

Application for a resource consent - Form 9

APP260224356



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



Date and Time Created 12/02/2026 09:24

Submitted to Council 12/02/2026 09:37

To cross reference Datacom with MAGIQ please click [Here](#). to add the Resource Consent number.

Property Details

Property Address 1043 Earnsclough rd, Alexandra

Valuation Number 2845107500

Record of Title Number OT9C/1082

Legal Description(s) of the specific parcels that the resource consent application is for Section 183-184 Block X Leaning Rock

Comments The applicant wishes to apply under s88 of the RMA for the subdivision of the existing lot and the construction of a building platform. This resource consent seeks to surrender the previously consented second dwelling (RC220142) and replace it with the application for subdivision and construction of a building platform on the newly divided lot.

What is your role in this application? Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation Paulin Studio
First name Robert
Last name Paulin
Phone number +61 433 155 923
Email address rob@paulinstudio.co.nz

Note that the applicant will also receive a copy of all correspondence.

Postal address: 1043 Earnsclough Road, RD 1, Alexandra 9391

Confirm that you have approval to act on behalf of the applicant Yes

The applicant is the person(s) or organisation making the application.

Applicant details

Is this applicant an individual or an organisation? Individual
First name Kevin
Last name Paulin
Phone number 0212730920
Email address kevin@clydeorchards.co.nz
Postal address: 1043 Earnsclough Road, RD 1, Alexandra 9391

Invoicing

Who is paying the invoice?

Applicant

DETAILS

Activity or works proposed

Application type

Land use and subdivision consent

Short description of your proposal

Apply under s88 of the RMA for the subdivision of the existing lot and the construction of a building platform. This resource consent seeks to surrender the previously consented second dwelling (RC220142) and replace it with the application for subdivision and construction of a building platform on the newly divided lot.

Provide a detailed description in the Assessment of Environmental Effects (AEE) or other document.

Assessment of Environmental Effects (AEE)

An application cannot be accepted for processing by the Council under Section 88 of the Resource Management Act 1991, without an Assessment of Environmental Effects (AEE).

Refer to the [guidelines for Assessment of Environmental Effects](#).

[260109_PWW - AEE.pdf](#) (2 mb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- The matters set out in [Schedule 4 of the Resource Management Act 1991](#).
- Any relevant objectives, policies, or rules in a document.
- Any relevant requirements, conditions, or permissions in any rules in a document.
- Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).

[260109_PWW - Resource Consent Application.pdf](#) (9 mb)

[260105_IrrigationRights_EIC.pdf](#) (278 kb)

Other activities

Describe any other activities that are part of the proposal to which the application relates

Affected parties approval has been submitted from the five land owners neighboring the property. This has been done on a volunteer basis to show prior discussions with any affected parties. We understand it is CODC discretion as to what type of notification the application requires.

Other applications

Are you required to apply for any other resource consents for this project?

No

Is this project related to a building consent?

No

Pre-application information

Have you discussed this proposal with Council staff prior to this application?

Yes, an informal discussion

Name(s) of Council staff involved (if known)

Ruth Mackay

Date of discussion (if known)

18/12/2025

Site visit requirements

Who is the site contact?

Applicant

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- If an affected party does not give approval to your proposal this may impact on the way that the application is processed.
- Council's duty planner can provide you with advice on which parties may be affected by your proposal.

[Download an affected party approval template form.](#)

Do you need affected party approval?

Unsure

Reason

We assume we will need direct neighbours approval. which we are happy to comply with. All neighbours are in favour of the development.

National Environmental Standard – Contaminated Soil (NES-CS)

National Environmental Standard – Contaminated Soil - option selected

The application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²) Therefore the NES does not apply.

Fast-Track Processing

Under section 87AAC a controlled activity or deemed permitted boundary activity may be eligible for fast-track processing.

Please select one:

I opt out of the fast-track consent process

Public Notification

Please confirm whether you request public notification for this application.

No

If you choose "Yes" - Please note a "notified to formal hearing" deposit fee is payable. Please refer to Council's current Fees and Charges on our website.

LIST OF FILES

[260109_PWW - AEE.pdf](#) (2 mb)

[251124_PW Whare CONCEPT.pdf](#) (46 mb)

[261124_Survey CalderSurveying.pdf](#) (1 mb)

[260115_WaterRights_EDCC.pdf](#) (61 kb)

[260105_IrrigationRights_EIC.pdf](#) (278 kb)

[260115_Affected parties Approval McLeay.pdf](#) (1 mb)

[260123_Affected parties Approval Schaap.pdf](#) (254 kb)

[260201_Affected parties Approval Kinnairds.pdf](#) (1 mb)
[260211_Affected Parties Approval Anderson.pdf](#) (96 kb)
[260211_Affected Parties Approval Aymes.pdf](#) (2 mb)
[OT9C_1082_Title.pdf](#) (129 kb)
[260109_PWW - Resource Consent Application.pdf](#) (9 mb)
[260105_IrrigationRights_EIC.pdf](#) (278 kb)



09 January 2026

CODC Resource Consent

Assessment of Effects on the Environment

Application for Subdivision & Residential Building Platform

Kevin & Margaret Paulin

1043 Earnscliffe Road, Alexandra. 9391.

Aotearoa, NZ

1.0 Site Information

1.01 Legal Description

The building sits on SECS 183-184 BLK X LEANING ROCK SD and is accessed from the road entry at 1043 Earnsclough Road, Alexandra. Kevin and Margaret Paulin own the site.

1.02 District Plan Context

- District Plan Zone – Rural Resource Area
- Wind Zone – Extra High
- Wind Region – A
- Exposure Zone – Zone B
- Earthquake Zone – Zone 2
- Climate Zone – Zone 6
- Corrosion Zone – Zone C
- Rain Intensity 40-50
- LUC Classification - 4

1.03 Site Context

- 4.43 ha – Total existing site area
- 2.31 + 2.12 ha - Proposed subdivision
- 161 m² – Proposed building area
- 30m x 30m - Proposed building platform
- 25m - Setback to boundaries
- 5.5m - Max building height

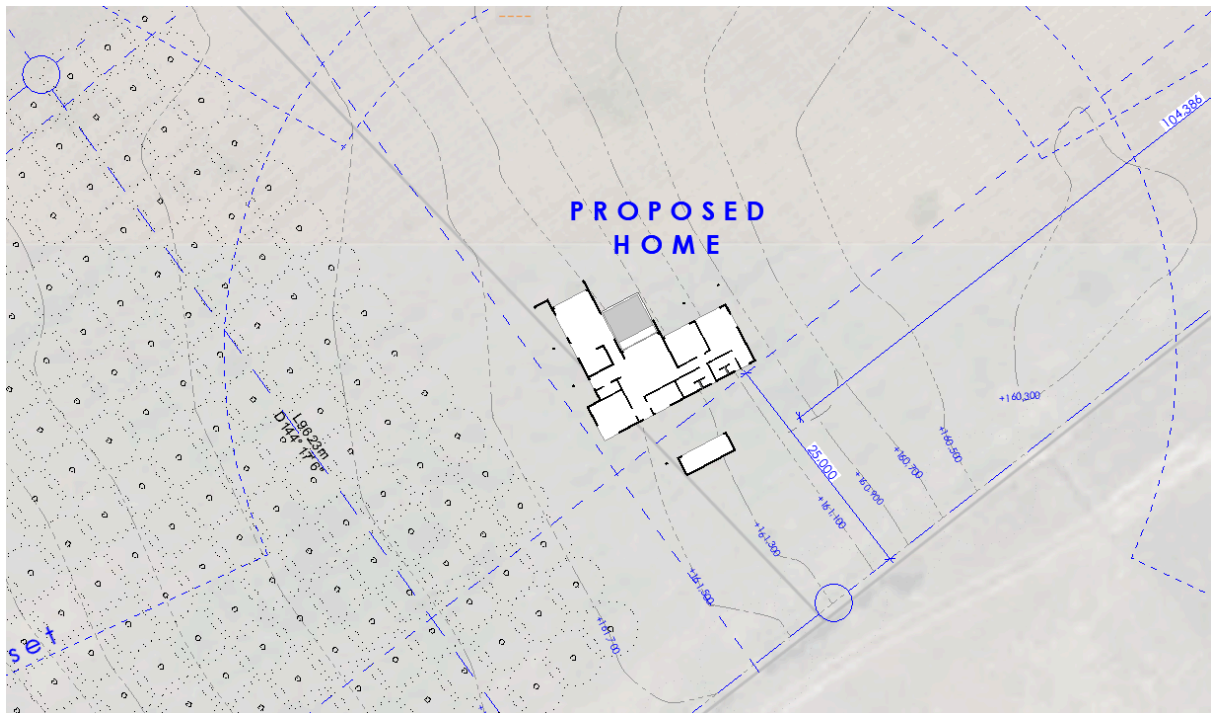
1.04 Existing buildings and consents

The site has an existing home and a resource consent approval for a second dwelling on site (RC220142). Previous aerial footage shows the original cottage that was on site, with resource consent granted for a second dwelling and an attached shed. This resource consent seeks to surrender the previously consented second dwelling (RC220142) and replace it with the application for subdivision and construction of a building platform on the newly divided lot. The resulting titles would contain one building platform/house per title.

This application seeks to site the new dwelling away from Earnsclough Road on land unsuitable for fruit production while fitting within the existing context. This is shown on the surveyors drawings, clearly illustrating the subdivision and construction of the building platform resulting in one dwelling per proposed lot. The location of the proposed dwelling is located out of sight from Earnsclough Road at the bottom of the property.



Proposed Site (CODC).



Site Plan A001 (Architectural drawings)

1.05 Description of the Immediate and Surrounding Natural & Built Environment

The property is located in a rural resource area composed mostly of orchards and some open grassland. The area is fertile and a well-known fruit growing area of New Zealand. There is a plantation of peach trees on the more appropriate growing soil and shelter belts. The site borders crown land to the East, neighbouring rural resource area (with residential dwellings) and rural residential lots on the Northern boundary.

The surrounding properties are of rural residential scale ranging from 0.7-4.5 Ha in size. This proposal would be more befitting of the rural resource area than the Northern neighbours. Along Earnsclough Road there are a number of similar sized sections with main dwellings and additional buildings on the same site. The immediate neighbouring property at 1031 Earnsclough road has an approved second dwelling, which fits the density of the proposed. The proposal shares the aesthetics and building mass consistent with the Rural Resource area throughout Earnsclough Road. The majority of these properties have ancillary sheds, cottages and dwellings in addition to the homes closer to Earnsclough Road. The resulting effects of this subdivision to the natural amenity on the surrounding environment is considered less than minor. The resulting effects to the neighbouring properties is considered to be less than minor.

2.0 Proposal

2.01 Site Considerations

The design of the proposed building is configured to have the smallest effects on the direct and surrounding environment while accommodating the client's brief. To reduce any adverse effects on the site, the land has been deemed less appropriate for fruit trees by the current owner due to the undulating nature and low lying condition. The proposal seeks to avoid the removal of any significant trees.

The land has a LUC classification of 4, whereby it is deemed *Arable. Significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Some Class 4 is also suitable for viticulture and berry fruit.* The proximity to the Rural Residential area means the scale and placement of building platforms is consistent with the collecting environment. Furthermore, the existing title has approval to build a second dwelling, closer to Earnsclough Road. This proposal seeks to surrender RC220142 in favour of a building platform that is of lesser effects to the neighbouring properties and the wider community due its placement at the bottom of the property, away from the road. The property to the South (1031 Earnsclough Road) has an additional minor dwelling on site, which is consistent in scale with the proposed property for the new site.

2.02 Access

The site has one primary access from 1043 Earnsclough Road. This access road is to be retained and widened the access to the proposed house is via a gravel driveway that runs parallel to the orchard. The subdivision allows for the provision of a 4m minimum carriageway to access the site.

2.03 Services

- Electrical and data services are to be extended from the Earnsclough Road access and follow the new access road, as shown in the architectural plans.
- Fresh water is to be accessed from the Earnsclough Domestic Cooperative Company, supply of 1,500L a day is allocated
- Irrigation supply is from the Earnsclough Irrigation company, the water rights for the existing lot are to be split 50/50 between the resulting titles
- Water storage minimum of 20,000 L on-site storage for Firefighting
- Foul water is to be managed through an on-site wastewater treatment system (to be designed by a qualified engineer at building consent)
- Stormwater is to be managed by onsite water storage and overflow soak pit (to be designed by a qualified engineer)

2.04 Architectural Statement

The building is designed to house the family members of Kevin and Margaret Paulin and allow for intergenerational living on the orchard land, which has been in family operation for over 100 years. The intention is for a smaller home to be built that can house Kevin and Margaret's son and his family, and offer the flexibility to be used for a more appropriate home for retirement later in life. The subdivision application is to allow for financing approval of the proposed house over a free hold title.

The proposed building design and layout are located to the Northern end of the site

The building is designed to sit low within its surroundings and mitigate any adverse effects to the neighbouring properties. Any effects on the collecting environment are thought to be less than minor. The quality of the home is architecturally designed and considered of higher quality than average homes built in the region. Natural, long lasting materials are prioritised.

2.05 Material Palette

The building material palette is drawn from the surrounding environment. Using natural materials and colours where possible that are dark and recessive. See below a list of exterior materials:

- Colorsteel Roofing & Cladding (10% LRV) Scoria
- Low reflectivity glass
- Natural brick cladding from local sources (South Island)

3.0 Assessment against the Relevant Objectives and Policies

3.01 Relevant Objectives in relation to Section 4: Rural Resource Area, 4.3 Objectives

4.3.1 - Objective - Needs of the District's People and Communities

The proposal recognises that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

4.3.3 - Objective - Landscape and Amenity Values

The proposal seeks to maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

3.02 Relevant Policies in relation to Section 4: Rural Resource Area, 4.4 Policies

4.4.2 - Policy – Landscape and Amenity Values

- a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*

The bulk and location of the proposal will maintain the open natural character of ranges and skyline immediately to the west of the dwelling. The dwelling is reflective of the natural landscape through a careful cladding choice of natural, recessive and complimentary materials. The form also respects the landscape through the choice of a long and low building. As a result, the proposal has a less than minor effect on the natural character of the immediate area.

- b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*

The proposal is compatible with the surrounding environment including the amenity values of adjoining properties. The proposal is compatible with the surrounding environment through choice of material palette. As a result, the proposal is compatible with the surrounding environment and integrates well into the fabric of adjoining properties.

- c. The ability to adequately dispose of effluent on site,*

The proposal includes a septic system to the northeast of the dwelling. This is shown in drawing A002. Final engineering to be provided at building consent phase.

4.4.8 - Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.

- c. Glare, particularly from building finish,*

The proposal includes red brick cladding and roofing with colorsteel colour Scoria. This has a LRV of 10%, Well below the permitted LRV. The brick is naturally coloured and befitting of a residential dwelling.

The proposal has less than minor adverse effects on the amenity values of neighbouring properties through a recessive material palette.

3.03 Relevant Objectives in relation to Section 16: Subdivision, 16.3 Objectives

16.3.1 - Objective - Adverse Effects on the Roding Network

The proposal ensures that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's roading network.

16.3.2 - Objective - Services and Infrastructure

The subdivision provides all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.

16.3.3 - Objective - Hazards

The subdivision does not facilitate development that may potentially be at risk from hazards.

16.3.4 - Objective - Amenity Values

The proposal ensures, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.

16.3.5 - Objective - Water and Soil Resources

The proposal ensures that subdivision does not facilitate development that may compromise the life-supporting capacity of the District's water and soil resources.

16.3.6 - Objective - Heritage Values

The proposal ensures that subdivision does not facilitate development that may adversely affect heritage and cultural values including cultural values of importance to Kai Tahu ki Otago.

16.3.7 - Objective - Open Space, Recreation and Reserves

The proposal ensures that subdivision contributes to the open space, recreation and reserve needs of the community.

16.3.8 - Objective - Public Access

Not Applicable

16.3.9 - Objective - Physical Works Involved in Subdivision

To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.

16.3.11 - Objective - Effluent Disposal

The proposal ensures that subdivision in areas without reticulated foul sewage services does not facilitate development that has an adverse effect on soil, surface and groundwater resources, and public health.

3.03 Relevant Objectives in relation to Section 16: Subdivision, 16.4 Policies

16.4.1 - Policy - Adequate Access

The subdivisions will have legal and physical access that:

- a. Is of a standard that is adequate for the intended use of allotments having regard to current and likely future traffic levels and the safe and convenient movement of vehicles and pedestrians, and
- b. That integrates with the existing roading network in a safe and efficient manner

16.4.2 - Policy - Existing Access

The proposal encourages the use of existing access points to rural State highways and arterial roads to avoid or mitigate adverse effects on the safe and efficient operation of these roads.

