

Application for a resource consent - Form 9

APP230630065



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand



03 440 0056



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



Application for a resource consent - Form 9

Reference APP230630065 Submitted 09 Jun 2023 01:45

Introduction

Use this form to apply for a resource consent under [Section 88](#) and [Schedule 4](#) of the Resource Management Act 1991.

Information required

Information required to complete this application includes:

- Description of activity and Assessment of Environmental Effects (AEE).
- Site plans and drawings.
- Record of title, less than 3 months old.
- Signed affected party approval forms and plans, if required.
- Any other documentation relevant to your proposal.

Note that other information may be requested once your application has been checked by our team.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the [Privacy Act 2020](#). This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the [Privacy Act 2020](#) you have the right to see and correct any personal information that Council may hold about you.

Fees

A fixed fee is set for certain activities, while other fees are charged on a time basis for processing and inspection purposes. Please consult [Council's fee schedule](#) before submitting your application.

Declaration

By continuing with this application you certify that: Yes

- The information you provide is true and correct to the best of your knowledge.
- You undertake to pay all costs related to this application.

Resource Consents Property Information

Property screens coming up.

On the next screen there is a property lookup section that directly links to the CODC Property Database. Your property details will populate correctly in this form if you have received your Record of Title (ROT) before 1 July. If you have received a Record of Title (ROT) after this date OR you wish to select multiple properties, please skip the next screen and proceed to the "New Property" screen.

Documents - Please do not load duplicates

In the upcoming screens there are multiple places to load documents, please do not load documents more than once.

Property ID	2842107716
Address	55 Totara Place, Queensberry
House Number	
Street	
Suburb	
Area Description	
Owner	
Legal Description	LOT 16 DP 328097
Location	
Property Type	
Status	
Property Selected Id	2842107716
Valuation Number	
Assessment Number	
Property Ward	
Rates Account Identifier	
Rates Account Number	
Annual Rates Assessment Amount	
Capital Value	

Land Value

Value of Improvements

Resource Consents New Property

Please ONLY fill out this screen if your property Record of Title (ROT) has been received after 1 July OR you wish to add multiple/extra properties.

Details required for New Property

Property Address	55 Totara Place, Queensberry
Valuation Number	2842107716
Record of Tile Number	114457
Legal Description	Lot 16 Deposited Plan 328097
Comments	
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	Edgar Planning
First name	Erin
Last name	Stagg
Phone number	027 251 1921
Email address	erin@edgarplanning.co.nz

Note that the owner will also receive a copy of this application.

Postal address:	PO Box 716, Wanaka 9343
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	Jeffrey and Katherine
Last name	Smith and Gordon-Smith
Phone number	021 587 227
Email address	kate@relishcommunications.co.nz
Postal address:	55 Totara Place, RD 3, Cromwell 9383

Activity or works proposed

Application type	Subdivision consent
-------------------------	---------------------

Short description of your proposal

Consent is sought to undertake a two lot subdivision and establish a residential building platform on proposed Lot 2

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

Assessment of Environmental Effects (AEE)

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

[AEE 22.081 Smith and Gordon-Smith.pdf](#) (3 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).

Please do not load the same document that you loaded 2967698f-b607-4a84-a4ae-54f795eae63b for AEE above

Other activities

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

Other applications

Are you required to apply for any other resource consents for this project? No

Have you applied for a building consent for this project? No

Pre-application information

Have you discussed this proposal with Council staff prior to this application? No prior discussion

Site visit requirements

Who is the site contact? Applicant

Is there a locked gate or security system restricting access by Council staff? No

Is there a dog on the property? Yes

Please provide details of any entry restrictions or hazards that Council staff should be aware of Please organise a site visit with Edgar planning and Kate prior to going on site.

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? Yes

[Appendix E - Affected Persons Approvals with notes\[1\] copy.pdf](#) (7 mb)

[Appendix E - Affected Persons Approvals with notes\[1\] copy.pdf](#) (7 mb)

Plans

Refer to the [guidelines for plan documents](#) and check that the plans comply.

