3.

Project Information:

PAULIN WALKER WHARE
1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
FLOOR PLAN

SCALE: 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

A101

REVISION:

Graphic Attachment

1043 Earnscleugh Road, Earnscleugh

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2. and only used for the
3. coordination and/or construction
4. of the current project by the client
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7. data contained here in.
8.
9. 12. All works are to comply with NZS
10. 4604 - 2001, the NZ building code
11. of best practice trades.
12.
13. 13. All drawings to be read in
14. conjunction with engineers
15. drawings & report.
16.
17. 14. Contractor shall supply and fix all
18. necessary fishings and sealants
19. to provide a weathertight
20. building.
21.
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24. 16. Report any discrepancy between
25. drawings and written specification
26. to the architect/designer.
27.
28. 17. Drawings 50% @ A3.

- | | |
|----|----------------|
| 1 | ENTRY |
| 2 | MUDROOM |
| 3 | KITCHEN |
| 4 | PANTRY |
| 5 | DINING |
| 6 | LIVING |
| 7 | OFFICE / GUEST |
| 8 | LAUNDRY |
| 9 | BATHROOM |
| 10 | BEDROOM |
| 11 | BEDROOM |
| 12 | WARDROBE |
| 13 | ENSUITE |
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| 15 | EVENING PATIO |
| 16 | CARPORT |
| 17 | SHED |

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PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
FLOOR PLAN

SCALE 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

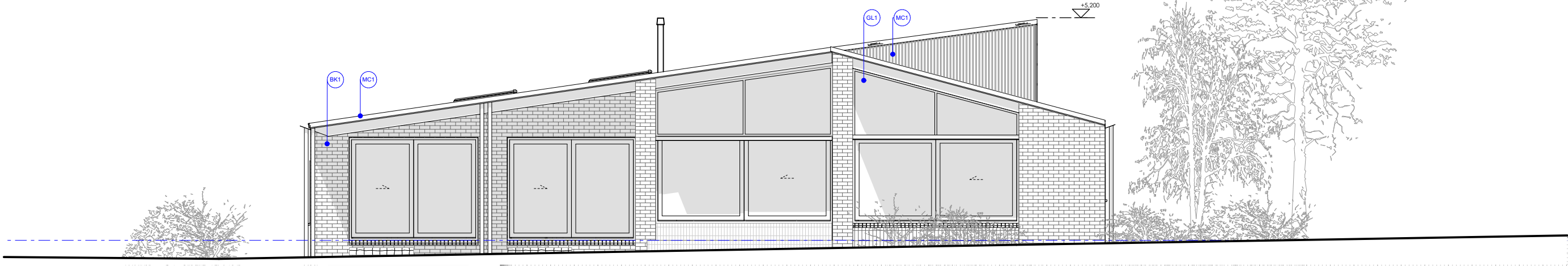
A101

REVISION:

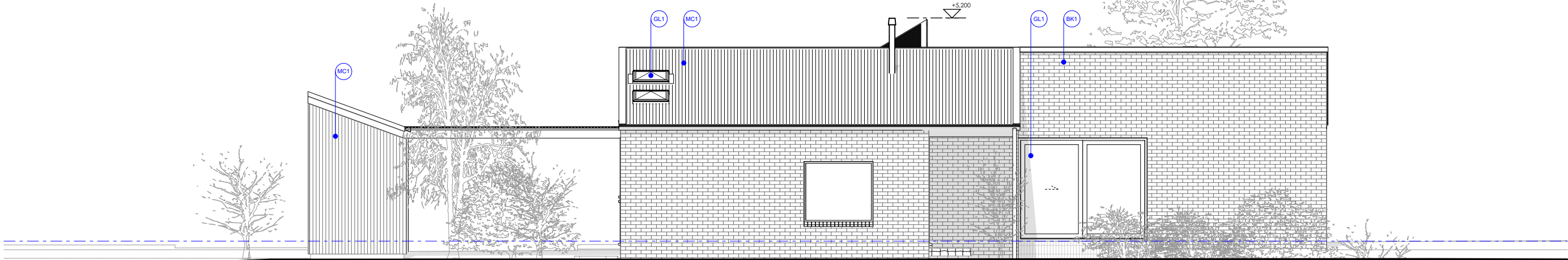
Proposed Elevations

General Notes

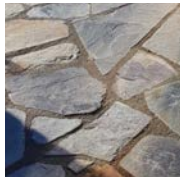
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Refer to written notations. Do not scale off drawings.
- Report any discrepancy between drawings and written specification to the architect/designer.
07.
Drawings 50% @ A3.