16.4.3 - Policy - Adequate Infrastructure

To require that the land to be subdivided is supplied with services and infrastructure that are adequate for the intended use of the land to be subdivided without the public interest being adversely affected.

16.4.4 - Policy – Unreticulated Areas

The proposed subdivisions within unreticulated areas are designed to ensure that each allotment:

- a. Has the ability to adequately dispose of effluent and stormwater on site without compromising health, the life-supporting capacity of soil resources, the quality of ground and surface water resources, and the drainage and amenity values of adjoining properties: and that,
- b. An adequate supply of water can be provided

16.4.5 - Policy - Trade Waste

Not Applicable

16.4.6 - Policy – Construction Standards

All physical works within the proposed subdivision are designed and constructed in accordance with NZS 4404:1981 which is the Council's Subdivision Code of Practice unless Council determines modification of this code is necessary given the local conditions and particular circumstances affecting the subdivision.

16.4.7 - Policy - Subdivision Design

The proposed design of subdivision, where relevant to the intended use, provides for the following matters:

- a. Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.
- b. Facilitates the safe and efficient provision and operation of services and infrastructure.
- c. Facilitates access to passive solar energy resources.
- d. Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.
- e. Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.
- f. Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.
- g. Facilitates development which keeps earthworks to a minimum.
- h. Facilitates retention of the heritage values of a site or area.

16.4.8 - Policy - Sites Subject to Hazards

Not Applicable

16.4.9 - Policy - Esplanade Provision

Not Applicable

16.4.10 - Policy - Esplanade Reserves and Esplanade Strips

Not Applicable

16.4.11 - Policy - Width of Esplanade Provision

Not Applicable

4.0 Discretionary (Restricted) Activities

4.01 Controlled Activity Rule 4.7.2

Residential in rural resource areas is a controlled activity. Council shall restrict the exercise of its discretion to the following matters:

- a. **General Standards**
The relevant standards set out in 4.7.6 are complied with.
- b. **Residential Activities Per Site**
The proposal seeks to subdivide the existing lot into two titles. The proposal is for one residential activity per site.
- c. **Access**
No additional formed accesses are to be created to any State Highway.
The subdivision formalises a split access to the site, but no additional access is to be formed as part of this submission.
- d. **Separation Distances**
The specified separation setback of 50m is complied with under the proposal
- e. **Visibility**
Visibility of the building is mitigated through design, orientation and planning. The effects are considered to be less than minor.
- f. **Colour and Finish of Buildings**
The proposed colour of the building is Natural brick and Scoria metal cladding with an LRV of 10%, complying with the 4.7.6 Standards for the Rural Resource area.

Council shall restrict the exercise of its discretion to the following matters:

1. Whether or not the building and associated development or future building located on the residential building platform can be appropriately screened from public view by topographical features appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.
2. Whether the siting of the building and associated development or future building located on the residential building platform will give rise to earthworks including access carriageways and planting, which will adversely affect the open space, natural character and amenity values.
3. Whether the building and associated development or future building located on the residential building platform will maintain the open natural character of hills and ranges, without compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge.
4. The colour scheme for the building which should in general be darker than the background in which it is set.
5. Whether the building and associated development or future building located on the residential building platform will have adverse cumulative effects when assessed in conjunction with existing and consented unimplemented built development including any residential building platforms established by way of resource consent.
6. Any objectives and policies relevant to the above matters.

7. Methods to avoid, remedy or mitigate the effects of existing activities including potential for reverse sensitivity, the provision of screening, landscaping and methods for noise control.
8. Provision of services, including fire fighting water supply.

5.0 Non Complying Activities

5.01 Non Complying Activity Rule 4.7.5

Subdivision in the rural resource area is a non-complying activity. *Council shall restrict the exercise of its discretion to the following matters*

Except as otherwise provided for in Rule 4.7.2.ii.b subdivision that creates:

- *an allotment or allotments with an average area less than 8 hectares and/or with an area less than 2 hectares in an area in the Rural Resource Area not identified on the planning maps as Rural Residential ([RR])*

4.7.6 - Standards

The proposal complies with all relevant standards listed in the CODC district plan 4.7.6 - Standards as listed below

A. Bulk and Location Requirements

Buildings and any area used for storage purposes (including the stockpiling of materials) that is not enclosed or partly enclosed by a building shall be located to conform with the following standards.

a. Yards

Except as provided for in C and I below, a minimum side and rear yard of 25 metres and a front yard of 10 metres for buildings used for residential activity and/or an accommodation facility except on land subject to the Rural Residential notation; and a minimum yard of 10 metres for all other buildings and buildings used for residential activity and/or an accommodation facility on land subject to the Rural Residential notation shall be provided to all adjoining property boundaries (including roads) provided that a minimum yard of 20 metres shall be provided to all State highways and Arterial Roads listed in Schedule 19.7.

b. Open Space in Rural Resource Area (2)

Every dwelling, or travellers accommodation unit shall have an open space of not less than 45m² in area with a minimum dimension of 5 metres. Such open space is to be located adjacent to the lounge and/or dining area and is to be for the exclusive use of the occupants. This rule shall not apply to apartments or travellers accommodation units located entirely at or above the first floor level.

c. Water bodies

No building shall be located within 20 metres of the bank of:

- any stream or river
- any wetland identified in Schedule 19.6.1
- any lake (excluding irrigation dams within a farm property) 0.5 hectares or greater in area

d. Housing or Intensive Confinement of Animals or Plants

Not Applicable

e. Separation Distances from Water Races and Irrigation Pipelines

On slopes of 0-12 degrees no buildings, excavations or tree planting shall be permitted within 6 metres of the water's edge of a water race or irrigation pipeline.

g. Transmission Lines

Not Applicable

h. Road Intersections

Not Applicable

B. Traffic Generation and Characteristics of Activities

Home stay or accommodation facilities on a property shall not exceed that required to accommodate 6 persons on a commercial fee paying basis.

Notes:

1. Consents under other legislation (eg health requirements) may be needed for these activities.
 2. The Environment Court has declared in Dec C177/2003 that the provision of sites for tents, campervans and caravans for more than six people on a fee paying basis is a discretionary activity; and that for the purpose of this plan the payment of a reduced wage to employees using such sites constitutes provision of sites on a fee paying basis.
- No more than 3 persons shall be engaged in any activity of a commercial, industrial or manufacturing nature except in areas identified as "Rural Residential" ([RR]) on the planning maps. For the purpose of this rule, farming, horticulture, viticulture, network utilities and forestry activities are excluded from an activity of a commercial, industrial or manufacturing nature.
 - Within areas identified as "Rural Residential" ([RR]) on the planning maps no person shall be engaged in any activity of a commercial, industrial or manufacturing nature. For the purpose of this rule, farming, horticulture, viticulture, network utilities and forestry activities are excluded from an activity of a commercial, industrial or manufacturing nature.
 - No activity shall involve the attraction of the public to a site for community related services or events other than for temporary activities.

C. Tree Planting

- a. No trees shall be planted on a property in such a manner that they obstruct the vision of motorists on the road or cause the root system to have an adverse effect on the road surface.
- b. No trees shall be planted adjacent to any road in a position that will shade the carriageway between the hours of 1000 and 1400 on the shortest day of the year where the speed limit is above 50km/hour and the topography is not already preventing direct sunlight onto the carriageway.

Note: If existing trees and trees planted in positions not covered by this rule are shown to be having an adverse effect in terms of a thawing of ice road surfaces, Council has the ability to remove offending trees pursuant to section 355 of the Local Government Act 1974.

- c. No trees shall be planted in those areas of land identified in Rule 4.7.6.A.h Road Intersections and Rule 4.7.6.A.i Airport Protection Zone, above, or that on maturity will project into the surfaces described in Schedules 19.8 and 19.8A.
- d. No evergreen trees with dark green, blue and gold foliage (ie. conifers, in particular species from the Pinus genus) or species with wilding spread and self seeding capabilities shall be

planted in the areas identified as Rural Resource Area (1) or Rural Resource Area (2) on the planning maps.

- e. No tree shall be planted on a property in such a manner that it is likely to have an adverse effect on the existing electricity network.

D. Visual Effect of Buildings and Structures

All buildings including new, relocated and repainted buildings and structures (excluding post and wire fences; bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture), are subject to the following:

i. Finish

All buildings shall be finished in any of the following materials:

- Timber/Composite Weatherboard (vertical and horizontal).
- Plaster/Adobe/Rammed Earth/Masonry Products/Concrete.
- Stone.
- Coloured steel excluding unpainted zincalume and unpainted corrugated iron.
- Weathered corrugated iron
- Brick

ii. Colour : Exterior Walls, Accents and Trim

The exterior walls, accents and trim for all buildings and structures shall be in a colour or colours selected from the following colour palette, provided that the colours of exterior walls shall be in a low sheen:

Browns, greens, grey blue, greys, terracotta, tussock and dark reds provided that such colours shall have a Reflectivity Value (RV) of less than 38%.

iii. Colour : Roofs

The roofs of all buildings shall be in a low sheen in any colour that has a RV of less than 32% or shall be unpainted natural products such as timber shingles or slate.

All buildings and structures (excluding post and wire fences, bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture) shall not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure.

E. Noise

a. All activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, resthome or hospital, or at any point within any Residential Zone or any Rural Settlements Resource Area:

On any day 7:00am to 10:00pm

10:00pm to 7:00am the following day

55 dBA L10

40 dBA L10

70 dBA Lmax

Provided that the above noise limits shall not apply to:

1. any temporary activity (as defined)
2. devices used to protect crops from birds or frost (see b-c below)
3. sirens associated with emergency service activities.

b. Audible Bird Deterrent Devices

Any audible bird deterrence device shall be so sited and operated that the following noise limits shall not be exceeded at any point within the notional boundary (as defined in a) of any dwelling, resthome or hospital other than a dwelling on the same site as the device:

c. Wind machines for Frost Control

Any wind machine used for frost control shall be so constructed and operated that any noise emission measured at a distance of 300 metres shall not exceed 65 dBA L10 provided that:

1. The wind machine will be allowed to operate during the frost danger period until the leaves of the plant are dry and the air temperature has reached 10C.
2. The speed of the wind machine must be governed such that the top speed of the rotor does not exceed the speed of sound.
3. The wind machine is located no closer than 300 metres to any Residential Zone or Rural Settlement Resource Area, or within 100 metres of a dwelling house not located on the property
4. No fixed wind machines shall be located within the Rural Resource Area (5). This rule does not prevent the use of portable wind machines within the Rural Lifestyle Production Area in the Rural Resource Area (5).
5. Within the Horticulture Area shown on the Structure Plan in Schedule 19.23 there shall be no more than three wind machines, that must be five-blade models and located no closer than 135 metres from the boundary with the Rural Resource Area (5).

d. Where any new activity locates within any part of the Rural Resource Area and that activity includes any noise sensitive activity, the activity or any building associated with the noise sensitive activity shall be sited, oriented and constructed so as to ensure that habitable spaces within the building shall be adequately isolated from any noise source on another site within the class of sources described in sub-clauses b – c of this rule. Adequate sound isolation shall be achieved by siting and constructing the building to achieve an indoor design sound level of 45 dBA Lmax within any habitable room where the exterior noise source is within the class of sources described in sub-clauses b – c of this rule. The indoor design level shall be achieved with windows and doors open unless adequate alternative ventilation means is provided, used, and maintained in operating order.

e. Acoustic Insulation in Rural Resource Area (5)

Not applicable

F. Storage

Any area used for or proposed to be used for storage purposes (including contractors yards and the stockpiling of material for a period that exceeds 6 months but excluding stock feed, stock yards and grain silos) that is not enclosed or partly enclosed by a covered building shall be screened from the view of any public road, reserve, other public land or any other adjacent site boundary or resource area boundary.

Such screening shall be erected or planted to a suitable height and density so as to mitigate adverse visual effects and dust effects that have the potential to occur and shall not impede visibility on adjacent roads provided that no material (including waste) shall be stored, stockpiled or disposed of in a manner that attracts or significantly increases habitats for flies, rodents, vermin or insects and birds to a level that causes a nuisance to or adversely affects the adjoining property, and/or the general public.

G. Provision of Services

a. Effluent Disposal

Any site intended to accommodate a household unit or any activity that generates human effluent shall be either connected to an existing sewerage scheme at the owners cost (provided that the scheme has the capacity to accommodate the waste generated) or if such a scheme is not available the site shall be capable of effective disposal of effluent safely within the site.

b. Water Supply

At the time of subdivision or prior to the issue of building consent to erect a residential building, the owner shall provide a safe and adequate water supply. This water supply shall be obtained from a source which is protected from contamination by animal sources and the normal activities that may cause contamination occurring or likely to occur within the catchment. The water will be of a quality which does not require any form of treatment, shall be adequate in quantity (approximately 300 litres per person per day) and where the supply is obtained outside the boundaries of the property, secured by permanent agreements and easements. The final product must meet the Ministry of Health Standards as defined in Drinking Water Standards for New Zealand 2000.

c. Access, Loading and Manoeuvring

Access, loading and manoeuvring requirements shall be provided in accordance with Rule 12.7.1 and Rule 12.7.3.

d. Parking

Parking shall be provided in accordance with Rule 12.7.2 and Table 12.3.

H. Signs

Signs on any site shall comply with the following standards. Signs:

1. Shall be situated on the property to which they relate provided that no more than two pre-warning signs having a maximum area of 1m² each are permitted within 500 metres of the site entrance.
2. Shall comprise a single sign not exceeding a total of 3m² in area.
3. Shall not obscure driver visibility to and from access ways
4. Shall not be constructed using reflective material, or flashing or animated components.
5. Shall not be illuminated.
6. Shall comply with Rule 12.7.5.v.

I. Riparian Margins

Within 10 metres of any water body, no:

- a. dumping of fill, spoil or any substance to waste (except cleanfill),
- b. earthworks exceeding 20m³, or
- c. the removal of vegetation,

J. Earthworks for Access Tracks and Extraction Activities

Where any earthworks are required for or in connection with the formation or construction of any road, track, landing, firebreak, fenceline, or utility service line, the following design standards shall be met:

1. All formation surfaces with an inwards crossfall shall be drained by a watertable; and
2. Cutoffs or culverts shall be constructed or installed so as to prevent scour, gullyng or other erosion of the formed or constructed surface and to adequately provide for fish passage when such fish passage is appropriate and practicable; and

3. All areas of fill including any formation surface overlying fill shall be compacted; and
4. Fill batters shall be constructed and vegetated to a standard that is adequate to mitigate any adverse visual effects when viewed from any State highway and to avoid batter erosion or failure; and
5. Adverse effects on any stream, river or lake or permanently wet wetland are avoided, remedied or mitigated; and
6. Any cut or fill batter is no more than 2 metres in height or depth (provided that this may be exceeded for 10% or less of the total track length to a maximum 3 metres).

b. Extraction and Displacement Activities

Except as provided for in 4.7.6.J.a above the extraction (including excavation and/or displacement) of material (excluding any cleanfill landfill, and farming activities such as irrigation dams and associated works, ploughing and land contouring for border dyke irrigation) shall not exceed an area of 2000m² or a quantity of 3000m³ from any one site provided that:

1. Where the material extracted is not to be reinstated, then the permanent visual impacts of the activity shall be avoided, remedied or mitigated by the replacing of topsoil and suitable subsoil, resowing, fertilising and planting or other appropriate landscaping, or
2. When material is extracted or displaced for mining, investigative or exploitative work, all areas disturbed shall be progressively restored or rehabilitated to a standard not less than that which previously existed, and
3. Adverse effects on water bodies and land stability are avoided, remedied or mitigated; and
4. Extraction, other than that required for land cultivation, drilling, bore construction, the erection of fences, overhead lines or foundations for buildings is no more than 1m deep or 10m³ in volume within the groundwater protection zones for Roxburgh and Ettrick.

K. Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands

No activity shall have the effect of:

- a. Removing or adversely affecting indigenous vegetation, or
- b. Adversely affecting significant habitat of indigenous fauna or statutorily managed sports fish and game, or
- c. Draining or adversely affecting any wetland or its associated values, or
- d. Erecting any structure (excluding fences and signs that conform with Rule 12.7.5.i.e), or
- e. Carrying out any earthworks or cultivation of land, or
- f. Establishing woodlots, production forestry or shelterbelts, or
- g. Subdivision of land (except for the creation of reserves or conservation areas), within those areas identified in Schedules 19.6.1 and 19.6A and on the planning maps and any wetlands over 800 metres, unless the work or activity is consistent with the particular Act under which the land is held, or any management strategy or plan developed under that Act.