Plans required may include:

- Site plan and drawings.
- Floor plans and elevations for any proposed buildings.
- Subdivision plan.
- Scheme plan.

[Appendix B - Plans.pdf](#) (2 mb)

Record of title

A record of title (less than 3 months old) is required for all applications. All consent notices, survey plans and encumbrances must be included. Where relevant a sale and purchase agreement or lease agreement can support the record of title.

To easily get a Record/Certificate of title go to [Land Record Search | Toitū Te Whenua - Land information New Zealand \(linz.govt.nz\)](#).

[Appendix A - Title and Instruments.pdf](#) (544 kb)

Expert reports

Other information such as expert landscape, traffic or economic reports may be required for some proposals.

[Appendix D - Landscape Assessment.pdf](#) (359 kb)

[Appendix D - Landscape Assessment Views.pdf](#) (1 mb)

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Melanie Mueller

Organisation: _____

Address: 167 Pukerangi Drive, Queensberry

[Handwritten Signature]
Signature

19/8/22
Date

Name: _____

Organisation: _____

Address: _____

Signature

Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



LEGEND

- Existing shelter belts to be retained as continuous belts of vegetation.
- Proposed shelter belts
- Existing semi-mature conifer belt in Lot 15 DP328097
- Existing poplars
- Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus), poplars and pittosporums.

If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season. Appropriate pest and stock protection shall be applied to areas of new planting such as a plastic guard or fencing. At the time of planting, all grass cover within 0.3m of a new plant location shall be sprayed with a suitable weed spray to remove grass competition. Appropriate slow release fertiliser and mulching shall be applied to all new plants. Twice yearly, all invasive weed species shall be removed from within 0.5 metres of all new plants. All new plants will be automatically irrigated with sprinklers or drippers for the first three years following planting.

vivian+espie
 Landscape Architecture
 100 Box 231
 Physical Address: 12112 38th Ave, Toronto, Ontario
 M4J 1L7, Tel: 416-764-2411, Fax: 416-764-2412, Web: www.vivian+espie.ca

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	DRAWN BY	DATE	
1967.01	JM	5/06/2022	
SCALE	PLANTING	FILE NO.	
1:1500	1967.01.VWX		



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Warning
 This plan has been prepared for the purpose of a resource consent application only. It is not a plan of survey and should not be used for any other purpose. It is the responsibility of the applicant to ensure that the information is up to date and correct. It is the responsibility of the applicant to ensure that the information is up to date and correct. It is the responsibility of the applicant to ensure that the information is up to date and correct.

SOUTHERN LAND
 DEVELOPMENT CONSULTANTS
 100/101 Tairāwhiti Street, Wairarapa
 www.southernland.co.nz

CSNZ
 CONSULTANTS
 100/101 Tairāwhiti Street, Wairarapa
 www.csnz.co.nz

PROJECT BY
 Jeff Smith & Kate Gordon-Smith
CONTRACT
 RT 114457
TERRITORIAL AUTHORITY
 Central Otago District Council
DISTRICT
 Otago
TOTAL AREA
 8.0240 ha
DATE
 8/07/22

PROJECT FOR
 Resource Consent
Lot 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097
 55 Totara Place
 Queensberry

