



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

27 March 2026

Document Information

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

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Site Context Plan



Legend

The Site

Property Boundaries



Scale: 1:15000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1307229.90546315,4985993.11627635
1317161.47249765,4991789.30952885

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Neighbouring Properties Plan



Legend

The Site

Property Boundaries

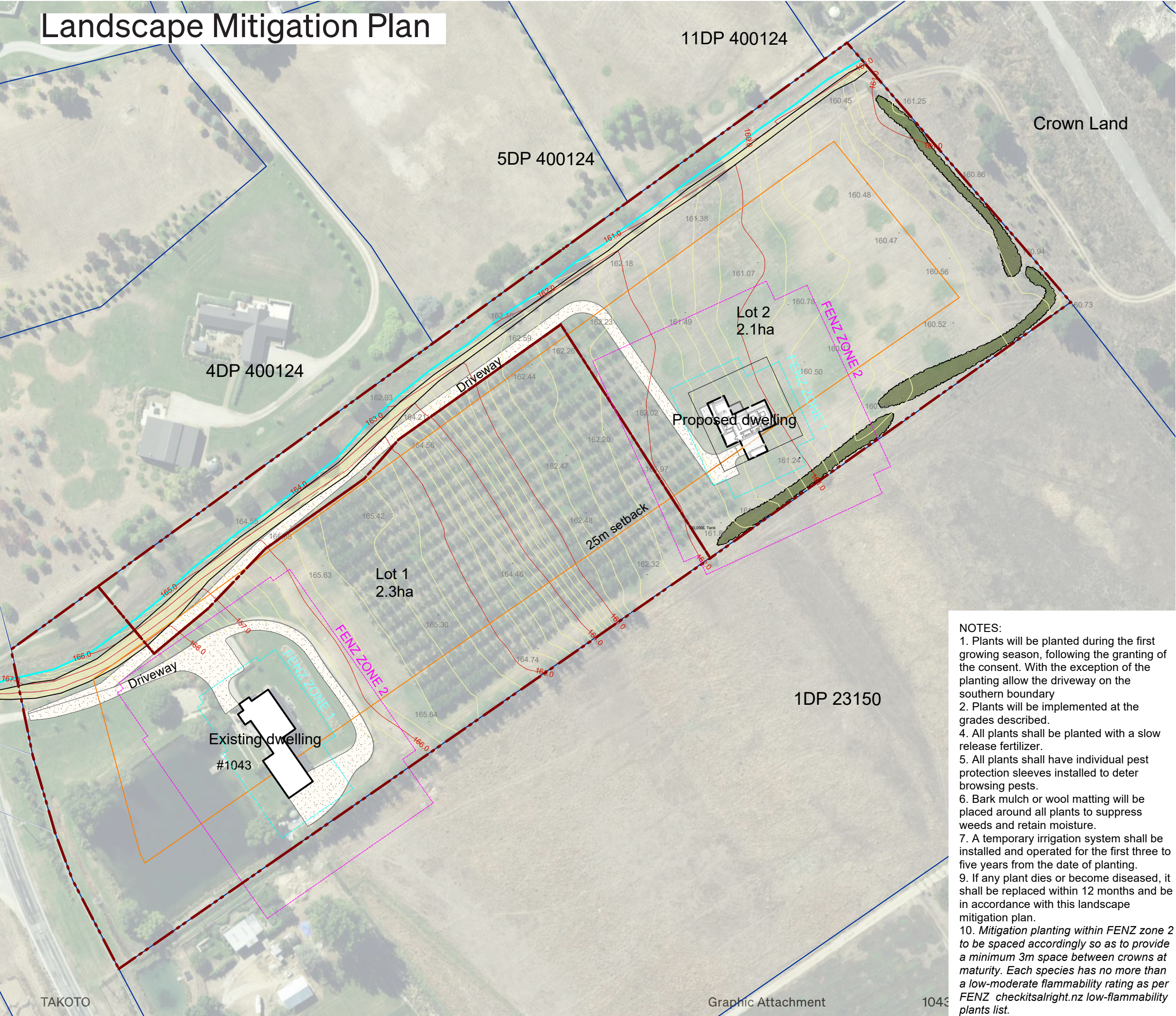


Scale: 1:5000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1309823.74148552,4987829.91837701
1311906.54205248,4989045.46820419

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Proposed Site Layout



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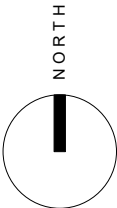
REV	DATE	NOTES
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LEGEND

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

NOTES:

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



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DUNEDIN
takoto.co.nz

LANDSCAPE ARCHITECTS
NATURE BY DESIGN
DESIGN BY NATURE

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

Mitigation plan	
Paulin Residence	
1043 Earnscleugh Road	
Earnscleugh, 9391	
JOB No.	26019
SCALE	1:1250 @ A3
DATE	24/03/2026
DESIGNED	GO
DRAWN	AC
CHECKED	TLA
STATUS	FOR REVIEW
DRAWING No.	REVISION
Sht-1 SERIES	
1 of 1	06

Proposed Floor Plan

Legend:

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

General Notes:

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

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

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

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

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

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

07. Drawings 50% @ A3.

Project Information:

PAULIN WALKER WHARE
1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
FLOOR PLAN

SCALE: 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

A101

REVISION:

Graphic Attachment

1043 Earnscleugh Road, Earnscleugh

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8.
9. 12. All works are to comply with NZS
10. 4604 - 2001, the NZ building code
11. of best practice trades.
12.
13. 13. All drawings to be read in
14. conjunction with engineers
15. drawings & report.
16.
17. 14. Contractor shall supply and fix all
18. necessary fishings and sealants
19. to provide a weathertight
20. building.
21.
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23. scale off drawings.
24. 16. Report any discrepancy between
25. drawings and written specification
26. to the architect/designer.
27.
28. 17. Drawings 50% @ A3.

- | | |
|----|----------------|
| 1 | ENTRY |
| 2 | MUDROOM |
| 3 | KITCHEN |
| 4 | PANTRY |
| 5 | DINING |
| 6 | LIVING |
| 7 | OFFICE / GUEST |
| 8 | LAUNDRY |
| 9 | BATHROOM |
| 10 | BEDROOM |
| 11 | BEDROOM |
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| 16 | CARPORT |
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PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
FLOOR PLAN

SCALE 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

A101

REVISION:

1201220124012601280130013201340

Proposed Elevations

01.
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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.

1 ELEVATION 1
1:50 @ A1

2 ELEVATION 2
1:50 @ A1



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



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



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



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



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



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

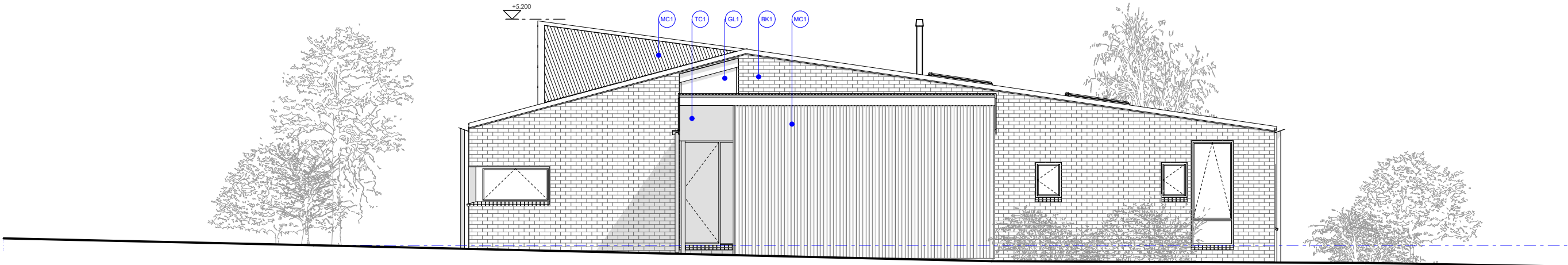
TAKOTO

Graphic Attachment

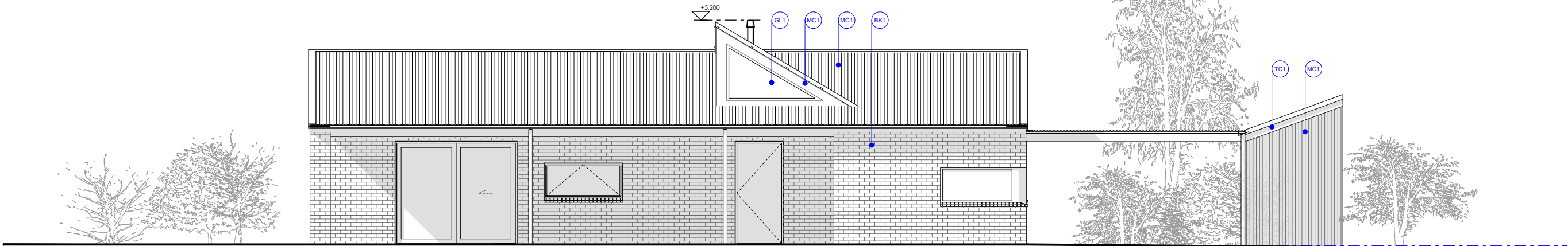
1043 Earnscleugh Road, Earnscleugh

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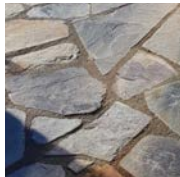
Proposed Elevations



3 ELEVATION 3
1:50 @ A1



4 ELEVATION 4
1:50 @ A1



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



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



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



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



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



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

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07. Drawings 50% @ A3.