The proposed 2.2 hectare average allotments will achieve a level of rural amenity similar to that of the collecting environment. In addition, the District Plan suggests that the proposal complies with the rural density standard. Despite this, allotments of this size can comfortably accommodate a dwelling without undermining the area's rural character.

Although the property is located in a rural area, the proposal aligns with the existing development pattern and maintains continuity of density while still meeting the dwelling separation requirements of the District Plan. It is also noted that most existing lots are partially or fully screened from the proposed building platform. However, a dwelling has yet to be built on two out of five of the lots directly adjacent to the proposed subdivision.

Due to the site's location within the orchard setting it is likely to have a less than minor visual impact on the immediate surroundings.

A maximum dwelling height of 5.5 metres (single story) above existing ground level is proposed to minimise visual amenity effects. The land falls by 7-8 metres from Earnsclough Road to the proposed building, further mitigating the visual impacts of the development. The AEE supports this with photos toward the proposal from Earnsclough rd.

6.0 Controlled Activities (Standards)

The following controlled activities are outlined in the CODC Section 04 Rural Resource area. As the application contains restricted discretionary activities (outlined above), the following activities are included to show compliance with the 4.7.6 'Standards' of the district plan (dated 15 July 2015).

6.01 Controlled Activity Rule 4.7.2 A – Bulk and Location Requirements

- a. **Yards**
As shown in plan A001 the building and ancillary structures sit within the 25m yard setback requirements
- b. **Open space in Rural Resource Area (2)**
As shown in plan A001 there are >45 m²
- c. **Water Bodies**
The building is not located within 20m of any waterbody, stream, or river.
- d. **Housing or Intensive Confinement of Animals or plants**
Not applicable
- e. **Separation Distances from Water Races and Irrigation Pipelines**
There are no water races or irrigation pipelines located within 10m of the proposed building.
- f. **Height**
As shown in architectural drawing A201 the maximum height is 5.2m, which is well within the required height limit of 7.5m (Other Rural Landscapes).
- g. **Transmission Lines**
Separation from high voltage transmission lines that are part of the transmission network are in accordance with rule 12.7.8.
- h. **Road Intersections**
No structure (excluding post and wire fences), building or stockpile of materials is sited in that triangle of land formed by the straight line between two points measured 15 metres in each direction from the intersection point of the legal road boundaries.
- i. **Airport Protection Zone**
Not Applicable
- j. **Land Subject to Hazards**
Not Applicable
- k. **Oxidation Ponds and Sewage Treatment Facilities**
Not Applicable

6.02 Controlled Activity Rule 4.7.2 B – Traffic Generation and Characteristics of Activities

- a. **Home stay or accommodation facilities**
Not Applicable
- b. **Commercial, industrial activity on site**
The proposed development does not engage in any activity of commercial, industrial or manufacturing breach listed under rule 4.7.4(i) Central Otago District Plan.

c. **Community services and events**

No community related services or events other than temporary activities are proposed for the site.

6.03 Controlled Activity Rule 4.7.2 C – Tree Planting

a. **Planting obstructing the road**

No trees shall be planted on the site in such a manner that they obstruct the vision of motorists on the road or cause the root system to have an adverse effect on the road surface.

b. **Tree shading next to roading**

No trees shall be planted adjacent to any road in a position that will shade the carriageway between the hours of 1000 and 1400 on the shortest day of the year where the speed limit is above 50km/hour and the topography is not already preventing direct sunlight onto the carriageway.

c. **Tree shading next to roading**

Not applicable

d. **Evergreens and wilding spread in Rural resource area 1 & 2**

No evergreen trees with dark green, blue, and gold foliage (ie. conifers, in particular species from the Pinus genus) or species with wilding spread and self-seeding capabilities shall be planted on the site.

e. **Tree planting and the electrical network**

No tree shall be planted on the property in such a manner that it is likely to have an adverse effect on the existing electricity network.

6.04 Controlled Activity Rule 4.7.2 D – Visual Effects of Building Structures

a. **Finish**

- Colorsteel Scoria roof cladding (10% LRV) dark red colour
- Natural clay red brick
- Colorsteel Scoria windows (10% LRV) dark red colour
- Low reflectivity glass
- Natural timbers and architectural styling that reflect the rural surrounding.

b. **Protrusion through skyline**

The proposed building does not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure. The setting is close to the Kapuwai ranges (Old man ranges) and the Clutha river

6.05 Controlled Activity Rule 4.7.2 E – Noise

a. **Noise Limits**

All activities shall be conducted to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, rest home or hospital, or at any point within any Residential Resource Area or any Rural Settlements Resource Area:

On any day 7:00am to 10:00pm 55 dBA L10
10:00pm to 7:00am the following day 40 dBA L10

Provided that the above noise limits shall not apply to:

1. any temporary activity (as defined)
 2. devices used to protect crops from birds or frost (see (b)-(c) below)
 3. sirens associated with emergency service activities. 4.7.6E(a) (cont'd) "Notional boundary" is defined as a line 20 metres from part of any living accommodation or the leg
- b. Audible Bird Deterrent Devices
Not Applicable
 - c. Wind Machines for Frost Control
Not Applicable
 - d. Noise Sensitive Activity
Not Applicable

6.06 Controlled Activity Rule 4.7.2 F – Storage

Not Applicable

6.07 Controlled Activity Rule 4.7.2 G – Provision of Services

- a. Effluent Disposal
As indicated on site plan A002, the provision for the management of effluent disposal is allowed for and will be designed by a suitably qualified engineer for the building consent application to follow this resource consent.
- b. Water Supply
Potable water supply is limited to approximately 1,500 litres per day from the Earnsclough Domestic Cooperative Company. Irrigation water will be supplied from the existing land owners, who will transfer 50% of the allocated irrigation rights from the Earnsclough irrigation company to the proposed title.
- c. Access, Loading & Manoeuvring
Access, loading and manoeuvring requirements shall be provided in accordance with Rule 12.7.1 page 12:13 and Rule 12.7.3 page 12:17.
- d. Parking
Parking shall be provided in accordance with Rule 12.7.2 and Table 12.3.

6.08 Controlled Activity Rule 4.7.2 H – Signs

Not Applicable

6.09 Controlled Activity Rule 4.7.2 H – Riparian Margins

Not Applicable

6.10 Controlled Activity Rule 4.7.2 J – Earthworks for Access Tracks and Extraction Activities

Not Applicable

6.11 Controlled Activity Rule 4.7.2 K – Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands

Not Applicable

6.12 Controlled Activity Rule 4.7.2 KA – Clearance of Indigenous Vegetation

Not Applicable

7.0 Assessment of Potential Effects

7.01 Permitted Baseline

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In addition, Section 104B of the Act relates to the determination of applications for discretionary or non-complying activities. It states that after consideration of an application, a consent authority may grant or refuse the application and if granted, may impose conditions under section 108.

7.02 Existing Environment

The existing environment is of relevance to the consideration of the proposed variation to the controlled discretionary activity of residential development in a rural resource area (RU) and Non Complying activity of subdivision in a rural resource area (RU).

It is within the context of the permitted baseline and existing environment that the actual and potential effects of the proposed development will be considered less than minor on the public and neighbouring properties. The neighbouring properties have been notified of the application for resource consent and the five neighbouring private properties have agreed to an affected parties approval of the supplied documentation.

7.03 Assessment of Effects on the Environment

The applicant wishes to apply under s88 of the RMA for the subdivision of the existing lot and the construction of a building platform. This resource consent seeks to surrender the previously consented second dwelling (RC220142) and replace it with the application for subdivision and construction of a building platform on the newly divided lot. The resulting titles would contain one building platform/house per title.

7.04 Otago Regional Policy Statement

The CODC District plan gives effect to the Otago Regional Policy Statement ('ORPS') and based on the assessment provided above, it is concluded that the proposal is consistent with the ORPS to the limited extent that it is relevant. For completeness, it is noted that the proposal does not entail any matters of regional significance or issues that are specifically addressed in the ORPS.

8.0 Permitted Baseline

Taking into account the character of the receiving environment and the range of mitigation measures proposed to reduce the visual impact of built form, I assess the effects of the subdivision as less than minor in scale. In my view, the proposed residential density and resulting character remain compatible with the existing landscape character.



09 january 2026

The Planning Manager
Central Otago District Council
PO Box 122
ALEXANDRA

Subdivision Application:
Lots 1 & 2 being a Subdivision of SECS 183-184 BLK X LEANING ROCK SD.

Land Use Application:
Residential Building Platform.

Applicants: Kevin & Margaret Paulin

Location: 1043 Earnsclough Road, Alexandra. 9391.

Enclosed for the council's consideration is an application for a subdivision consent and a land use consent for the above-mentioned property.

THE PROPERTY

The land subject to the application is currently held in Record of Title 998162 which is 4.43 hectares in total area.

Aerial view CODC GIS



The subject property is located on the East side of Earnsclough Road approximately 1 kilometre from Clyde. The property is located between the Picnic Creek residential subdivision of lifestyle properties, and small orchard/farm blocks that line the Clutha river. Existing vegetation and wind-break planting screens the proposed lot from Earnsclough Road and partially screens the proposed lot from the residential sites to the North and South.

The most recent Google Maps images show the density of the neighbouring properties within the immediate catchment area. Note that two adjoining neighbouring properties are yet to have houses built on the registered building platforms.



THE PROPOSAL

The applicant seeks to subdivide the property into two allotments, Lot 1 and Lot 2 with the intention of selling Lot 2 to the immediate family of the Lot 1 owners.

The proposed new allotments will be:

Lot 1 - 2.3 hectares

Lot 2 - 2.1 hectares

Boundaries and areas are contained within the supplied survey from Calder Surveying. Easements for services will be registered as required. Any existing easements will be retained and transferred onto the resultant titles.

This resource consent seeks to surrender the previously consented second dwelling (RC220142) and replace it with the application for subdivision and construction of a building platform on the newly divided lot. The resulting titles would contain one building platform/house per title.

In conjunction with the subdivision, a Residential Building Platform of 30 metres by 30 metres is proposed, as shown on the plan of subdivision and architectural drawings. The platform is located a minimum 25 metres from the adjacent property boundary. The location has been selected to enable a dwelling to be constructed of permitted activity proportions, and to minimise any potential skyline intrusion.

District Plan, Zoning & Rules

The property is zoned Rural Resource Area in the Central Otago District Plan. The property is not annotated as Significant Amenity Landscape or Outstanding Natural Landscape.

4.7.5 NON-COMPLYING ACTIVITIES

(iii) Subdivision Except as otherwise provided for in Rule 4.7.2(ii)(b), subdivisions that creates:

- *an allotment or allotments with an average area less than 2 hectares in areas identified as "Rural Residential" (RR) on the planning maps; or that creates*
- *an allotment or allotments with an average area less than 8 hectares and/or with an area less than 2 hectares in an area in the Rural Resource Area not identified on the planning maps as Rural Residential (RR); or*
- *an allotment that breaches Rule 4.7.2(ii)(a)(i) as it relates to Rural Resource Area (1), or Rural Resource Area (2) or Rural Resource Area (5); or*
- *an allotment in excess of 160 allotments used for residential activity in Rural Resource Area (5) is a non-complying activity.*

Cross Reference Policies: 4.4.2, 4.4.10

Residential Activity/ Residential Building Platforms are listed as a Restricted Discretionary Activity in the Central Otago District Plan providing they comply with the standards defined in 4.7.6. and 4.7.3 (b) – (d)

4.7.3 DISCRETIONARY (RESTRICTED) ACTIVITIES

(vii) Residential Activity, Residential Building Platform & Accommodation Facilities

Residential activity, a residential building platform and/or accommodation facilities that do not exceed that required to accommodate 6 persons on a commercial fee paying basis and that are not provided for in Rule 4.7.2(i), 4.7.2(ia), 4.7.2(ib) and Rule 4.7.2(vii) is a discretionary (restricted) activity provided the following standards are complied with:

- a. General Standards The relevant standards set out in 4.7.6 are complied with.*
- b. Residential Activities Per Site - There shall be no more than one residential activity on the relevant certificate of title unless additional residential activity is required to accommodate people working the property and their families*
- c. Access - No additional formed accesses are to be created to any State Highway.*
- d. Separation Distances Where the dwelling is not located on a building platform established by way of resource consent a 50 metre separation distance to any existing dwelling, any dwelling under construction, any residential building platform established by way of resource consent, or any urban area shall apply.*

Council shall restrict the exercise of its discretion to the following matters:

- 1. Whether or not the building and associated development or future building located on the residential building platform can be appropriately screened from public view by topographical features appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.*
- 2. Whether the siting of the building and associated development or future building located on the residential building platform will give rise to earthworks including access carriageways and planting, which will adversely affect the open space, natural character and amenity values.*
- 3. Whether the building and associated development or future building located on the residential building platform will maintain the open natural character of hills and ranges, without compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge.*

STANDARDS

The proposed Building platform complies with Standards A - D

ASSESSMENT OF EFFECTS

The District plan recognises a fundamental relationship between subdivision and subsequent land use and a need to ensure that the subdivision of land creates allotments suitable for their intended use. Although subdivisions are not in themselves land use activities, the use of land and the subdivision of land are linked in terms of potential effects and cannot be easily separated. The actual and potential effects of subdivision on the natural and physical resources of the District must be considered.

Area of Allotments

The subdivision will create 2 allotments with an average allotment area of less than 8 hectares in the Rural Resource Area. The average area of the two allotments will be 2.2 hectares. The properties immediately adjoining the subject property have the following areas.

- 4 Larking Way 1.54 hectares (North boundary)
- 10 Paulin Road 1.04 hectares (North boundary)
- 8 Paulin Road 0.78 hectares (North boundary)
- 6 Paulin Road 0.90 hectares (North boundary)
- 1031 Earnsclough Road 5.51 hectares (South boundary)

This averages 1.95 hectares per property. The proposed subdivision will be consistent with the average lot size of the surrounding properties.

Amenity Values

The proposed 2.2 hectare average allotments will achieve a level of rural amenity reasonably similar to that of the collecting environments. In addition, the District Plan suggests that the proposal complies with the rural density standard. Despite this, allotments of this size can comfortably accommodate a dwelling without undermining the area's rural character.

Although the property is located in a rural area, the proposal aligns with the existing development pattern and maintains continuity of density while still meeting the dwelling separation requirements of the District Plan. It is also noted that most existing dwellings are partially or fully screened from the subject site. However, a dwelling has yet to be built on two out of five of the lots directly adjacent to the proposed subdivision.

Due to the site's location within the orchard setting it is likely to have a less than minor visual impact on the immediate surroundings.

A maximum dwelling height of 5.5 metres (single story) above existing ground level is proposed to minimise visual amenity effects. The land falls by 7-8 metres from Earnsclough Road to the proposed building, further mitigating the visual impacts of the development.

Paulin Studio has produced an assessment of environmental effects to support this application which concludes:

Taking into account the character of the receiving environment and the range of mitigation measures proposed to reduce the visual impact of built form, I assess the effects of the subdivision as less than minor in scale. In my view, the proposed residential density and resulting character remain compatible with the existing landscape character.

The applicant has raised profile poles to give the neighbouring properties an impression of the visual effects of the proposed roof line. See figures 1 and 2 below that show the profile poles in the locations shown on the survey and architectural plans. Figure 3 and 4 show views towards the proposed building platform from Earnscleugh Road, which is entirely screened from the road.



Figure 1 - Profile poles on site (refer plans for reference)



Figure 2 - Profile poles on site (refer plans for reference)



Figure 3 - View across Picnic Creek from Earnsclough road



Figure 4 - View at Earnscleugh Road entrance

The Central Otago District Plan requires land use consent for any dwelling in the Rural Resource Area. There are controls on height, distance to boundary and finish (Colour/ Materials). A dwelling located on the proposed Building platform, subject to the consequent dwelling and landscaping consent conditions, will integrate into this location with less than minor adverse effects on landscape and associated amenity values as outlined in the AEE.

The proposed establishment of a new dwelling on Lot 2 is visually screened by the existing development at 1043 Earnscleugh Road, and will not confront the amenity values of the users of Earnscleugh Road.

Overall, it is considered that the potential effects on the amenity values of the immediate environment, are likely to be less than minor.