1 ELEVATION 1
1:50 @ A1



2 ELEVATION 2
1:50 @ A1



ST1
STONE PAVING
LOCALLY SOURCED SCHIST PAVING
NO COATING - LRV NA



BK1
BRICK CLADDING
NATURAL CLAY BRICK
NO COATING - LRV <15%



TD1
TIMBER DECKING
FSC TIMBER DECKING
NATURAL OIL COAT - LRV NA



TC1
TIMBER CLADDING
FSC TIMBER VERTICAL CLADDING & WINDOW TRIMS
NATURAL OIL COAT - LRV NA



GL1
GLASS
GLASS WINDOWS & DOORS WITH LOW REFLECTIVITY COATING
GLASS COATING - LRV <8%



MC1
METAL CLADDING
COLORSTEEL PROFILED CORRUGATE ROOFING, FLASHINGS & CLADDING
SCORIA COLOUR - LRV 10%

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
ELEVATIONS

SCALE 1:50 @ A1

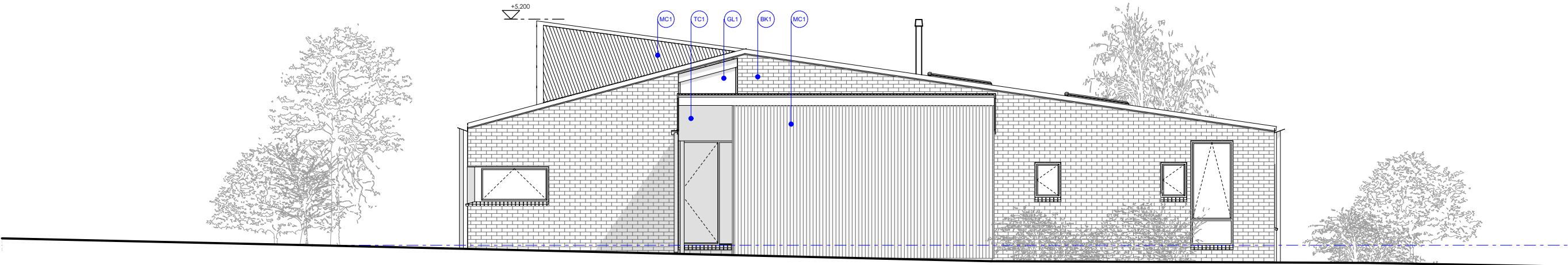
ISSUED: 15/03/2026

PROJECT #: 2303

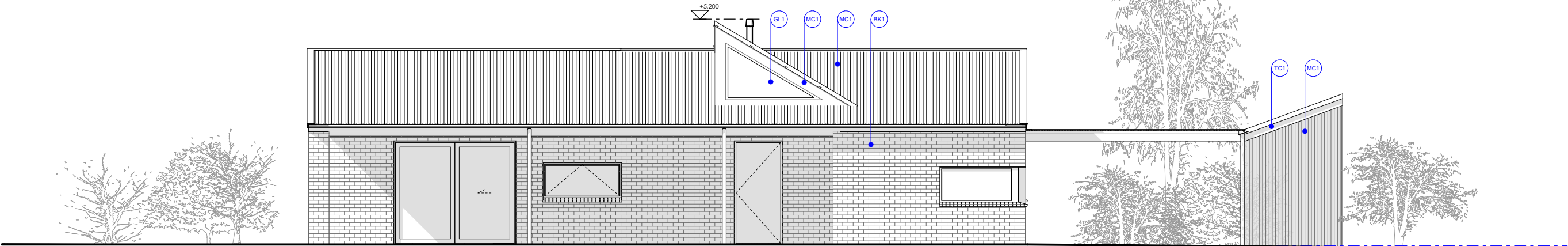
A201

REVISION:

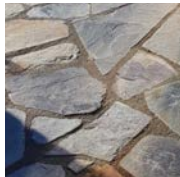
Proposed Elevations



3 ELEVATION 3
1:50 @ A1



4 ELEVATION 4
1:50 @ A1



ST1
STONE PAVING
LOCALLY SOURCED SCHIST PAVING
NO COATING - LRV NA



BK1
BRICK CLADDING
NATURAL CLAY BRICK
NO COATING - LRV <15%



TD1
TIMBER DECKING
FSC TIMBER DECKING
NATURAL OIL COAT - LRV NA



TC1
TIMBER CLADDING
FSC TIMBER VERTICAL CLADDING & WINDOW TRIMS
NATURAL OIL COAT - LRV NA



GL1
GLASS
GLASS WINDOWS & DOORS WITH LOW REFLECTIVITY COATING
GLASS COATING - LRV <8%



MC1
METAL CLADDING
COLORSTEEL PROFILED CORRUGATE ROOFING, FLASHINGS & CLADDING
SCORIA COLOUR - LRV 10%

General Notes

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05. Refer to written notations. Do not scale off drawings. Report any discrepancy between drawings and written specification to the architect/designer.
07. Drawings 50% @ A3.

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
ELEVATIONS

SCALE 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

A202

REVISION:

Proposed Sections

This architectural section drawing illustrates a proposed building with a gabled roof and large glass walls. The building is shown in cross-section, revealing internal spaces including bedrooms, a living area, and a kitchen. The roof structure is supported by a series of trusses. The building is situated on a sloping site, with a ground level indicated by a blue line labeled '+300' and '1 Ground Floor'. The drawing includes a scale bar at the top, ranging from 0 to 140 units, and a vertical scale bar on the left, ranging from 0 to 12.0 units. The building is surrounded by landscaping, including trees and shrubs. The drawing is a black and white line drawing, typical of architectural plans.

100 TAKOTO 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000

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2.

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6604 - 2001, the NZ building code
of best trade practices.

4.

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conjunction with engineers
drawings & report.

6.

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to provide a weatherlight
building.

8.

9. Refer to written notations. Do not
scale off drawings.

10. Report any discrepancy between
drawings and written specification
to the architect/designer.

11.

12. Drawings 50% @ A3.

REVISION:

Photographs of Site



Photo 1 - Northwest corner of the site looking southeast



Photo 2 - Southwest corner of the BP looking north



Photo 3 - Southeast corner of the site looking northwest



Photo 4 - Northeast corner of the site looking south

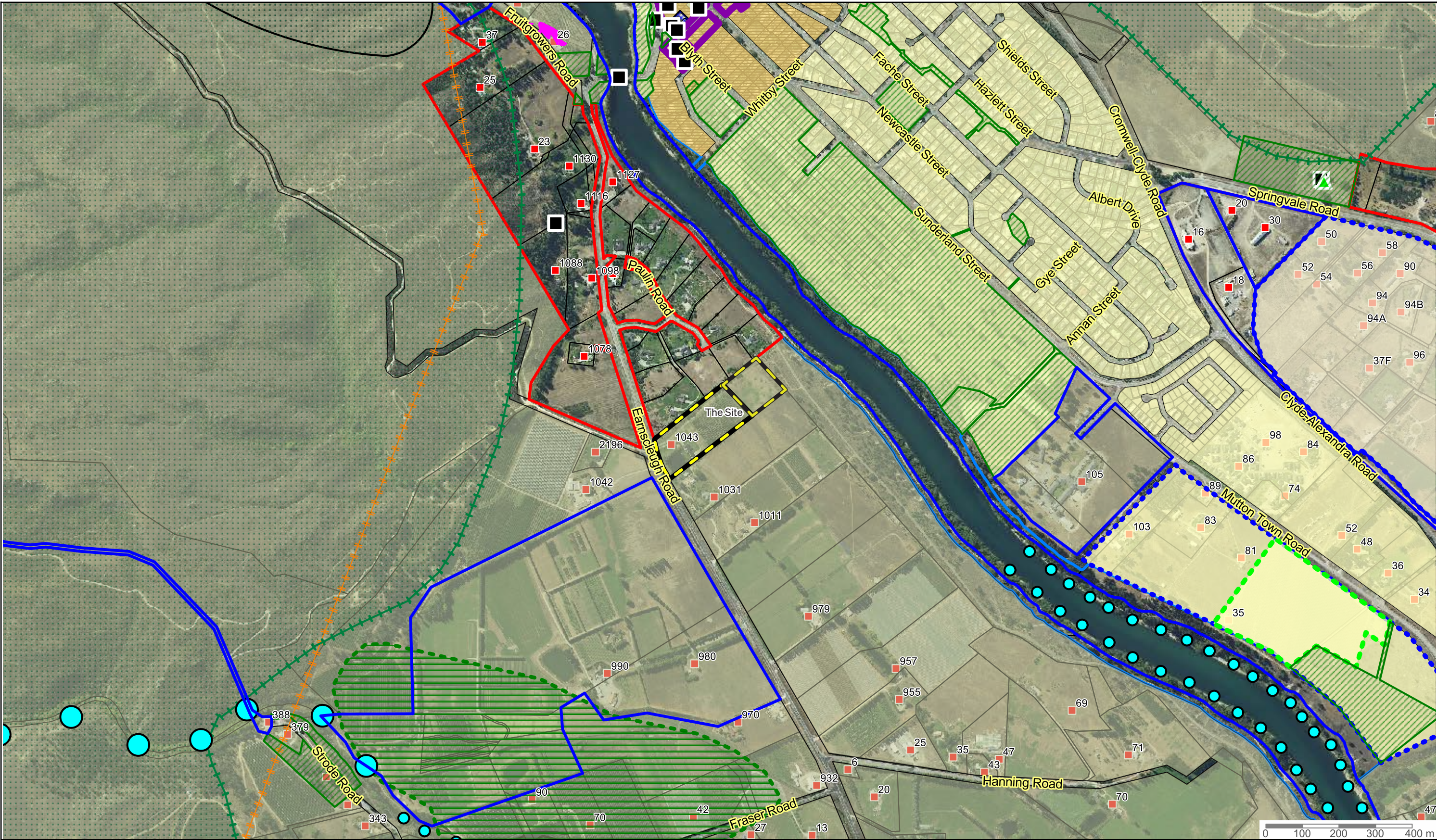


Photo 5 - Centre of proposed dwelling looking north



Photo 6 - Centre of proposed dwelling looking south

Central Otago District Council GIS Planning Map Wider Context Scale



Scale: 1:10000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1308310.47109537,4986860.41488336
1313395.43341703,4989828.06582864

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Central Otago District Council GIS Planning Map Neighbourhood Scale



Scale: 1:2500
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1310327.95799946, 4988042.90143954
1311394.35188974, 4988665.26295106

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Photo Location Plan - Local views



Legend

The Site

Property Boundaries

1

Viewpoint Locations

Areas of visibility

Notes:

The photographs were taken between 10am and 12pm on 18 March 2026.

Photos were captured on an iPhone 17 pro, 25mm lens equivalent to a 50mm focal length using the panorama function.

Panorama photographs have a horizontal field of view of approximately 124 degrees. This captures the human eyes primary field of view.

Scale: 1:5000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1309823.74148552,4987829.91837701
1311906.54205248,4989045.46820419