PS

PAULIN WALKER
WHARE

1043 EARNSCLEUGH RD
CLYDE

SHEET TITLE:
ELEVATIONS

SCALE 1:50 @ A1

ISSUED: 15/03/2026

PROJECT #: 2303

A202

REVISION:

The drawing shows two proposed sections of a building. Section 01 is a cross-section of a building with a chimney and a sloped roof. Section 02 is a cross-section of a building with a flat roof and a large tree in the background. The drawing includes a scale bar from 0 to 140 and a north arrow.

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- 11.
12. Drawings 50% @ A3.

Architectural section drawing of a house, labeled SECTION 2, showing the ground floor and roof structure. The drawing includes a title block on the right with project details and a scale of 1:50 @ A1.

SECTION 2
A101 1:50 @ A1

PAULIN WALKER WHARE
1043 EARNSCLEUGH RD
CLYDE

SECTION 2
1:50 @ A1

A301

REVISION:

10

10

Photographs of Site



Photo 1 - Northwest corner of the site looking southeast



Photo 2 - Southwest corner of the BP looking north



Photo 3 - Southeast corner of the site looking northwest



Photo 4 - Northeast corner of the site looking south

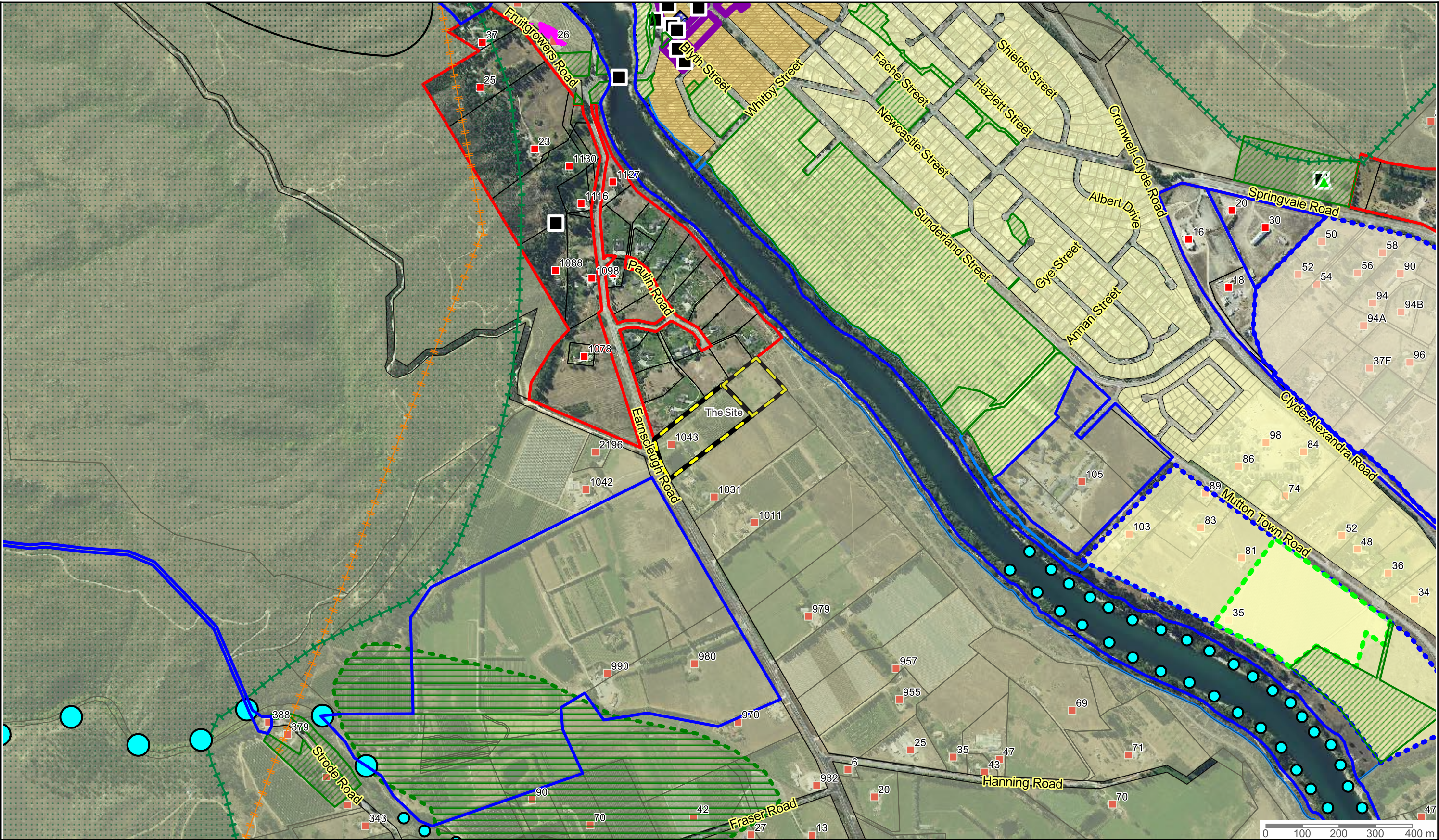


Photo 5 - Centre of proposed dwelling looking north



Photo 6 - Centre of proposed dwelling looking south

Central Otago District Council GIS Planning Map Wider Context Scale



Scale: 1:10000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1308310.47109537,4986860.41488336
1313395.43341703,4989828.06582864

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Central Otago District Council GIS Planning Map Neighbourhood Scale



Scale: 1:2500
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1310327.95799946, 4988042.90143954
1311394.35188974, 4988665.26295106

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Photo Location Plan - Local views