Reverse Sensitivity

The primary purpose of the Rural Zones minimum allotment sizes is to provide for a wide range of rural and agricultural activities, which may produce noise, odours and disturbance not considered desirable by residential standards. Legitimate rural activities should be protected against the risk of complaints arising from increased domestication of the rural area.

The subject property is unique in being buffered from large scale primary production by the encircling lifestyle blocks. Domestic water supply to the subject property will come from the Earnscleugh Domestic Cooperative Company. Potable water supply is limited to approximately 1,500 litres per day per property, with approval provided by the Earnscleugh Domestic Cooperative Company. Irrigation water will be supplied from the existing land owners, who have agreed to transfer 50% of the allocated irrigation rights from the Earnscleugh Irrigation Company to the proposed title. Reverse sensitivity or opportunities for more intensive production are highly unlikely as the present use has not extended the planting to the East of the property due to the nature of the soil/geography.

The existing dwelling is located on proposed Lot 1, approximately 150 metres from the boundary of the building platform within Lot 2. The size and configuration of proposed Lot 2 is of appropriate scale that

the separation distance from Lot 1 will ensure no reverse sensitivity issues are likely to occur in the future. The nearest other dwelling to the proposed building platform is 10 and 8 Paulin Road, which is approximately 100 metres away. The line of sight between both sites and the building platform is constrained by the planting on the Picnic Creek boundary.

Precedent

Precedent occurs when an activity is used as an example or instance to justify later, similar applications. Approval of the application could potentially be used as a precedent by other landowners seeking to create undersized rural allotments. This would mean that the implications of the decision would extend beyond the immediate surroundings and test the integrity of the District Plan.

Conversely, concern about the effect which allowing the activity might have when considering subsequent applications for resource consent for the same or similar activities (in the sense of cases being treated alike), and thus on the integrity of the relevant planning instrument, is not an effect on the environment.

The Environment Court has cautioned against attributing too much weight to purported precedent effects because every application must be considered on its merits and there is no expectation under the Resource Management Act that consent will be granted.

Positive Effects

The property is not economically viable either exclusively or principally, for agricultural, horticultural or pastoral purposes. It is unlikely that 4 ha rural blocks were ever intended to be stand alone economic units, but they do provide the community with a viable small rural block lifestyle choice. In this unique situation where the production constrained subject property is already surrounded by undersized allotments, subdivision will provide another rural title that bridges the <1 ha allotments to the North with the 4-8 ha blocks to the South. Currently the area proposed for Lot 2 is disused and no landscaping has taken place. The building of a new home on the site will make a more productive use of the site as a residential unit. The previously consented second dwelling (RC220142) has approval to build a second building close to Earnsclough road, which would result in higher adverse effects on the collecting environment. This resource consent seeks to surrender RC220142 in favour of a bulk and location that is more appropriate for the collecting environment.

General Standards

The relevant standards set out in 4.7.6 are complied with.

Residential Activities Per Site

Only one residential activity is proposed on Lot 2.

Separation Distances

The proposed building platform is located more than 50 metres separation distance from any existing dwelling, any dwelling under construction, any residential building platform established by way of resource consent, or any urban area.

Location, Design and Construction of Access Lot 1 will continue to utilise the existing access onto Earnsclough Rd with a widened entry. A new vehicle access will be required to be constructed for Lot 2 by way of the existing gravel formed track that borders the orchard block.

Esplanade Reserves and Strips

The property does not adjoin or contain any natural waterbodies listed within the District Plans which would be subject to the esplanade provisions.

Capability for sustainable use of the productive land and soil resource

In reality, purchasers in this area are not seeking to intensify primary production; rather, they are attracted to the space and scenery. Concentrating lifestyle properties in an area already recognised as having production constraints helps ensure that subdivision compliant with minimum lot sizes occurs on land with greater productive potential.

Approving this subdivision supports the sustainable use of the district's versatile soils by directing lifestyle development toward areas with lower productive potential. This approach ensures that higher-quality soils remain available for primary production and are not undermined by displacement, over-capitalisation, or reverse-sensitivity pressures. The subdivision also enables family living in proximity to productive agricultural land, helping to preserve the family-run farming practices that continue today.

The proposal will not compromise the long-term productive capacity of the soils, aside from the eventual dwelling footprint. The underlying soil resource will remain intact regardless of changes to the cadastre.

Sustainable land management involves adopting practices suited to the specific biophysical and socio-economic conditions of an area, to protect and promote the conservation and sustainable use of soil, water and genetic diversity. It also encompasses the restoration or rehabilitation of degraded natural resources and the revitalisation of ecosystem functions. Allowing land to lie fallow is a well-established and effective method of land rehabilitation.

Soil management is considered sustainable if:

The supporting, provisioning, regulating, and cultural services provided by soil are maintained or enhanced without significantly impairing either the soil functions that enable those services or biodiversity. The balance between the supporting and provisioning services for plant production and the regulating services of the soil provides for water quality and availability and for atmospheric greenhouse gas composition is a particular concern.

In review, sustaining productive land requires maintaining the productive potential of the soils whilst not compromising the properties of that soil and conserving water quality and genetic diversity. The productive potential of the soil will not be degraded or compromised by the subdivision. The soil will remain on-site, no extractive practices are anticipated.

Reserves/ Public Land

The property adjoins the Crown Land reserve at the East. The building platform is located more than 100m from the reserve.

Heritage Sites

No heritage or archaeological sites are noted on the property in the Central Otago District Plan.

Sites of Significance to Kai Tahu ki Otago

Kā Huru Manu, The Ngāi Tahu Cultural Mapping Project does not list any sites or locations within the property.

Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna, Notable Trees

No Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna or Notable Trees are noted on the property in the Central Otago District Plan.

Utility Services

Lot 1 has electricity, telecommunication and potable water connections. Services are to be made available at the road boundary to Lot 2.

Potable water to Lot 2 will be supplied from the Domestic water scheme provided by the Earnsclough Domestic Cooperative Company.

Earthworks

Earthworks will occur on Lot 2 when a dwelling is eventually constructed within the Building Platform, and a driveway is formed. The proposed earthworks are expected to be of an area and volume to be compliant with Rule 4.7.6J.

Natural Hazards

The Otago Regional Council Natural Hazards Portal identifies the property as subject only to the Earthquake shaking MM Intensity 100 and 2500 return period scenarios (category MMVI). No other natural hazards of note.

The Provision of Access to Back Country

The freehold property does not provide public access to any back country.

Financial Contributions

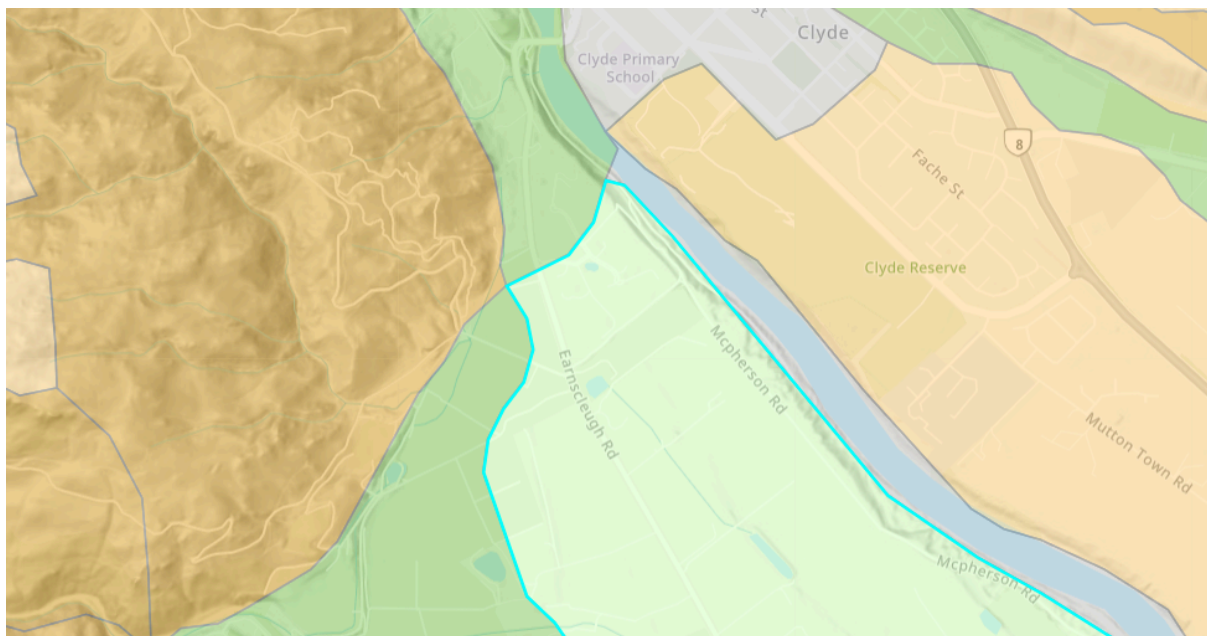
One additional Record of Title is being created and therefore a reserve and roading development contribution is payable.

Other matters provided for in Sec 220 of the Resource Management Act 1991

Nil.

National Policy Statement for Highly productive Land 2022

Clause 3.4 (b) of the NPS requires land that is predominantly Land Use Class 1, 2 or 3 be mapped as highly productive land. The direction of the NPS then relates to those areas. The subject title is classified by Manaaki Whenua / Landcare Research as LUC 4.



The NPS - Highly Productive land does not apply to this application

National Environmental Standard for Assessing & Managing Contaminants in Soil to Protect Human Health

The Ministry for the Environment Users Guide April 2012 states:

1.4 When the NES applies

The NES applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems.

To land potentially or actually affected by contaminants If the land that is potentially or actually affected by contaminants is production land, the regulations do not apply to:

- a. soil sampling or soil disturbance (except on parts of production land used for residential purposes)*
- b. subdivision or change of use (except where that would result in production land being used for a different purpose, e.g., for residential land use).*

A dwelling will eventually be constructed within the defined Residential Building platform on lot 2 and hence that area is subject to the NES.

A visual inspection of the site confirms that it has never been developed or used for any purpose other than extensive horticultural practices.

CODC Objectives & Policies

4.4.2 Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*
- b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*
- c. The ability to adequately dispose of effluent on site,*
- d. Controlling the generation of noise in back country areas,*
- e. The location of tree planting, particularly in respect of landscape values, natural features and ecological values,*
- f. Controlling the spread of wilding trees.*
- g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.*

The proposed subdivision of the property and the building platform will have less than minor effects on the open space, landscape, natural character, and amenity values in this area of Rural Resource land.

The land is currently clear of wilding tree species. Effectively the status quo will continue. Any structures to be constructed in the future can be assessed against the operative District Plan at the time to ensure the relevant Landscape and Amenity values will not be compromised.

The property is not Outstanding Natural Landscape or Significant Amenity Landscape and is not located near land with those designations. The site is located near the significant natural landscape

surrounding the lookout and Fraser river, but does not interfere with any vistas of the landscape from the public areas.

The scale of the proposed allotments ensures adequate space for wastewater disposal from on-site effluent disposal systems, indicated on the architectural plans.

Amenity values are those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness and aesthetic coherence. Therefore, this policy is seeking to avoid remedy or mitigate effects on the neighbours' metaphysical perception.

If Amenity values constitute the status quo of the area, then the values in this location consist of dwellings on large lots. Stock and crop sizes on adjoining lots are of a lifestyle property scale and not considered extensive growing areas. There are shelter belts and planted berms around the curtilage of the houses, but the balance of the allotments has fundamentally been left to naturalise. The proposed subdivision and proposed dwelling will perpetuate the status quo.

The location of the building platform has been selected to ensure the consequent dwelling will minimise any skyline breach and to provide the best separation with other dwellings, to maintain the amenity values of the neighbours.

4.4.10 Policy – Rural Subdivision and Development

To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

- a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*
- b. The natural character and values of the District's wetlands, lakes, rivers and their margins,*
- c. The production and amenity values of neighbouring properties,*
- d. The safety and efficiency of the roading network,*
- e. The loss of soils with special qualities,*
- f. The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,*
- g. The heritage and cultural values of the District,*
- h. The water quality of the District's surface and groundwater resources, and (i) Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.*

The proposed subdivision is consistent with the overall intent of Policy 4.4.10. Although the allotment sizes are smaller than the Rural Resource Zone average, they are comparable to those of neighbouring properties in this particular context. The subdivision aligns with the surrounding landscape and maintains the natural character of the area. Smaller allotments are common locally, and the proposed lot configuration will therefore not appear out of place. The neighbouring property at 1043 Earnsclough road already has a second minor dwelling on site, which is similar in bulk and location to the proposed development. The placement of the building platform and the scale of the lots ensure that the amenity and productive capacity of adjoining properties will not be adversely affected.

The property does not contain any:

- wetlands, lakes or rivers
- significant indigenous vegetation and significant habitats of indigenous fauna
- identified heritage and cultural values
- soils of special qualities

SUMMARY

The application is consistent with the objectives and policies of the Central Otago District Plan. It seeks to establish a subdivision and residential building platform on Rural Resource land in a unique context that was not anticipated by the Plan. Due to these exceptional circumstances, granting consent will not set a precedent or undermine the integrity of the District Plan. The subdivision facilitates the sustainable use of land and soil resources by creating a smaller allotment suited to lifestyle purposes, thereby contributing to the District's economic diversity and resilience.

Consent period

The applicant seeks the standard subdivision consent period of 5 years.

CONCLUSION

The proposed subdivision and land use will maintain an efficient and sustainable use of the land resource and is not in conflict with the Resource Management Act 1991, any NES or NPS or the objectives and policies of the Central Otago District Plan.

Yours sincerely,

Robert Paulin

Architect

Paulin Studio

Attachments: Record of Title, Subdivision plan + Survey, AEE document, Architectural Drawings, Affected Parties Approval, Water rights documentation

Earnsleugh Irrigation Company

873 Earnsleugh Rd
R D 1, Alexandra. 9391
e-mail: mike@earnsic.co.nz
phone: 027 379 8122

Dear Kevin,

RE: Transfer of Shares in the Earnsleugh Irrigation Company and Irrigation Water Allocation.

The Earnsleugh Irrigation Company Limited agrees to the transfer of shares held by Clyde Orchards and the water allocation for your property located at 1043 Earnsleugh Rd.

The shares to be transferred with the subdivided land are at 10 shares per hectare. The water allocation that transfers with the shares will be based on 420m³ per hectare per week.