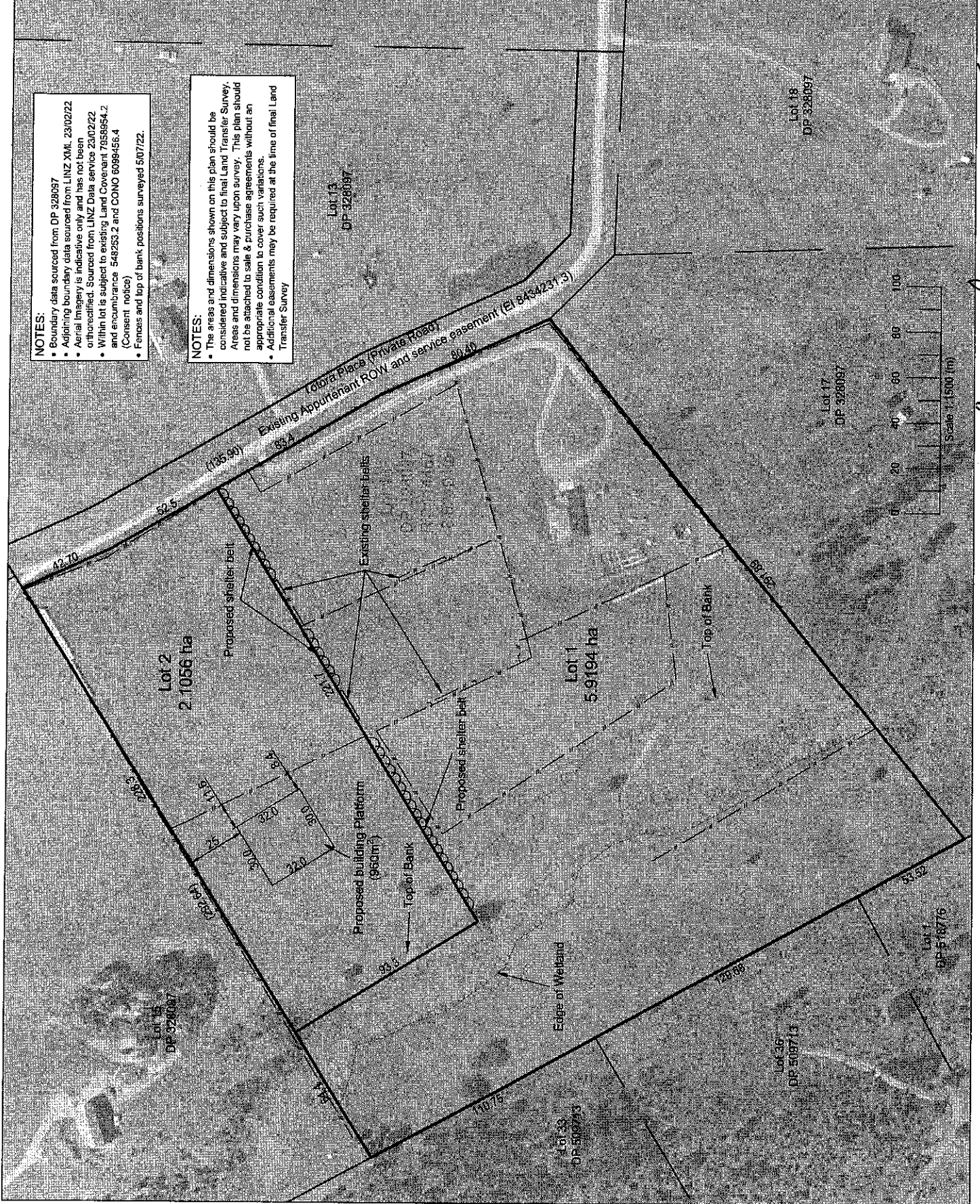
NO.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/07/22

SCALE
 1:1500 @ A3
PRODUCTION
 Lindis Peak 2000

NO.	DATE	BY	FOR
A	14/09/21	EH	1 of 1
CS	8/07/22	EH	8/07/22
CS	8/07/22	EH	8/07/22

- NOTES:**
- Boundary data sourced from DP 328097
 - Adjoining boundary data sourced from LINZ XML, 23/02/22
 - Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
 - Within lot is subject to existing Land Covenant 7955954.2 and encumbrance 548253.2 and CONO 8099456.4 (Consent notice)
 - Fences and top of bank positions surveyed 5/07/22.