Legend

The Site

Property Boundaries

1

Viewpoint Locations

.....

Areas of visibility

Notes:

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

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

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

Scale: 1:5000
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1309823.74148552,4987829.91837701
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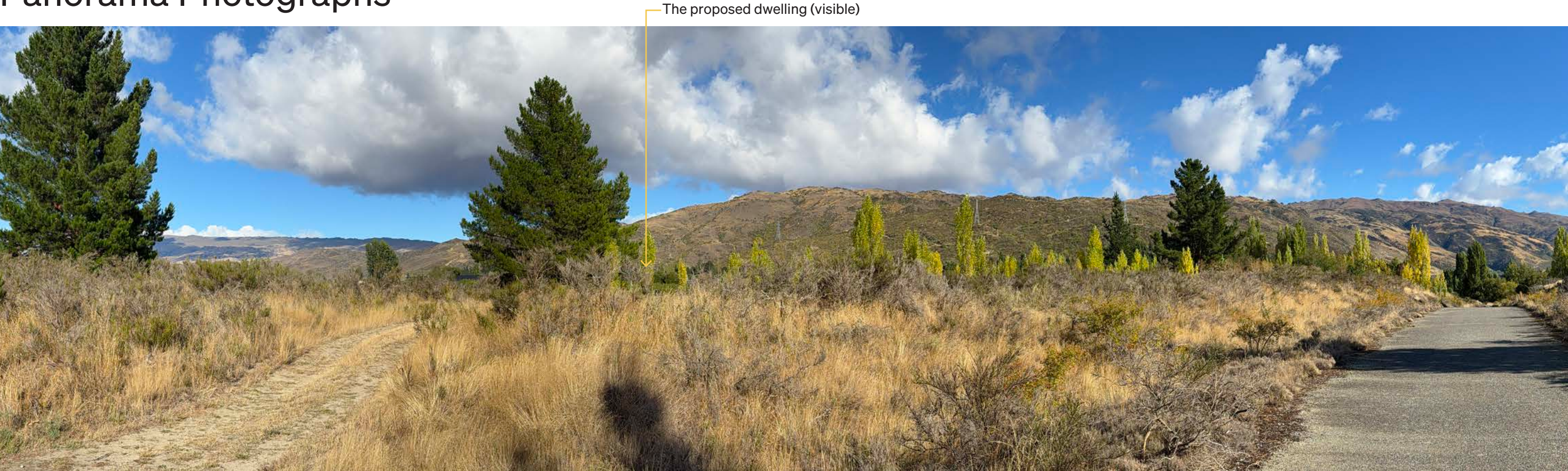
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Graphic Attachment

1043 Earnscleugh Road, Earscleugh

14

Panorama Photographs



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



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

Panorama Photographs



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



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

Panorama Photographs



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



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

Panorama Photographs



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



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

Photo Location Plan - Distant views



Legend

The Site

Property Boundaries

Viewpoint Locations

Areas of visibility

Notes:

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

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Original Sheet Size A3

Projection: NZTM2000
Bounds: 1307883.88015157, 4987809.96898096
1312968.84247323, 4990777.61992624

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Graphic Attachment

1043 Earnsclough Road, Earnsclough

19

Panorama Photographs



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



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