Yours



Mike Tubbs

Manager

Earnsleugh Irrigation Company Limited



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **OT9C/1082**

Land Registration District **Otago**

Date Issued 14 May 1984

Prior References

OT3D/224

Estate	Fee Simple
Area	4.4306 hectares more or less
Legal Description	Section 183-184 Block X Leaning Rock Survey District

Registered Owners

Kevin John Paulin, Margaret Winifred Paulin and David James Gibson

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

885795 Transfer creating the following easements in gross - 30.6.1995 at 1.25 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey water	Section 183-184 Block X Leaning Rock Survey District - herein	Black line Transfer 885795	Earnsclough Irrigation Company Limited	

963227.1 Notice of Arrangement for access to land under Section 83 Crown Minerals Act 1991 - 2.3.1999 at 11.55 am

Subject to a right (in gross) to convey water over part marked AJ, AK DP 400124 in favour of Picnic Creek Incorporated created by Easement Instrument 7833011.6 - 30.5.2008 at 9:00 am

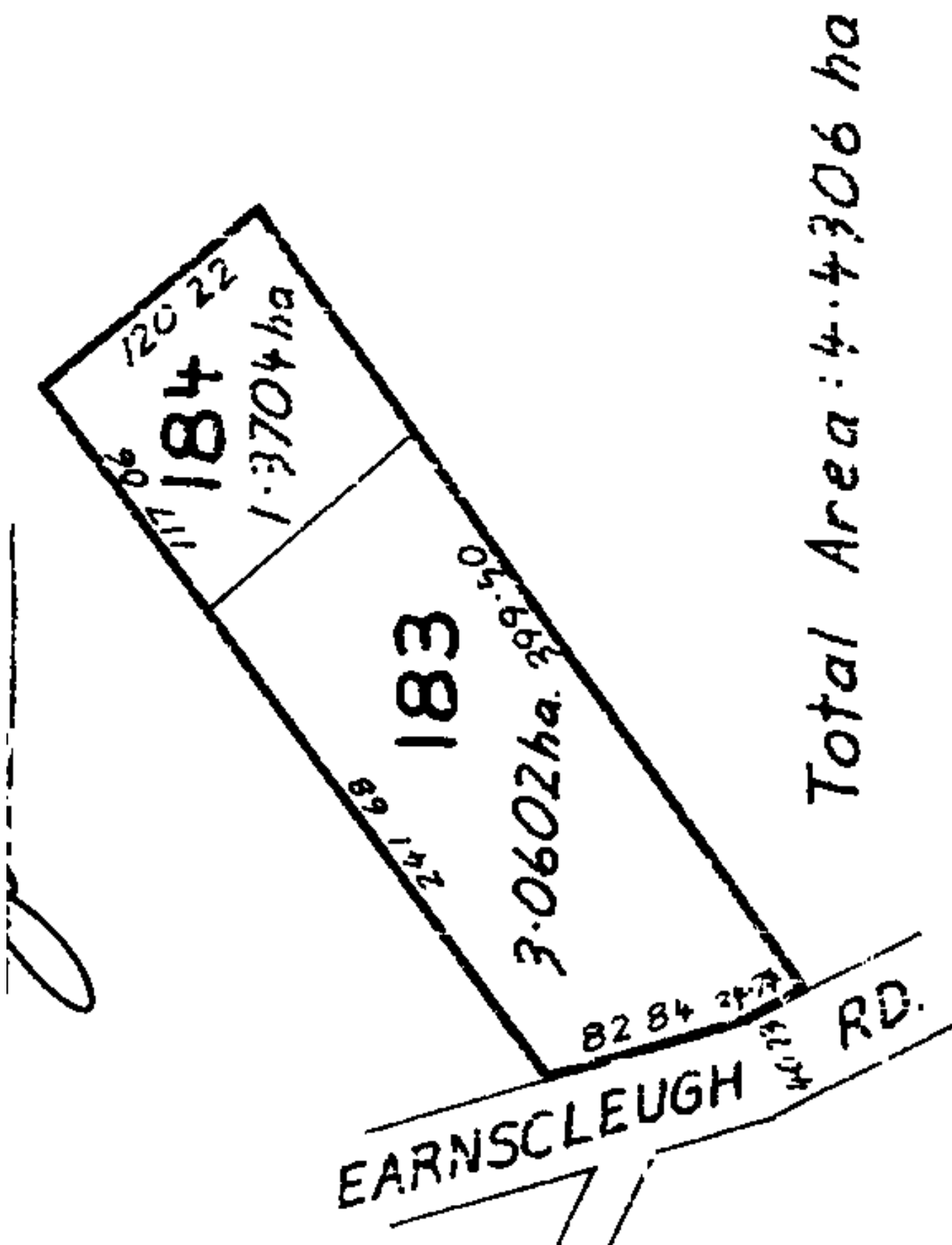
The easements created by Easement Instrument 7833011.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (pedestrian only)(in gross) over part marked AJ, L DP 400124 in favour of Central Otago District Council created by Easement Instrument 7833011.9 - 30.5.2008 at 9:00 am

The easements created by Easement Instrument 7833011.9 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water created by Easement Instrument 7833011.13 - 30.5.2008 at 9:00 am

The easements created by Easement Instrument 7833011.13 are subject to Section 243 (a) Resource Management Act 1991



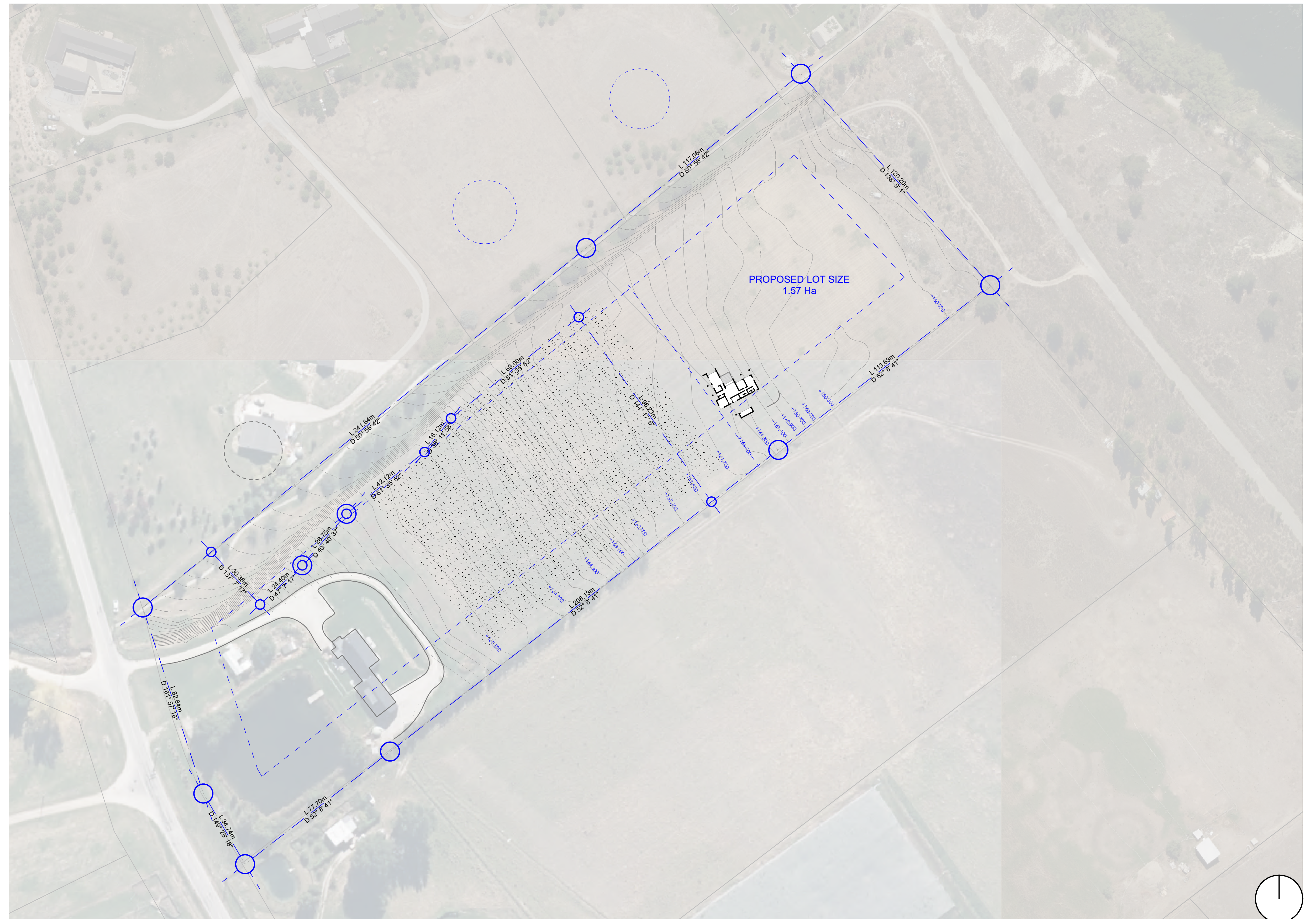
24/11/2025

CONCEPT

1043 EARNSCLEUGH RD CLYDE

ROBERT PAULIN ARCHITECT
ROBERTJPAULIN@GMAIL.COM

Document Transmittal			
ID	Drawing	Scale	Rev
A000	Cover Page	1:1000, 1:1	
A001	Site Plan	1:500	
A002	Site Services	1:200	
A101	Ground Floor Plan	1:50	
A201	Elevations	1:50	
A202	Elevations	1:50	
A203	Elevations - Window Ratio	1:50	
A301	Sections	1:50	
A601	Visualisation	1:1.2830, 1:1.16...	
A602	Visualisation	1:1.2908	
A603	Visualisation	1:0.8352	
A604	Visualisations	1:1.6714, 1:1.66...	





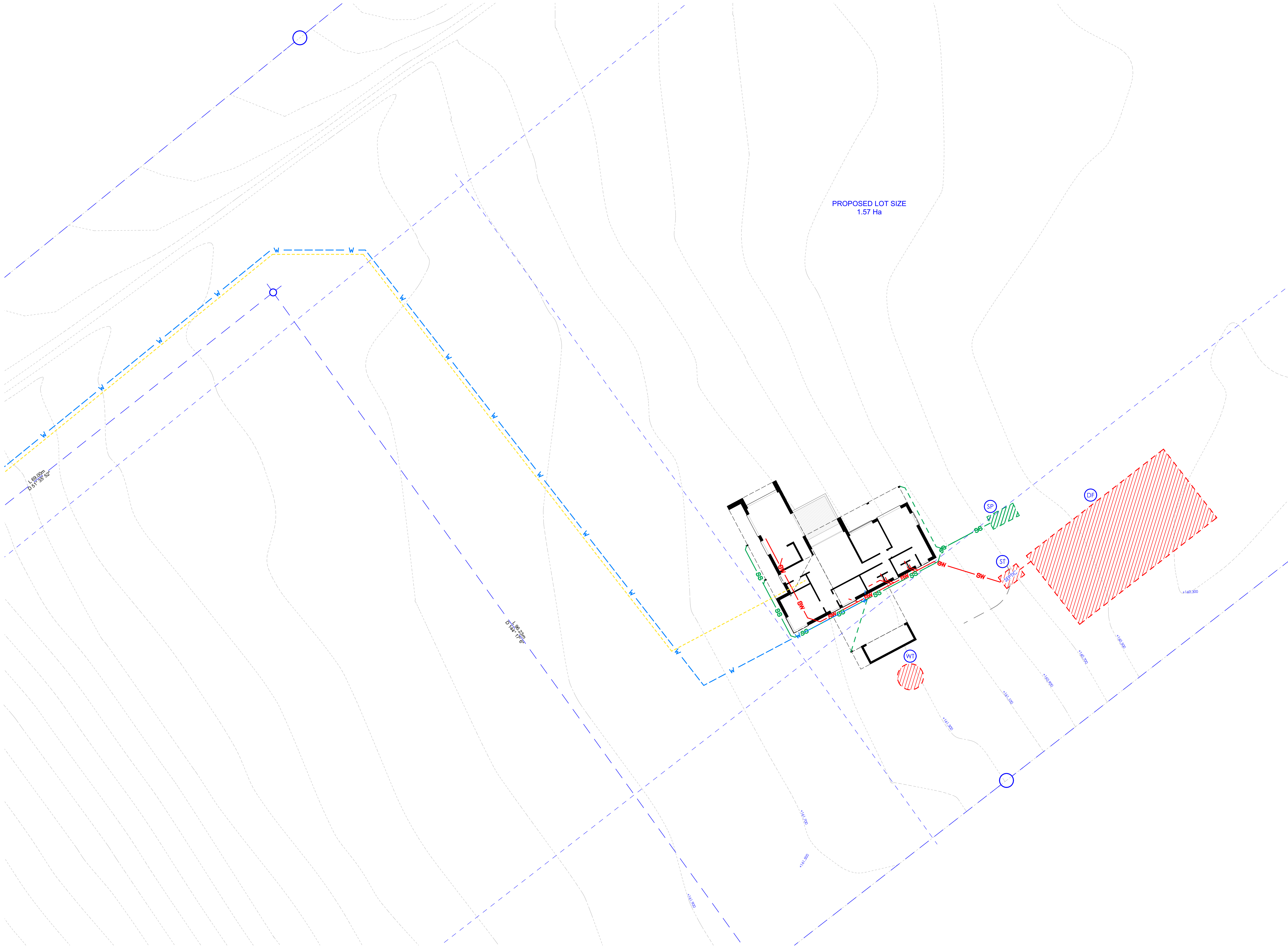
01. This information must be solely and only used for the coordination and/or construction of the current project by the client or commissioning party. Third parties cannot rely on or use the data contained here in.
02. All works are to comply with NZS 3604 - 2001, the NZ building code & best trade practices.
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 weatherlight 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.

1043 EARNSCLEUGH RD
CLYDE

ISSUED: 24/11/2025

PROJECT #:	2303
------------	------

REVISION:



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 weatherlight 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.

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

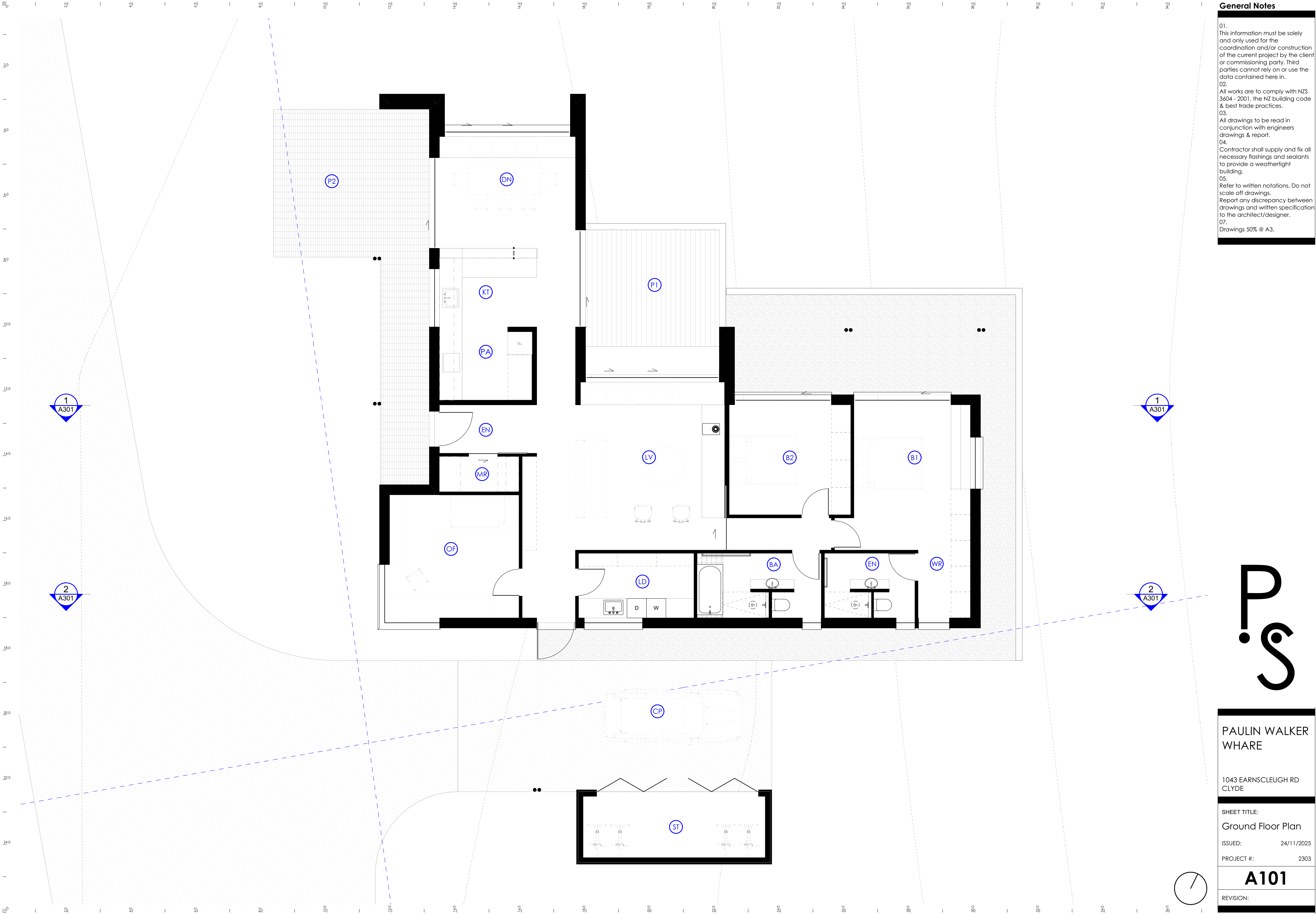
SHEET TITLE:
Site Services

ISSUED: 24/11/2025

PROJECT #: 2303

A002

REVISION:



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.