- NOTES:**
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
 - Additional easements may be required at the time of final Land Transfer Survey



Handwritten signature

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: SHARON McINTYRE SHARON TRUST

Organisation: _____

Address: 23 Hiharo Lane Queensberry

SD McIntyre _____ 25-8-22
Signature Date

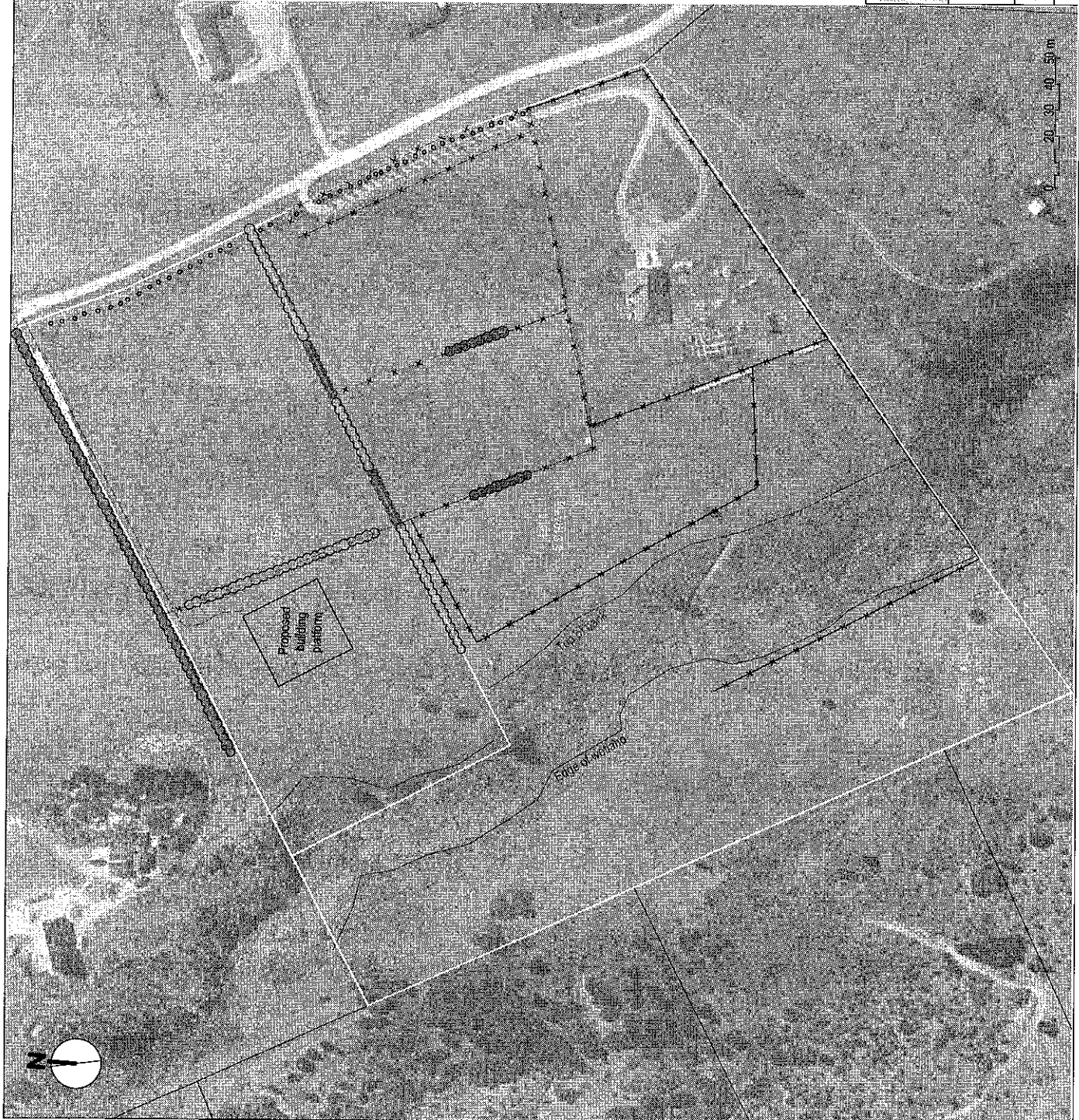
Name: _____

Organisation: _____

Address: _____

Signature Date

Checklist:		
<input checked="" type="checkbox"/> Signature of all legal owners	<input checked="" type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



LEGEND

Existing shelter belts to be retained as continuous belts of vegetation.

