

Landscape Planning Advice Note

NATURE BY DESIGN
DESIGN BY NATURE

27 March 2026

Kevin & Margaret Paulin
1043 Earnsclough Road,
Earnsclough 9391

Attention
Kim Banks

RE: Subdivision consent for a two-lot subdivision, and land use consent for construction of a building platform in a Rural Resource Area.

Purpose and Scope

Takoto Landscape Architects (**Takoto**) have been engaged by Kevin and Margaret Paulin to prepare a landscape advice note in relation to the proposed two-lot subdivision and associated building platform at 1043 Earnsclough Road, Earnsclough 9391.

This note responds to Further Information Required for Resource Consent application 260040. This Advice Note has been prepared on the information provided in the architectural drawings PAULIN WALKER WHARE CONCEPT 15.03.26 prepared by Paulin Studio and the Assessment of Environmental Effects by Paulin Studio. A desktop review of the Central Otago District Council's District Plan and Te Tangi a te Manu landscape assessment guidelines was undertaken, along with a site visit to assess the effects of the proposal on its surrounds.

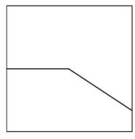
The proposal is to subdivide an existing rural 4.4ha lot into two lots of 2.3ha and 2.1ha respectively. Lot 1 will contain the existing residential dwelling. Lot 2 has a proposed 161m² residential dwelling that is the subject of the secondary land use consent portion of this Resource Consent. The site is within the Rural Resource Area. The proposal is a noncomplying activity due to the subdivision not meeting the 8ha average lot size standard of the Rural Resource Area. It adheres to all site setbacks and low LRV materiality policy. Total GFA is 161m². The proposed max height of the dwelling at 5.5m above ground level, well within the 6m height limit specified by Rule 4.7.6A(f) of the District Plan.

Receiving Environment Description

The subject site is located at **1043 Earnsclough Road** within the Earnsclough Valley, approximately 2km south of old town Clyde and around 10 km from Alexandra in the Central Otago District.

The property forms part of a row of rural lifestyle holdings of similar size along the Mata-Au/Clutha River side of Earnsclough Road. The Site itself neighbours the large lot subdivision Picnic Creek to the north.

The wider landscape sits within the **Manuherikia Basin**, an inland intermontane basin characteristic of Central Otago's semi-arid interior landscapes. The basin is defined by broad alluvial terraces associated with the Mata-Au/Clutha River



system and a series of alluvial fan landforms extending from the foothills of surrounding mountain ranges.

The Earnsclough Valley lies on the eastern flanks of the Nevis Mountains and Old Man Range, where historic erosion processes have deposited extensive alluvial fans that gradually merge with river terraces of the Clutha Valley to the south.

This geomorphology produces a landscape characterised by:

- gently sloping terraces
- dissected alluvial fan landforms
- broad open valley floors
- Patch work of rural land use
- enclosing schist mountain backdrops

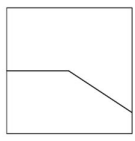
These elements collectively contribute to the distinctive landscape identity of the Clyde basin.

Landscape Character and Values

Using the Te Tangi a te Manu framework, the key landscape values relevant to the proposal can be summarised as follows:

Physical values

- Visual catchment extent. The Mata-Au/Clutha River terrace creates high visual values.
- Landform and topography. Rolling hill slopes, local ridgeline and contour pattern that define local skylines and drainage lines.
- Geology and soils. Dry schist/loess-derived soils and pastoral ground that support agriculture/horticulture and influence earthworks sensitivity.
- Hydrology and waterbodies. Visual and landscape connection the Mata-Au/Clutha River.
- Vegetation and ecological remnants. Horticultural planting patterns open pastoral land with shelter planting; pockets of indigenous species potential on river terrace.



- Patterns of land use and infrastructure. Parcels of rural lifestyle, horticulture and pastoral farming, existing access routes and rural servicing.

Associative values

- Tangata whenua connections and cultural values. Potential cultural associations, customary values and mahinga kai linkages typical of the Mata-Au/Clutha River.
- Historic and farming associations. Continuity of orcharding activity and rural land-use patterns that contribute to place identity.
- Property stewardship and landowner identity. Landscape modifications (orchards, shelter planting, mounding, access) reflect owner stewardship and rural lifestyle aspirations.

Perceptual values

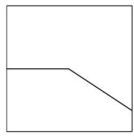
- Openness and expansive vistas, strong sense of openness and panoramic views within the valley and the Mata-Au/Clutha River, forming a dominant perceptual quality.
- Naturalness and rural character, perception of an uncluttered, pastoral terrace with low built density. A characteristic rural aesthetic and sense of remoteness.
- Seasonal and ephemeral character. Seasonal grasses, colours and grazing patterns influence the visual character.
- Night sky and tranquillity values. Low levels of existing lighting and a sense of rural tranquillity. Dark skies are likely valued receptors.
- Material and texture response. Preference for low-reflectance, muted materials (brick base, matt metal cladding) to reduce visual contrast and respect local palette.