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

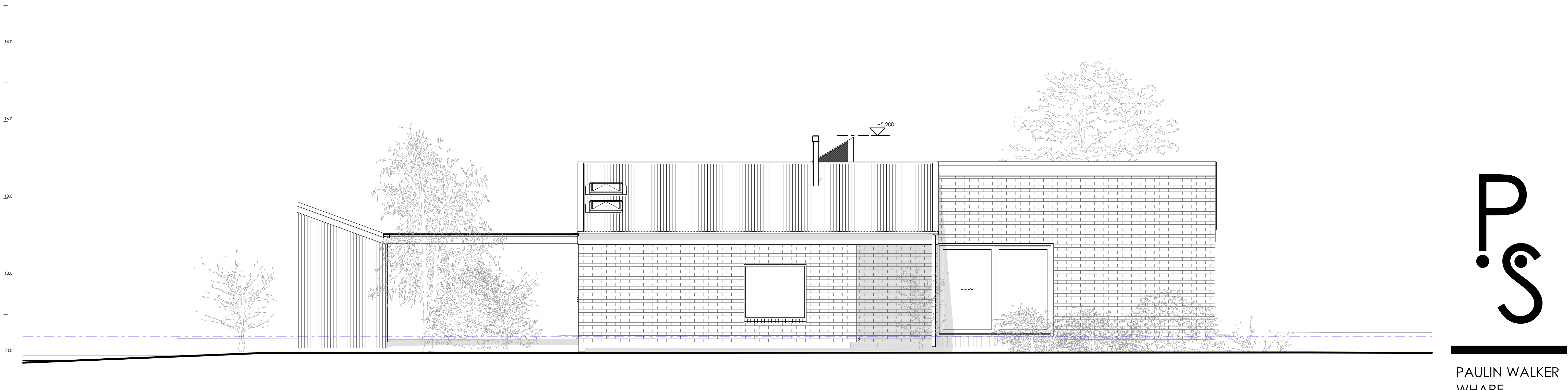
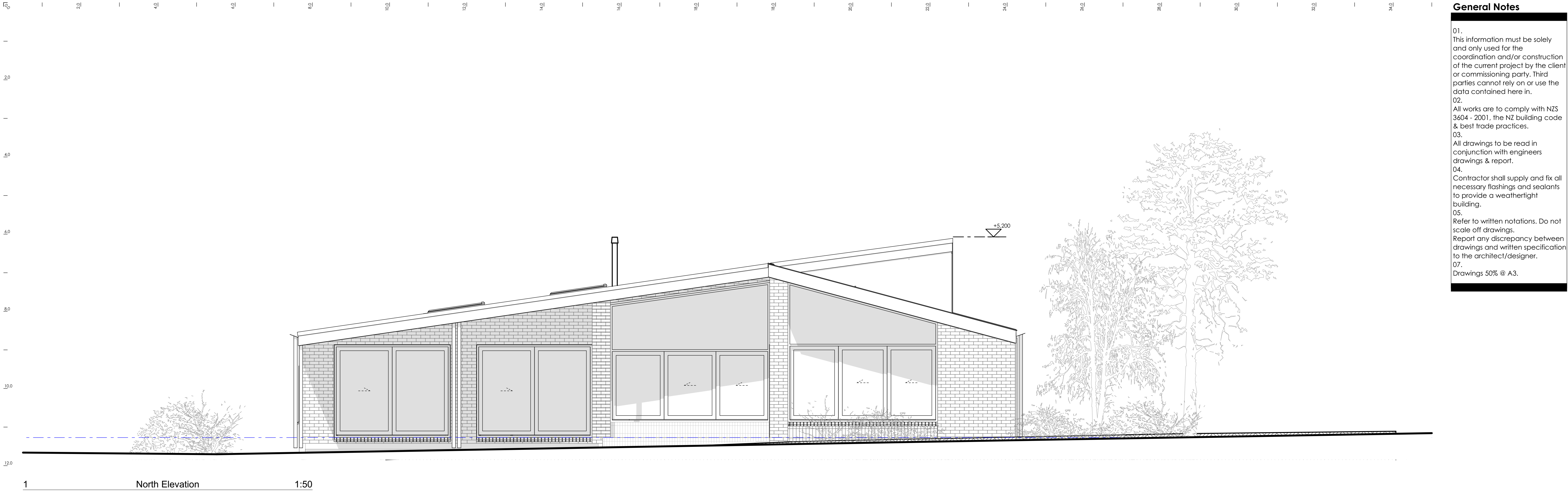
SHEET TITLE:
Ground Floor Plan

ISSUED: 24/11/2025

PROJECT #: 2303

A101

REVISION:



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. Report any discrepancy between drawings and written specification to the architect/designer.
07. Drawings 50% @ A3.

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

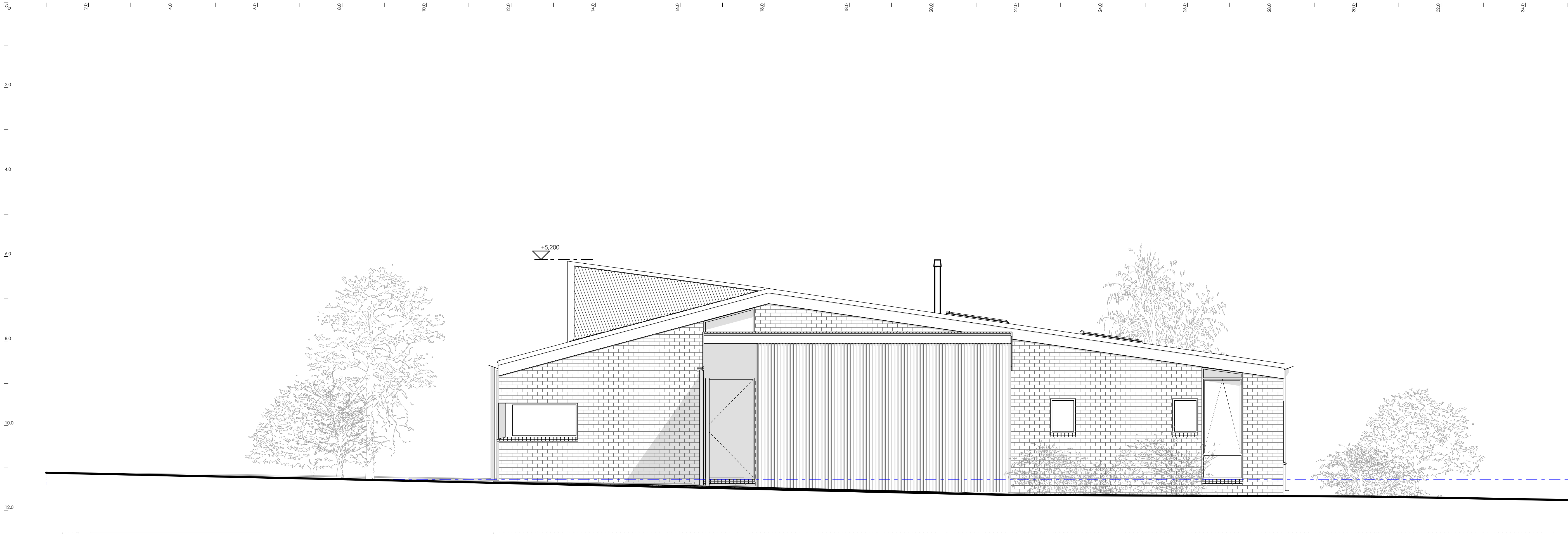
SHEET TITLE:
Elevations

ISSUED: 24/11/2025

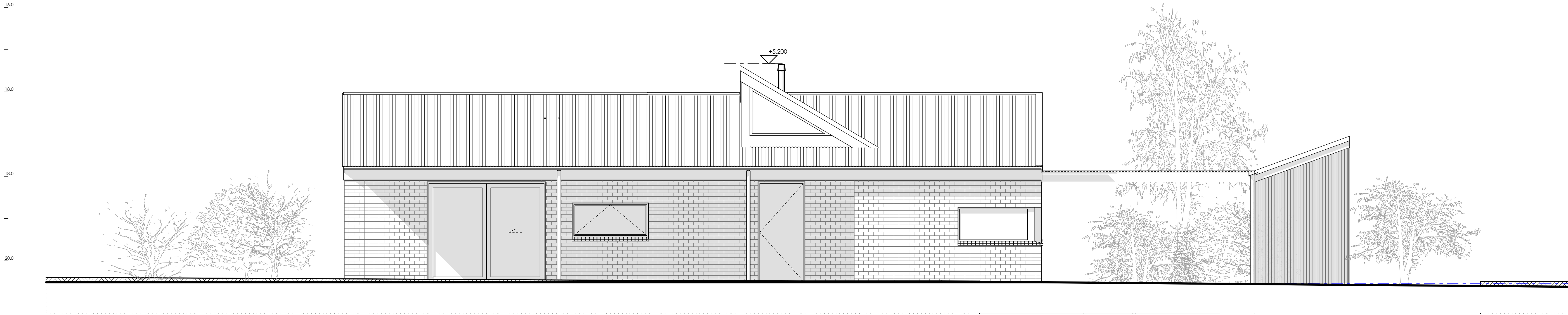
PROJECT #: 2303

A201

REVISION:



1 South Elevation 1:50



2 West Elevation 1:50

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. 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:

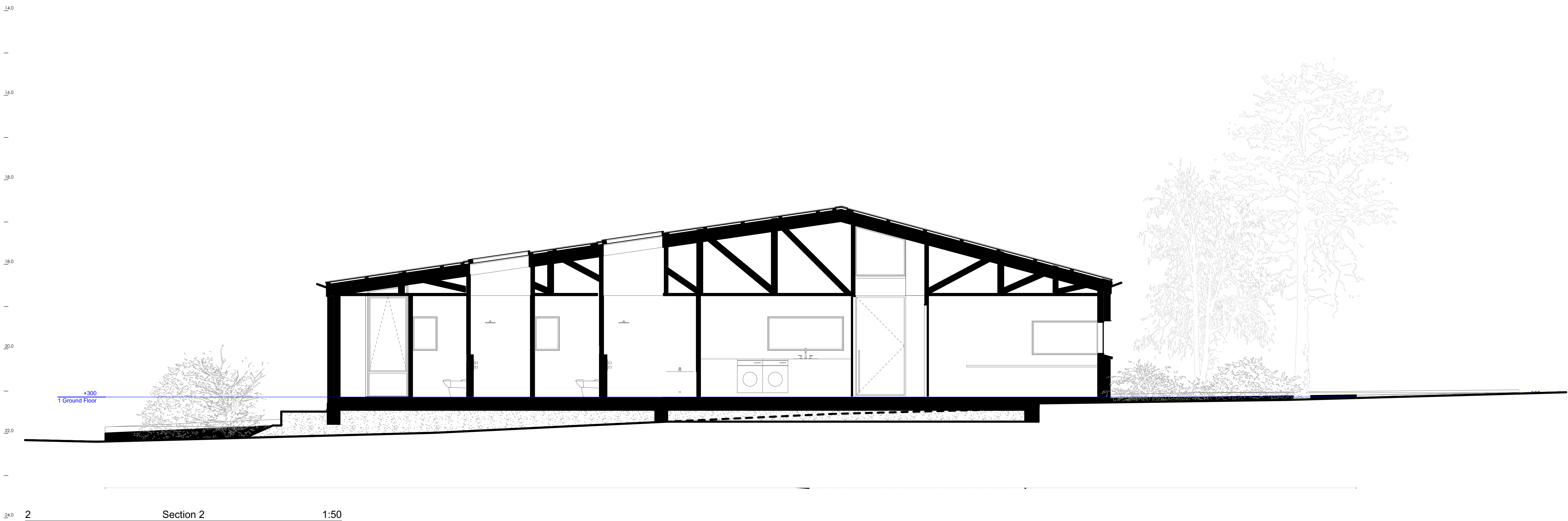
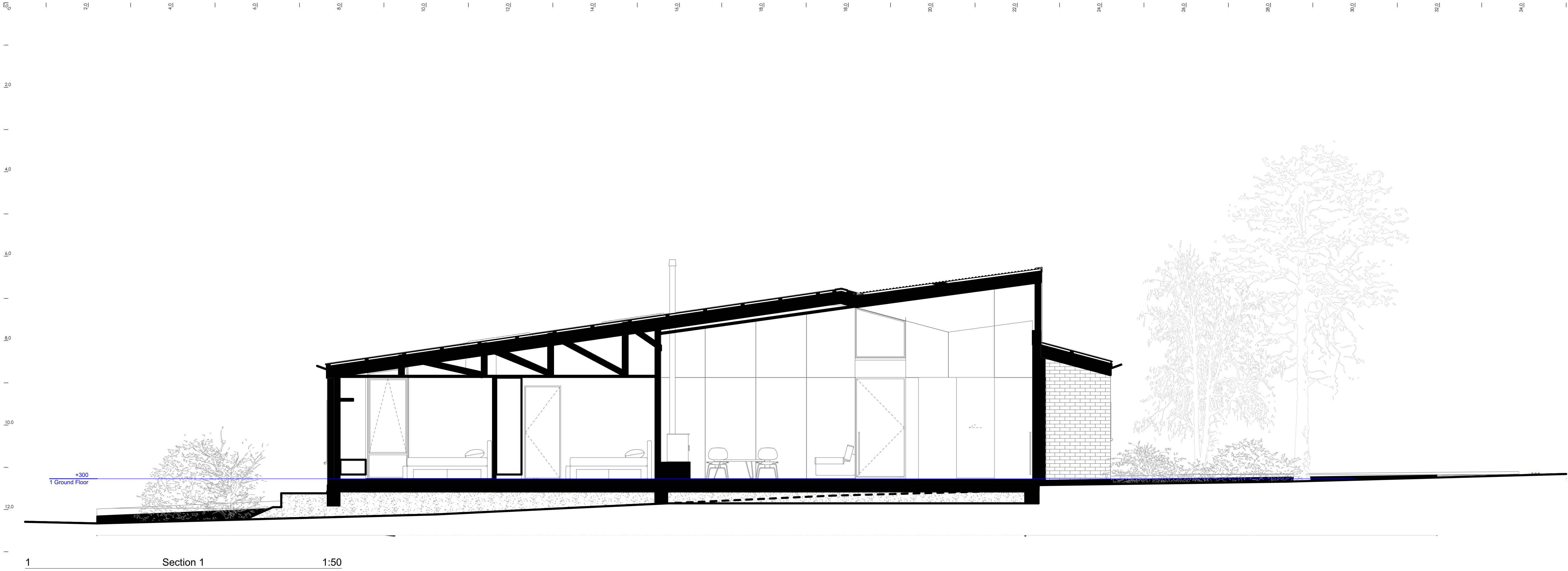
Elevations

ISSUED: 24/11/2025

PROJECT #: 2303

A202

REVISION:



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

07.
Drawings 50% @ A3.

P.S

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
Sections

ISSUED: 24/11/2025

PROJECT #: 2303

A301

REVISION:



SOUTH WEST ELEVATION



NORTH ELEVATION



VIEW FROM MEG & KEV



VIEW FROM BIRD & JAN



KITCHEN & LIVING



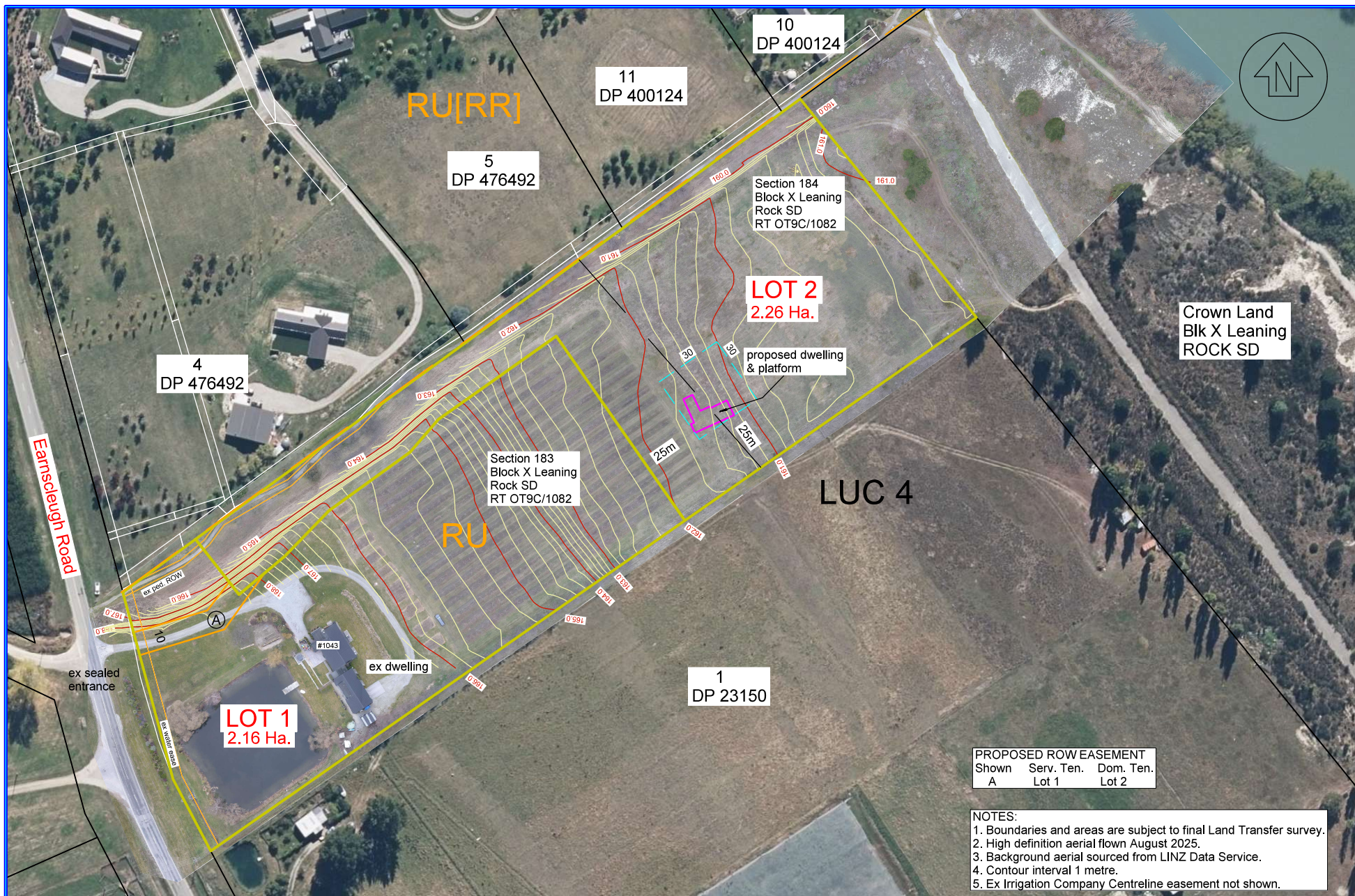
MORNING PORCH



ENTRY & AFTERNOON PORCH



LIVING & ENTRY



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

Date:	22 January 2026
Scale:	1:1500 @ A3
Drawn by:	S. Calder
Client:	R. Paulin
Job No:	3382 RCb

Earnsclough Domestic Cooperative Company

C/ Phil Murray

Earnsclough Road

RD1, Alexandra

15 January 2025

To Whom it May Concern

Confirmation of a new Domestic Water Connection

We confirm the allocation of a new 1500l Domestic Water Connection to Kevin and Meg Paulin for a proposed subdivision of their 1043 Earnsclough Road property.