Proposed shelter belts

Existing semi-mature conifer belt in Lot 15 DP328097

Existing poplars

Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

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vivian+espie
 Landscape Architects
 12115 Service Drive, Rydalmere, Queensland
 4013, Australia
 Tel: +61 7 4397 7444 Fax: +61 7 4397 7445 Web: www.vivianespie.com.au

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	1967.01	DRAWN BY	JM
SCALE	1:1500	FILE NAME	1967.01.WWX
		DATE	5/08/2022

Handwritten signature

Affected Persons Approval



To: The Manager, Planning and Environment
 Central Otago District Council
 PO Box 122
 Alexandra 9340

41 Totava Place

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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: <u>Mac Gardner</u>	<u>Daniel R. Gardner</u>
Organisation: <u>Goldie Point Trust</u>	<u>Goldie Point Trust</u>
Address: <u>86 Connell St, Dunedin</u>	<u>14 Eagle St, Burkes 9022</u>

<u>[Signature]</u>	<u>10/8/22</u>	<u>13/8/22</u>
Signature	Date	

Name: <u>Anthony R. Gardner</u>	<u>Nicholas P Gardner</u>
Organisation: <u>Goldie Point Trust</u>	<u>Goldie Point Trust</u>
Address: <u>2/26 William Fergusson</u>	<u>60 Newlands Rd, Newlands</u>
<u>St. Helens, AKE 1071</u>	<u>WGTN 0637</u>

<u>[Signature]</u>	<u>[Signature]</u>	<u>5/9/22</u>
Signature	Date	

Checklist:

<input type="checkbox"/> Signature of all legal owners	<input type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)
--	--	--



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This drawing has been prepared for the purposes of a resource consent application only. It is not a practice plan. It is not to be used for any other purpose without the written consent of the author. It is not to be used for any other purpose without the written consent of the author.

WARNING

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CSNZ

SOUTHERN LAND

Land 2 Exploration House, 21 Brownson St, Waiheke
www.southernland.co.nz

Central Otago District Council

Jeff Smith & Kale Gordon-Smith

RT 114457

Chago

8 0240 ha

8/0722

8/0722

8/0722

8/0722

8/0722

8/0722

8/0722

8/0722

NOTES:
• Boundary data sourced from DP 328097
• Adjoining boundary data sourced from LINZ XML, 23/02/22
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• Within lot is subject to existing Land Covenant 7069854.2 and encumbrance 548253.2 and CONO 6069456.4 (Consent notice)
• Fences and top of bank positions surveyed 5/07/22.

NOTES:
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Lot 13
DP 328097

Lot 18
DP 328097

Lot 17
DP 328097

Lot 2
2.1056 ha

Lot 1
5.9194 ha

Proposed building Platform
(980m²)