Relevant (District Plan) Provisions

The Site is zoned Rural Resource Area (Section 4) under the District Plan. The provisions most directly relevant to rural character are summarised below.

Section 4 – Rural Resource Area

The Rural Resource Area is identified to recognise and manage the district's rural environment as distinct from urban areas, reflecting Central Otago's unique semi-arid landscapes, strong natural character, and scenic values. It



acknowledges both the natural landforms and the human influences. Such as orchards, vineyards, homesteads, and historic mining features. Together these shape the district's distinctive rural character. The key objectives and policies for this proposal are as follows:

Objective 4.3.3 - Landscape and Amenity Values

'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.'

Policy 4.4.2: *'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:*

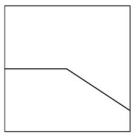
- a. *The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*
- b. *[Development](#) which is compatible with the surrounding environment including the amenity values of adjoining [properties](#),*
- 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.'*

Response: The proposed building platform and dwelling are embedded within existing orchard land. Only a relatively small portion of the orchard is converted to domestic curtilage; the majority of Lot 2 remains open and/or productive.

Policy 4.4.10 – 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.

Response: Mitigation planting proposed in the attached mitigation plan on page 6 of the GA shows native swathes of planting on the south and eastern boundaries which protects and enhances amenity values from neighbouring properties. It also adds to the ecological values of the site.

Standard 4.7.6.A.a: Except as provided for in [c](#) and [l](#) 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](#).

Response: The proposal does not breach setback rules. It exceeds all minimum requirements of yard space. The properties interface with Earnscleugh Road remains unchanged as the newly proposed lot does not adjoin the road and is separated by approx. -5m of level change and rows of mature orchard trees.

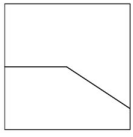
Standard 4.7.6.A.c: No [building](#) shall be located within 20 metres of the bank of:

- 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

Response: The proposal is separated from the Mata-Au/Clutha River by approximately 130m of Crown land. There are no other streams, rivers, wetlands or lakes in close proximity.

Standard 4.7.6.D. Visual Effect of building and Structures

- a. 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:

- i. Timber/Composite Weatherboard (vertical and horizontal).*
- ii. Plaster/Adobe/Rammed Earth/Masonry Products/Concrete.*
- iii. Stone.*
- iv. Coloured steel excluding unpainted zincalume and unpainted corrugated iron.*
- v. Weathered corrugated iron*
- vi. 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%.

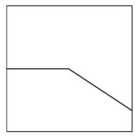
ii. Colour: Roofs

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.

Note: Colours of roofs are to be similar to and darker than the surrounding landscape colours.

- b. 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.*

Response: The proposed dwellings materials (page 8-9 GA) meet the standard as the cladding is a combination of Timber with natural oil coating (LRV NA), Brick and colour steel in 'Scoria' with an LRV of <15% and 10% respectively. There are no instances where the skyline is breached by the proposed dwelling.



Landscape Effects Discussion

Effects of increased density

The subdivision creates two rural lots averaging approximately 2.2 ha, which is a noncomplying activity in the Rural Resource Area (Rule 4.7.5(iii)). From a landscape and visual perspective, the number of dwellings on the original title increases from one to two; however, each dwelling is on its own title, aligning with the District Plan's one dwelling per site expectation. The second dwelling is sited within the interior of the holding, not prominently on the road frontage. Immediately to the north in the Picnic Creek subdivision are numerous lots between approx. 0.78–5.51 ha with an average around 1.95 ha. The proposed 2.1–2.3 ha lots are therefore consistent with the existing rural living fabric.

Visually and experientially, the proposal maintains a low perceived density of built form in a rural setting. The numerical noncompliance does not equate to a significant increase in perceived development intensity.

In my opinion, adverse landscape and visual effects related to the density non-compliance are **no more than minor**.

Effects on open space and rural character

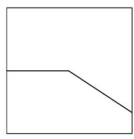
Key considerations under Policies 4.4.2 and 4.4.10 include maintenance of open space and rural character:

The proposed building platform and dwelling are embedded within existing orchard land. Only a relatively small portion of the orchard is converted to domestic curtilage; the majority of Lot 2 remains open and/or productive.

The long, open rural vistas from Earnsclough Road are retained. The photographs on pages 17–18 of the GA (viewpoints 5-8 Earnsclough Road) show the proposed dwelling is set down from the road and screened by existing planting and terrain.