Signed

22 January 2026

A handwritten signature in black ink, appearing to read 'Phil Murray', with a long horizontal stroke extending to the left.

Phil Murray – Director

Scott Mason- Director

Robin Moloney- Director

15 January 2026

A handwritten signature in black ink, appearing to read 'R. M. Moloney', written in a cursive style.

Earnsleugh Irrigation Company

873 Earnsleugh Rd
R D 1, Alexandra. 9391
e-mail: mike@earnsic.co.nz
phone: 027 379 8122

Dear Kevin,

RE: Transfer of Shares in the Earnsleugh Irrigation Company and Irrigation Water Allocation.

The Earnsleugh Irrigation Company Limited agrees to the transfer of shares held by Clyde Orchards and the water allocation for your property located at 1043 Earnsleugh Rd.

The shares to be transferred with the subdivided land are at 10 shares per hectare. The water allocation that transfers with the shares will be based on 420m³ per hectare per week.

Yours



Mike Tubbs

Manager

Earnsleugh Irrigation Company Limited

Affected Persons Approval for Resource Consent



(Form 8A)

Section 95E(3), Resource Management Act 1991

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

Email to: resource.consents@codc.govt.nz

+64 3 440 0056

Post to: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

info@codc.govt.nz

www.codc.govt.nz

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Kevin and Meg Paulin

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:

Subdivision and land use consent for a two lot subdivision and residential activity in a rural resource area.

Location of site:

1043 Earnscleugh Road, Earnscleugh 9391

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: (name of person giving written approval)

Linda Mary McLeay

mcleay@live.com

Email

021 2458117

Phone

Address of the property (I am the owner of the following property):

6 Paulin Rd, RD 1, Alexandra

The full name of all other owners of the property: (owners of the affected property)

Andrew Donald McLeay

I have authority to sign on behalf of all the other owners of the property:

☒ Yes

☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

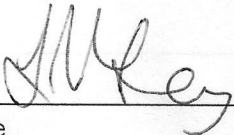
There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☒ I have sighted all the attached plans and supporting information for the above activity.
- ☒ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☒ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☒ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.



Signature

15/1/2026

Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consent@codc.govt.nz

Affected Persons Approval for Resource Consent



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

(Form 8A)

Section 95E(3), Resource Management Act 1991

Email to: resource.consents@codc.govt.nz

Post to: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Kevin and Margaret Paulin

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:

Subdivision and land use consent for a two lot subdivision and residential activity in a rural resource area.

Location of site:

1043 Earnsclough Road, Earnsclough 9391

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: (name of person giving written approval) June Schaap

Office@schaaps5ltd.com

0274869912

Email

Phone

Address of the property (I am the owner of the following property):

8 Paulin Road, Clyde, Central Otago

The full name of all other owners of the property: (owners of the affected property)

June Margaret Schaap

Peter Adrian Schaap

I have authority to sign on behalf of all the other owners of the property:

☒ Yes

☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☐ I have sighted all the attached plans and supporting information for the above activity.
- ☐ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☐ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☐ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.



Signature

23-01-2026

Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consent@codc.govt.nz

Affected Persons Approval for Resource Consent



(Form 8A)

Section 95E(3), Resource Management Act 1991

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

Email to: resource.consent@cfdc.govt.nz

+64 3 440 0056

Post to: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

info@cfdc.govt.nz

www.cfdc.govt.nz

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Kevin and Margaret Paulin

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:

Subdivision and land use consent for a two lot subdivision and residential activity in a rural resource area.

Location of site:

1043 Earnsclough Road, Earnsclough 9391

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: (name of person giving written approval)

Simon Lynch Anderson

Email

simonanderson-1963@gmail.com

Phone

027 2555523

Address of the property (I am the owner of the following property):

4 Larking Way,
Earnsclough, Alexandra

The full name of all other owners of the property: (owners of the affected property)

Rardars Trust

I have authority to sign on behalf of all the other owners of the property:

☒ Yes

☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☒ I have sighted all the attached plans and supporting information for the above activity.
- ☒ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☒ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☒ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.



Signature

Date 11 / 2 / 2026

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz

Affected Persons Approval for Resource Consent



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

(Form 8A)

Section 95E(3), Resource Management Act 1991

Email to: resource.consents@codc.govt.nz

Post to: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Kevin and Meg Paulin

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:

Subdivision and land use consent for a two lot subdivision and residential activity in a rural resource area.

Location of site:

1043 Earnsclough Road, Earnsclough 9391

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: (name of person giving written approval) JULIAN KINNAIRD

kinnairdj65@gmail.com 0274 776 532
Email Phone

Address of the property (I am the owner of the following property): 1031 EARNSCLOUGH RD.
ALEXANDRA 9391

The full name of all other owners of the property: (owners of the affected property)

TAN MARKE KINNAIRD JMK

I have authority to sign on behalf of all the other owners of the property:

☒ Yes

☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☒ I have sighted all the attached plans and supporting information for the above activity.
- ☒ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☒ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☒ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

Signature

Date

25.01.2026

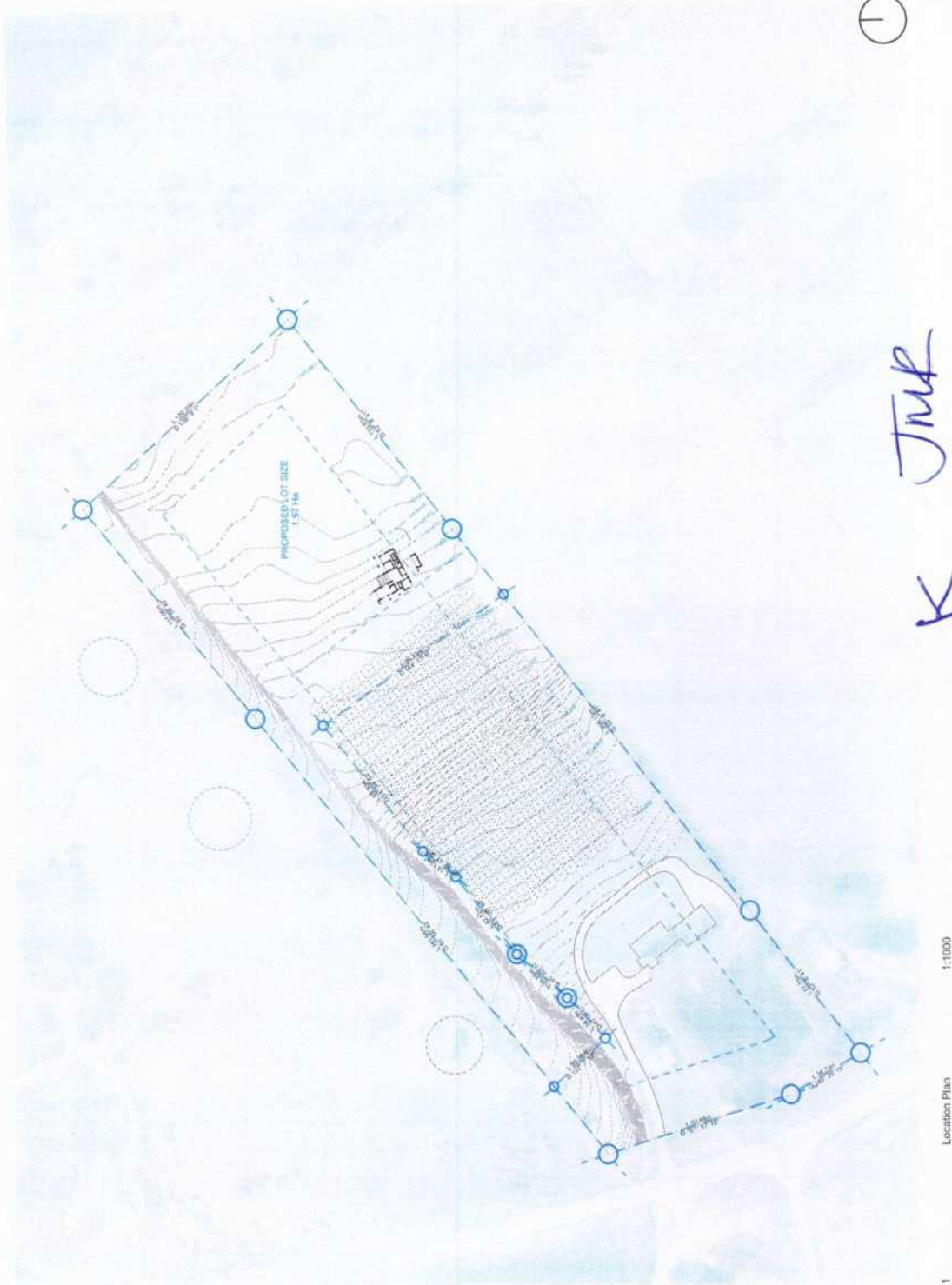
If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consent@codc.govt.nz

24/11/2025
CONCEPT

PAULIN WALKER WHARE
1043 EARNSCLEUGH RD CLYDE

ROBERT PAULIN ARCHITECT
ROBERTJPAULIN@GMAIL.COM

Document ID	Transmittal	Drawing	Scale	Rev
A000	Cover Page		1:1000, 1:1	
A001	Site Plan		1:500	
A002	Site Sections		1:200	
A101	Ground Floor Plan		1:50	
A201	Elevations		1:50	
A202	Elevations		1:50	
A203	Elevations - Window Rains		1:50	
A301	Sections		1:50	
A401	Visualisation		1:1, 2500, 1:1, 16...	
A402	Visualisation		1:1, 2500	
A403	Visualisation		1:0.8352	
A404	Visualisation		1:1, 8714, 1:1, 60...	



1 Location Plan 1:1000

JK

General Notes

1. This information must be used only for the construction and/or construction of the project and is not to be used for any other purpose. The architect and/or engineer cannot be held responsible for any errors or omissions in the information provided.
2. All work is to comply with NZS 3604:2001, the NZ building code and all other applicable standards.
3. All drawings to be read in conjunction with the contract documents and specifications.
4. Contractor shall supply and fix all necessary fixings and obtain necessary approvals and permits to provide a watertight building.
5. Refer to written instructions. Do not make any alterations without the written approval of the architect/engineer.
6. All drawings and specifications are to be read in conjunction with the contract documents and specifications.
7. Drawings S25 & A3.

P.S

PAULIN WALKER
WHARE

1043 EARNSCRUUGH RD
CLYDE

SHEET TITLE
Site Plan

ISSUED: 24/11/2023

PROJECT # 2303

A001

REVISION

Handwritten signature: B. Juk

1



General Notes

01. The information must be used only for the purpose intended and only for the project specified. It is the responsibility of the client to ensure that the information is used for the correct project. The client must ensure that the information is used for the correct project. The client must ensure that the information is used for the correct project.
02. All works are to comply with NZS 3604: 2003. The NZ Building Code.
03. All drawings to be read in conjunction with engineers' drawings & notes.
04. Contractor shall supply and fix all necessary fixings and install all necessary a weatherproofing.
05. Refer to within sections. Do not assume any dimensions. Report any discrepancy between drawings and written specification to the architect/landscape architect.
06. Drawings S25 & A2.

P.S

PAULIN WALKER
WHARE

1043 FAIRFACLEIGH RD
CLYDE

SHEET TITLE	
Site Services	
ISSUED:	24/11/2025
PROJECT #:	2203
A002	
REVISION	

PROPOSED LOT SIZE
1.57 Ha

10 M
planning

JK

General Notes

01. This information must be used only for the construction of the current project by the client or commissioning party. Field parties cannot rely on or use the information contained herein.
02. All work is to comply with NZS 3604 - 2011, the NZ building code.
03. All drawings to be read in conjunction with engineering drawings & report.
04. Contractor shall supply and fix all necessary fixings and systems necessary for a weathertight building.
05. Refer to weather solutions. Do not make any alterations between drawings and written specification of the architect/draftsman.
07. Drawings: S2S, & A3.

P.S

PAULIN WALKER
WHARE

1003 BARNSCLOUGH RD
CYNDE

SHEET TITLE

Ground Floor Plan

DRAWN: 24/11/2023

PROJECT # 2303

A101

REVISION

7

Julie



General Notes

01. This information must be fully read and understood by the contractor and used for the construction and/or installation of the work shown on the drawings. The contractor is responsible for obtaining all necessary permits, cannot rely on or use the drawings for any other purpose than that intended here in.

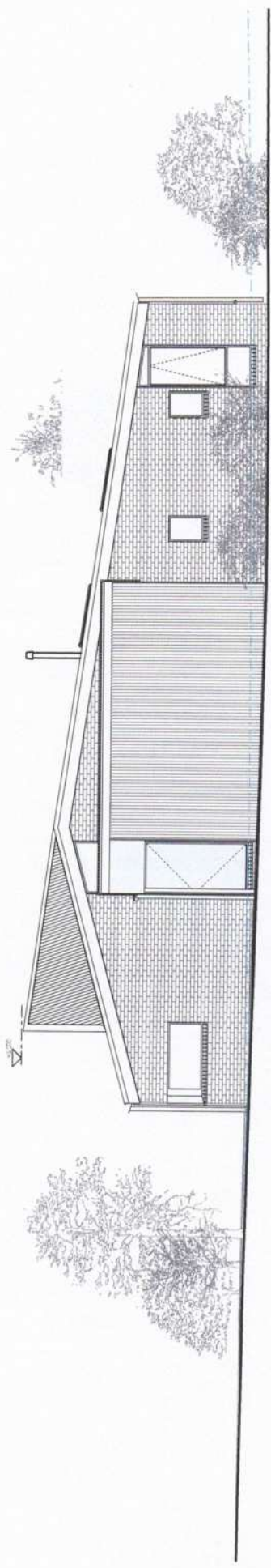
02. All work is to comply with NCS 3604 - 2001, the NZ building code and all other applicable standards.