Proposed shelter belt

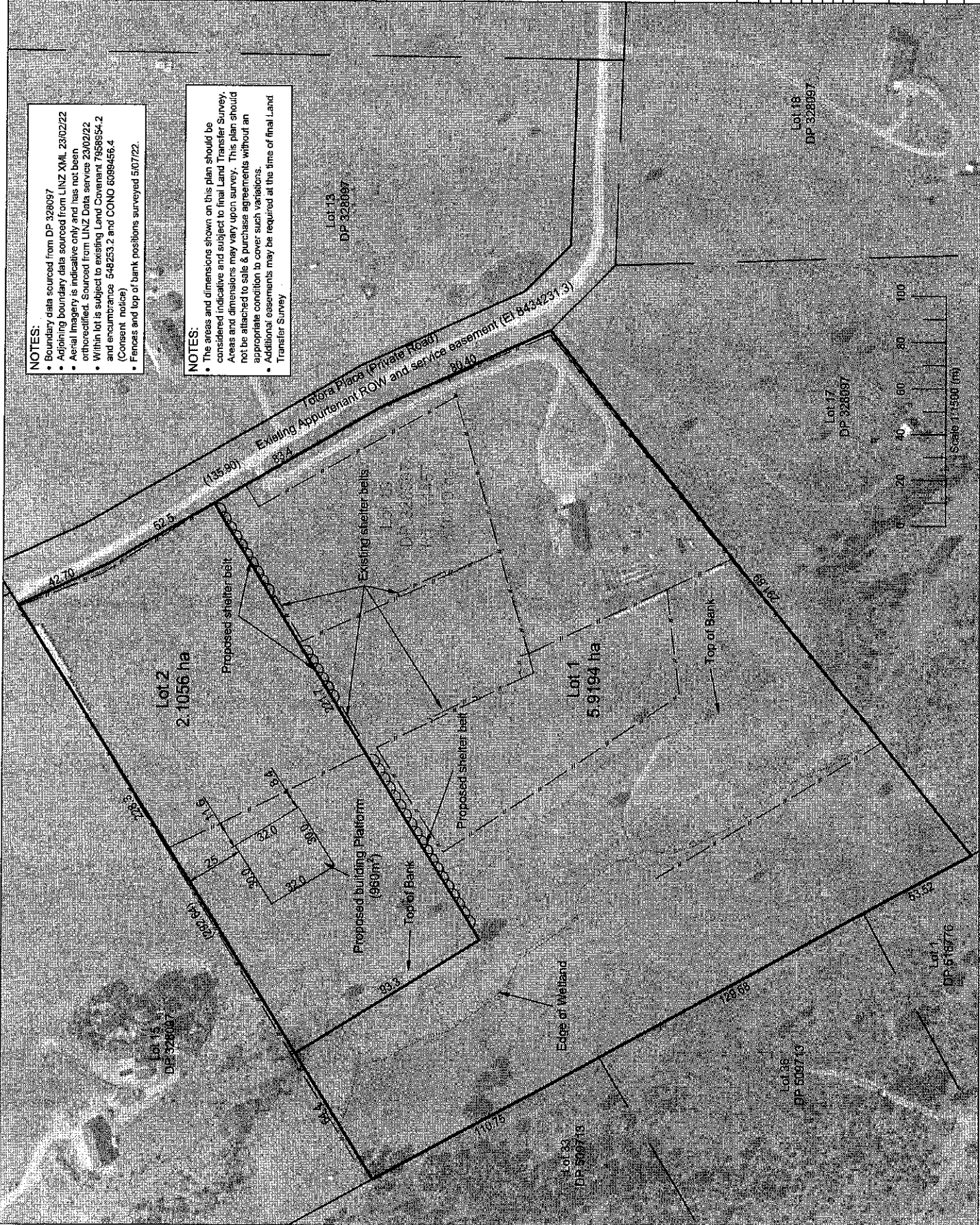
Proposed shelter belt

Top of Bank






Edge of Wetland



Signature



LEGEND

-  Existing shelter belts to be retained as continuous belts of vegetation.
-  Proposed shelter belts
-  Existing semi-mature conifer belt in Lot 15 DP328097
-  Existing poplars
-  Indicative access

NOTE:

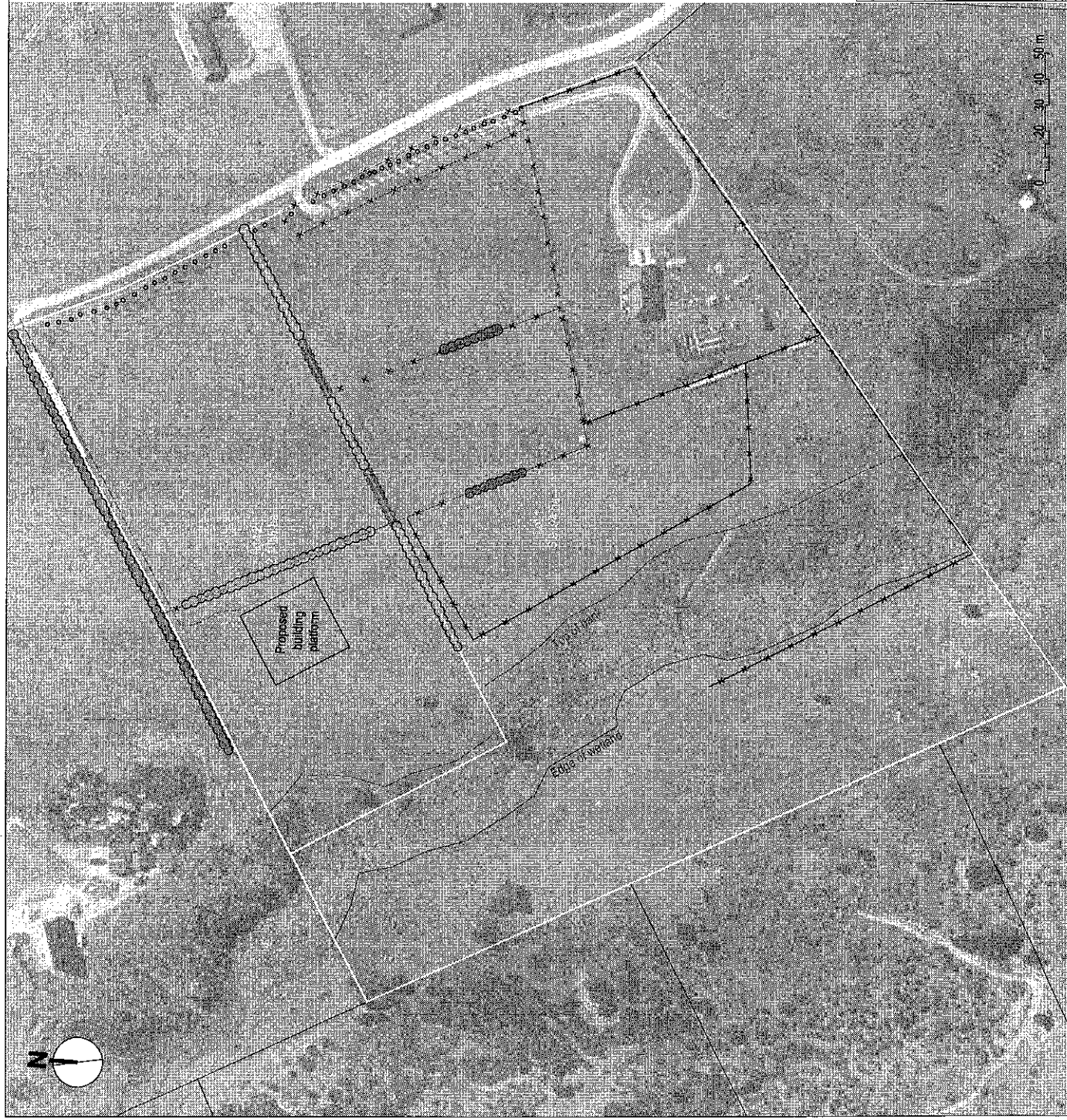
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vivian+espie
 Landscape Architects
 100-102 The Esplanade, Auckland, New Zealand
 Phone: +64 9 441 8188 Fax: +64 9 441 8190 Email: info@vivian-espie.co.nz

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	1967.01	DRAWN BY	JM
DATE	5/08/2022	SCALE	1:1500
FILE NAME	1967.01.VWX		



KJG

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Greg Barr

Organisation:

Address: 29 Totara Place

Greg Barr

11-9-22

Signature

Date

Name: Jessica Maddock Jessica Maddock

Organisation:

Address: 29 Totara Place, Queensberry

Jessica Maddock

11-9-22

Signature

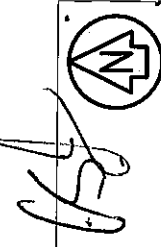
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



COPYRIGHT

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Warning

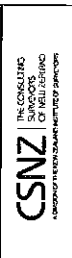
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- relying on the drawings and other data in electronic form;
- inaccuracy against the original hard copy versions or with Southern Land directly;
- obtaining the information in the most recent issue.