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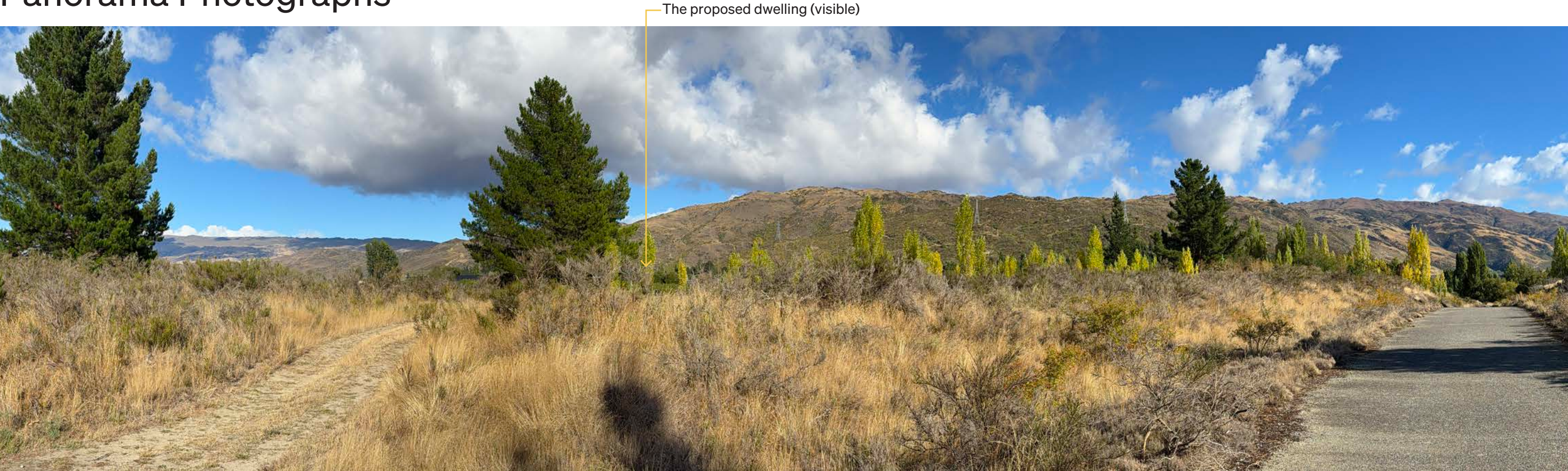
TAKOTO

Graphic Attachment

1043 Earnsclough Road, Earnsclough

14

Panorama Photographs



Viewpoint 1: Located on the Clyde - Alexandra Riverside Trail looking west towards the proposed dwelling. The proposed dwelling will just be visible at a distance of 150m from Viewpoint 1.



Viewpoint 2: Located on the Clyde - Alexandra Riverside Trail looking west towards the proposed dwelling. The proposed dwelling will not be visible from Viewpoint 2.

Panorama Photographs



Viewpoint 3: Located on 8 Paulin Road looking south towards the proposed dwelling. The proposed dwelling will be seen at a distance of 130m from Viewpoint 3.



Viewpoint 4: Located on 10 Paulin Road looking southeast towards the proposed dwelling. The proposed dwelling will be seen at a distance of 130m from Viewpoint 4.

Panorama Photographs



Viewpoint 5: Located on Earnscleugh Road looking east towards the proposed dwelling. The proposed dwelling will not be visible from Viewpoint 5.



Viewpoint 6: Located on Earnscleugh Road looking east towards the proposed dwelling. The proposed dwelling will not be visible from Viewpoint 6.

Panorama Photographs



Viewpoint 7: Located on Earnsclough Road looking north towards the proposed dwelling. The proposed dwelling will not be visible from Viewpoint 7.



Viewpoint 8: Located on Earnsclough Road looking north towards the proposed dwelling. The proposed dwelling will not be visible from Viewpoint 8.

Photo Location Plan - Distant views



Legend

The Site

Property Boundaries

Viewpoint Locations

Areas of visibility

Notes:

The photographs were taken between 10am and 12pm on 18 March 2026.

Photos were captured on an iPhone 17 pro, 25mm lens equivalent to a 50mm focal length using the panorama function.

Panorama photographs have a horizontal field of view of approximately 124 degrees. This captures the human eyes primary field of view.

Scale: 1:10000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1307883.88015157, 4987809.96898096
1312968.84247323, 4990777.61992624

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TAKOTO

Graphic Attachment

1043 Earnsclough Road, Earnsclough

19

Panorama Photographs



Viewpoint 9: Located on Sunderland Road looking southwest towards the proposed dwelling. The proposed dwelling will be seen at a distance of 700m from Viewpoint 9.



Viewpoint 10: Located on Cromwell - Clyde Road (State Highway 8) looking south towards the proposed dwelling. The proposed dwelling will be seen at a distance of 1.87km from Viewpoint 10.