03. All drawings to be read in conjunction with engineer's drawings & report.

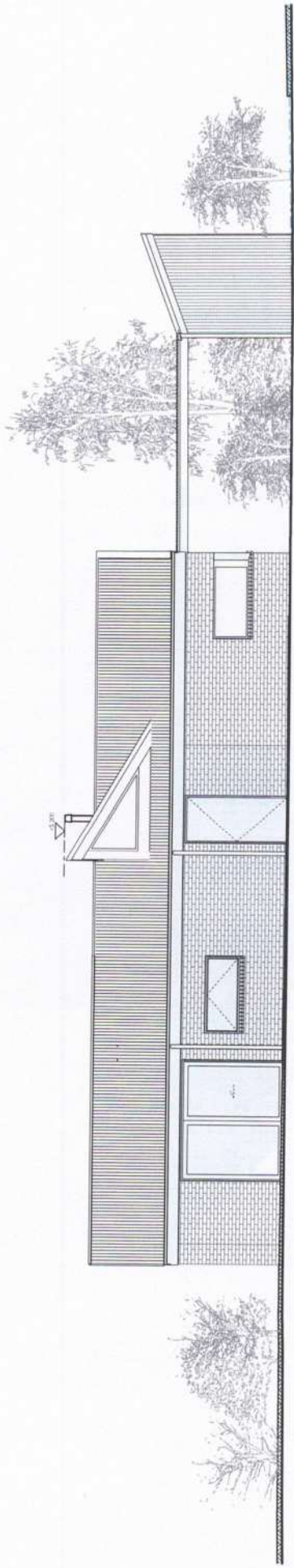
04. Contractor shall supply and fix all necessary fixings and install to provide a weathertight building.

05. Refer to written notations. Do not assume any detail not shown. Report any discrepancy between drawings and written specification in the architect's design.

Drawings: S/S & A/S



1 South Elevation 1:50



2 West Elevation 1:50

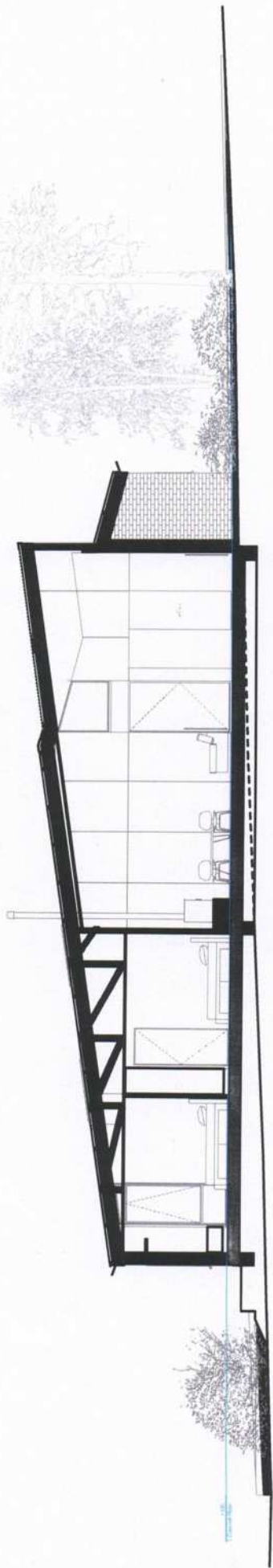
P.S

PAULIN WALKER WHARE	
1043 EARNSCLEUGH RD CLYDE	
SHEET TITLE	ELEVATIONS
ISSUED:	24/11/2005
PROJECT #:	200
A202	
REVISION:	

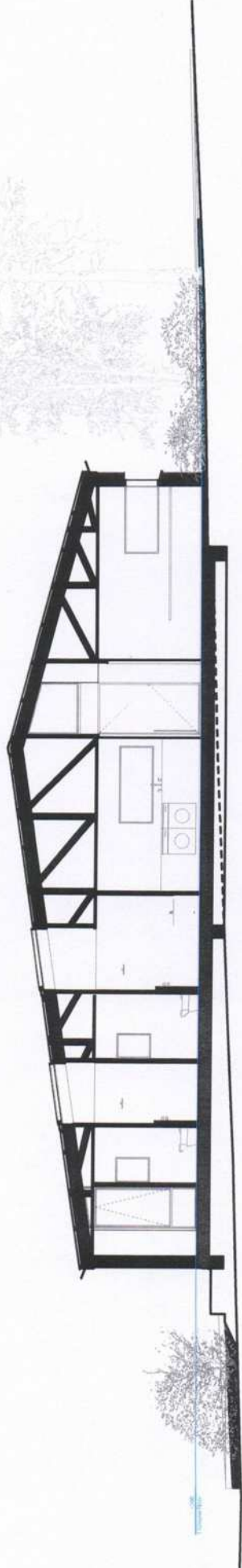
Handwritten signature and initials.

General Notes

- 1) Information must be fully coordinated and construction of the current project must be completed before any other work is undertaken. Careful note on the site plan and details contained therein.
- 2) All work is to comply with NZS 3604:2001, the NZ building code & all other applicable codes.
- 3) All drawings to be read in conjunction with engineer drawings & report.
- 4) Contractor shall supply and fix all necessary flooring and underpin to provide a weatherproof building.
- 5) Refer to within sections. Do not brood off drawings.
- 6) All work is to be done in accordance with the drawings and written specification to the architect/designer.
- 7) Drawing 302 & A3.



Section 1 1:50



Section 2 1:50

P.S

PAULIN WALKER
WHARE

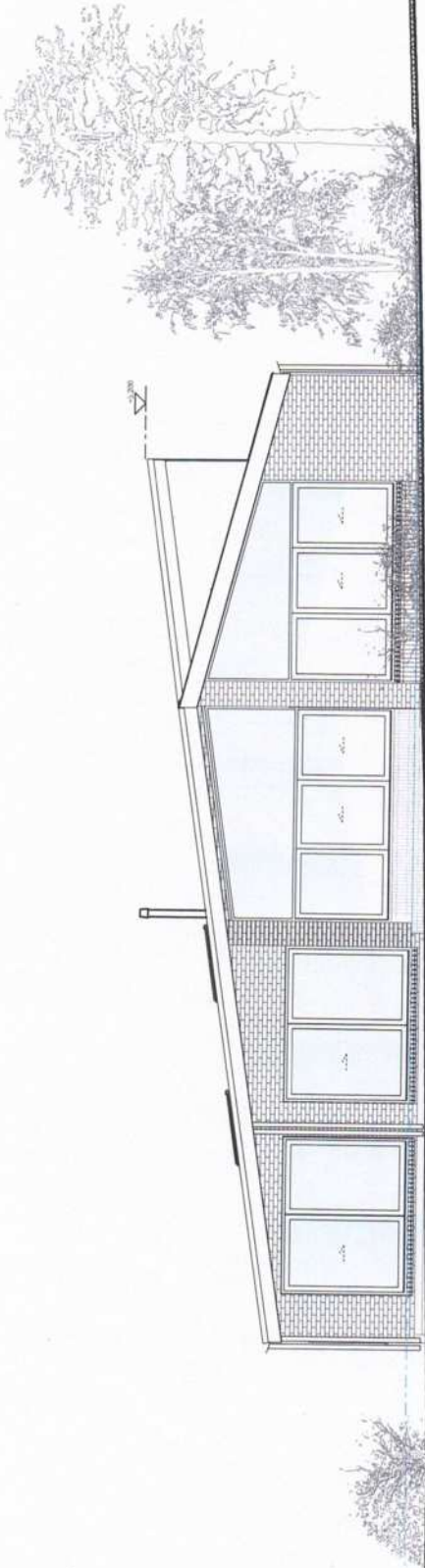
1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE	Sections
ISSUED	24/11/2025
PROJECT #	2203
REVISION	A301

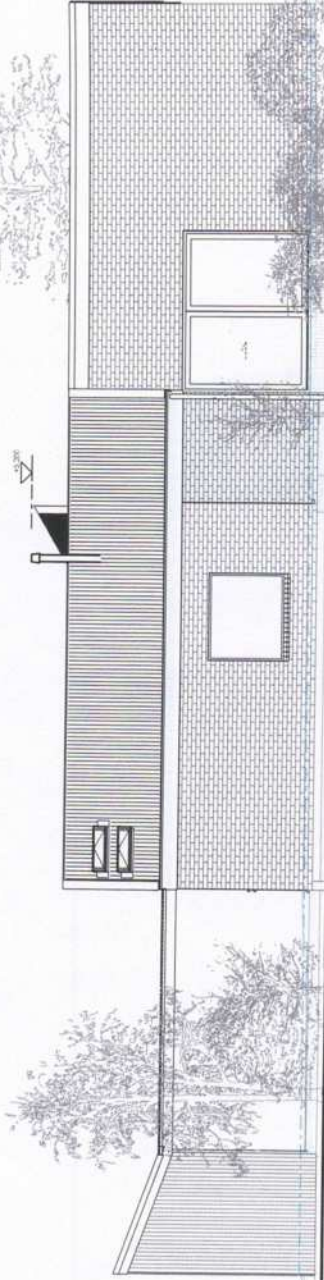
Juk

General Notes

01. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
02. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
03. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
04. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
05. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
06. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.
07. Information must be clearly and fully used for the coordination and/or construction of the current project by the client.



North Elevation 1:50



East Elevation 1:50

P.S

PAULIN WALKER
WHARE

1043 EARNSCLOUGH RD
CLYDE

SHEET TITLE

Elevations

ISSUED: 24/11/2025

PROJECT #: 2303

A201

REVISION:

Handwritten signature and initials.

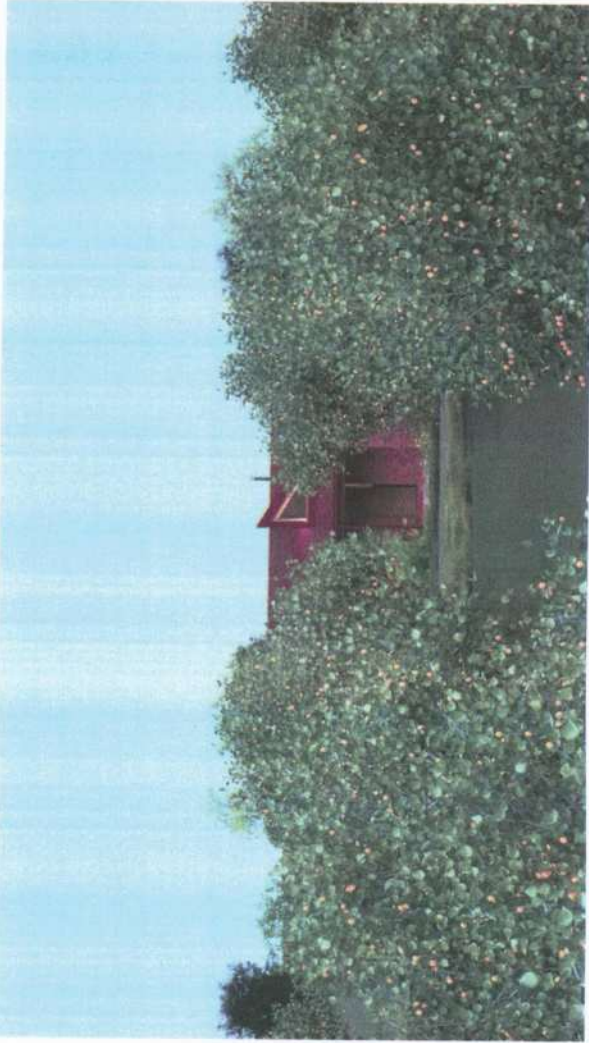
to Juk



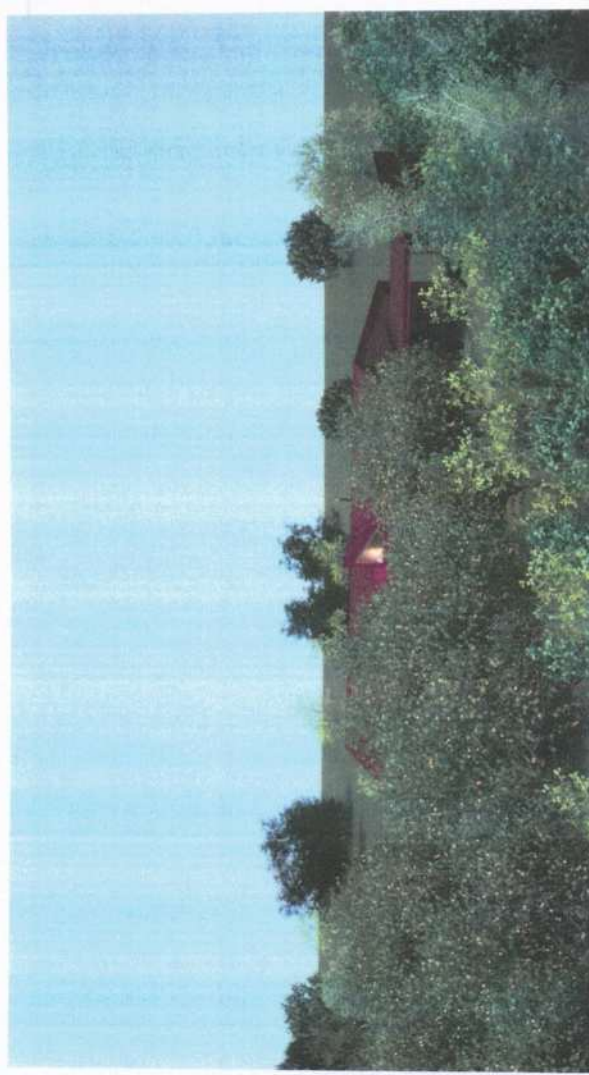
NORTH ELEVATION



SOUTH WEST ELEVATION



VIEW FROM MEG & KEV



VIEW FROM BIRD & JAN

P.S

to JUL

for Julie



KITCHEN & LIVING

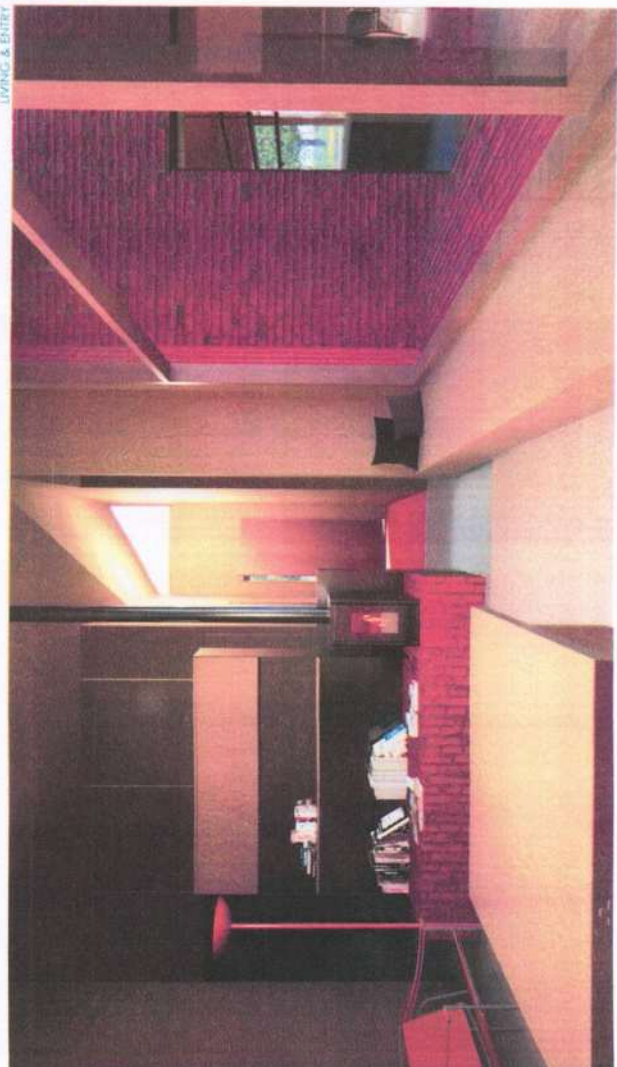
de Juk



ENTRY & AFTERNOON PORCH



MORNING PORCH



LIVING & ENTRY

Affected Persons Approval for Resource Consent



(Form 8A)

Section 95E(3), Resource Management Act 1991

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

Email to: resource.consents@codc.govt.nz

+64 3 440 0056

Post to: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

info@codc.govt.nz

www.codc.govt.nz

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Kevin and Margaret Paulin

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:

Subdivision and land use consent for a two lot subdivision and residential activity in a rural resource area.

Location of site:

1043 Earnsclough Road, Earnsclough 9391

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: (name of person giving written approval) FRANK WILFRED AMYES

Email

Phone

Address of the property (I am the owner of the following property): 10 PAULIN RD
EARNSCLOUGH 9391

The full name of all other owners of the property: (owners of the affected property)

KERRY LEIANN AMYES

I have authority to sign on behalf of all the other owners of the property:

☒ Yes

☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☒ I have sighted all the attached plans and supporting information for the above activity.
- ☒ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☒ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☒ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

FW Amey K. Amey
Signature

11-02-2026
Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consent@cfdc.govt.nz