The form and scale of the dwelling (GFA 161m², single-storey, max 5.5 m high) and its recessive materials ensure it does not compete within the landscape and does not dominate open space.

The subdivision will read as another small-scale rural holding with a single dwelling, consistent with the surrounding pattern. Open space and rural character values are largely maintained.



Adverse effects on open space and rural character are assessed as **no more than minor**.

Physical effects on landscape patterns and natural character

There are no identified natural waterbodies, significant indigenous vegetation or notable trees requiring protection on the Site.

The proposed building platform and driveway require only localised earthworks expected to comply with Rule 4.7.6.J. They do not alter the underlying landform at a scale that would affect natural character and does not encroach on waterways, wetlands or significant ecological features.

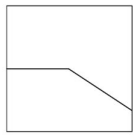
Given the heavily modified baseline environment, further reduction in natural character is modest and **less than minor**.

Views from Clyde - Alexandra Riverside Trail - Viewpoints 1 and 2

The proposal is slightly elevated from the Clyde – Alexandra River Trail. Though the proposal is visible in Viewpoint 1 without any mitigation. The terrain and proposed mitigation planting (page 6 GA) will mitigate any adverse effects on the Riverside Trail.

View From neighbouring properties - Viewpoints 3 and 4

- **6 Paulin Road** to the north at a distance of 130m. The proposal will be visible from this property. An Affected Party Approval (APA) has been signed by the owners of this property.
- **8 Paulin Road** to the north at a distance of 130m. The proposal will be visible from this property. An APA has been signed by the owners of this property.
- **10 Paulin Road** to the northwest at a distance of 130m. The proposal will be visible from this property. An APA has been signed by the owners of this property.
- **4 Larkin Way** to the east at a distance of 400m. Views from this dwelling will be limited due to the rows of mature orchard trees. However, an APA has been signed by the owners of this property.
- **1031 Earnscleugh Road** to the southeast at a distance of 260m. Views from this dwelling will be limited due to the rows of mature orchard trees. However, an APA has been signed by the owners of this property.



Overall, the magnitude of visual change experienced from these neighbouring properties have been addressed by mitigation planting and/or with APA's signed by the owners.

View from Earnscleugh Road - Viewpoints 5 and 8

The proposal is not visible from this location as the additional lot, building platform and dwelling are separated from Earnscleugh Road by the existing dwelling on the proposed Lot 1. The proposal will have less than minimal effects on Earnscleugh Road.

View from Sunderland Road – Viewpoint 9

The proposal is fleetingly visible from Sunderland Road. Over the golf course and through large clumps of vegetation. Proposed mitigation planting (page 6 GA) will reduce visibility from this location and mitigate any adverse effects.

View from Cromwell - Clyde Road (State Highway 8) – Viewpoint 10

The proposal will be visible for 870m section of Cromwell – Clyde Road (State Highway 8) at distances of 1.5km – 1.8km by vehicles traveling south at a speed limit of 100kph. From this viewpoint the proposal will be all but indistinguishable and read as a coherent addition to the rural living patterns of Earnscleugh Road.

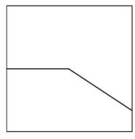
Perceptual and associative effects, including wāhi tūpuna values

The proposal is a continuation of and is sympathetic to its surrounds. It consists of a well designed built form. It is considered to have **no more than minor** adverse effects on the identified perceptual and associated values of Rural Resource Area nor on identified wāhi tūpuna values.

Overall, I consider that the proposal will have **no more than minor** landscape and visual adverse effects. Therefore, it is considered that any adverse effects arising from the proposal will be **less than minor**.

Conclusion and Recommendations

Having reviewed the proposal, the AEE and the architectural documentation, and having regard to the relevant objectives and policies of the Central Otago District Plan, it is my professional opinion that:



- The creation of two rural lots averaging approximately 2.2 ha, in this already fine-grained rural-residential edge context, will not significantly alter the existing character of the landscape.
- The proposed building platform and dwelling on Lot 2 are appropriately located within an existing orchard framework, away from prominent public viewpoints, and at reasonable distance from neighbouring dwellings.
- The low-profile building forms, recessive material/colour palette, and existing/proposed vegetation will ensure that effects on open space, landscape, natural character and rural amenity values are **no more than minor**.
- The proposal represents a logical consolidation of existing development rather than an extension of intensive residential character into open rural land, and cumulative effects are **no more than minor**.

Subject to the recommended Mitigation Plan (page 6 in attached **GA**), the proposal is, in landscape and visual terms, appropriate for the Rural Resource Area and consistent with Policies 4.4.2 and 4.4.10 of the Central Otago District Plan.

Takoto Landscape Architects

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