CDP and Frameworks by



Level 2 Innovation House, 21 Bowen Street, Auckland
Ph: (03) 444 5577 Email: central@southernland.co.nz
www.southernland.co.nz



THE CONSULTING ENGINEERS
Jeff Smith & Kate Gordon-Smith
CONSULTED TO
RT 114457

CENTRAL CHAGO DISTRICT COUNCIL
Central Chago District Council
CHAGO
DATE
8.02.10
8/07/22

Lots 1 and 2 being a Proposed
Subdivision of Lot 16 DP 328097
55 Totara Place
Queensberry

Resource Consent

Prepared for

Men Rodriques

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	8/07/22

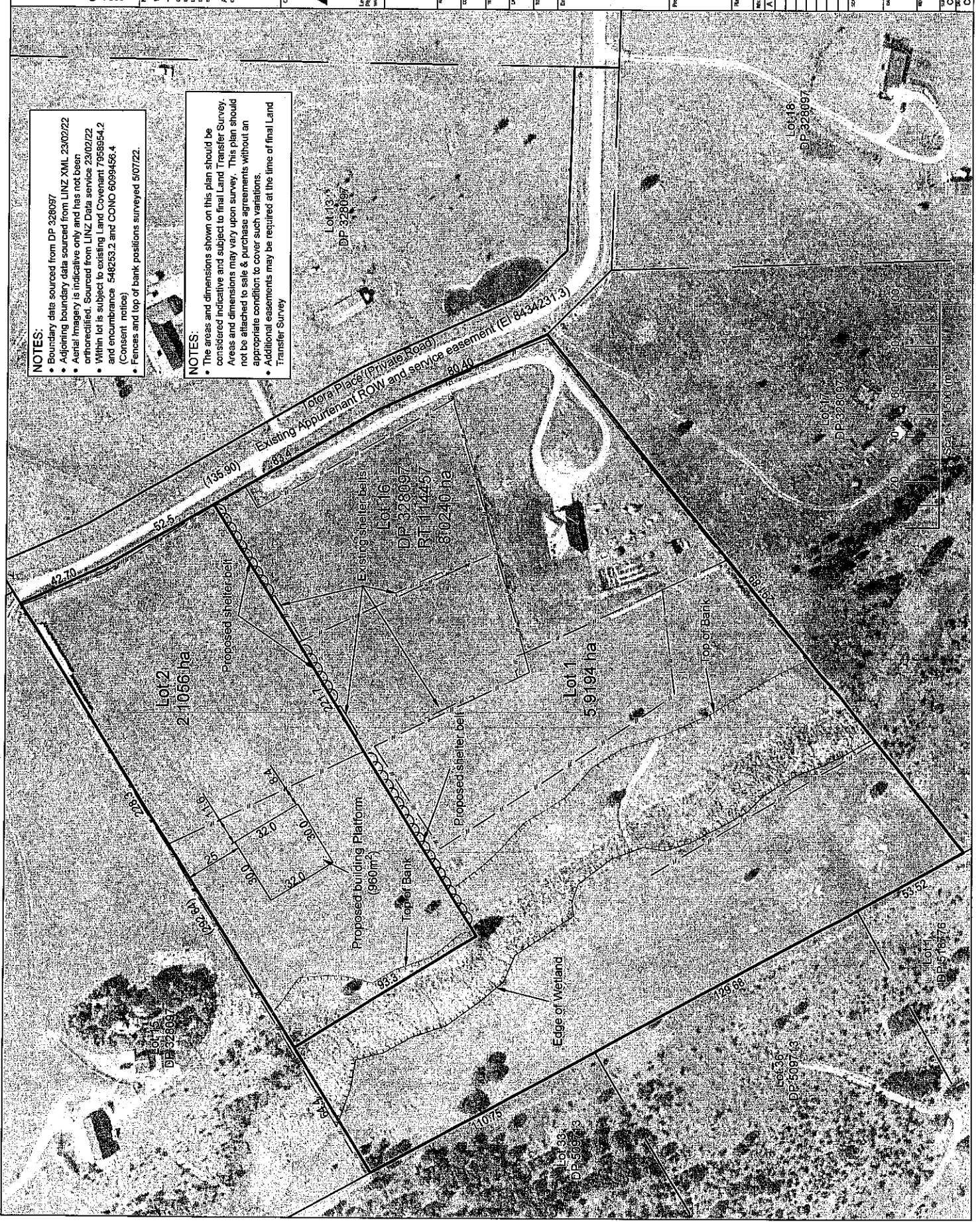
1:1500 @ A3

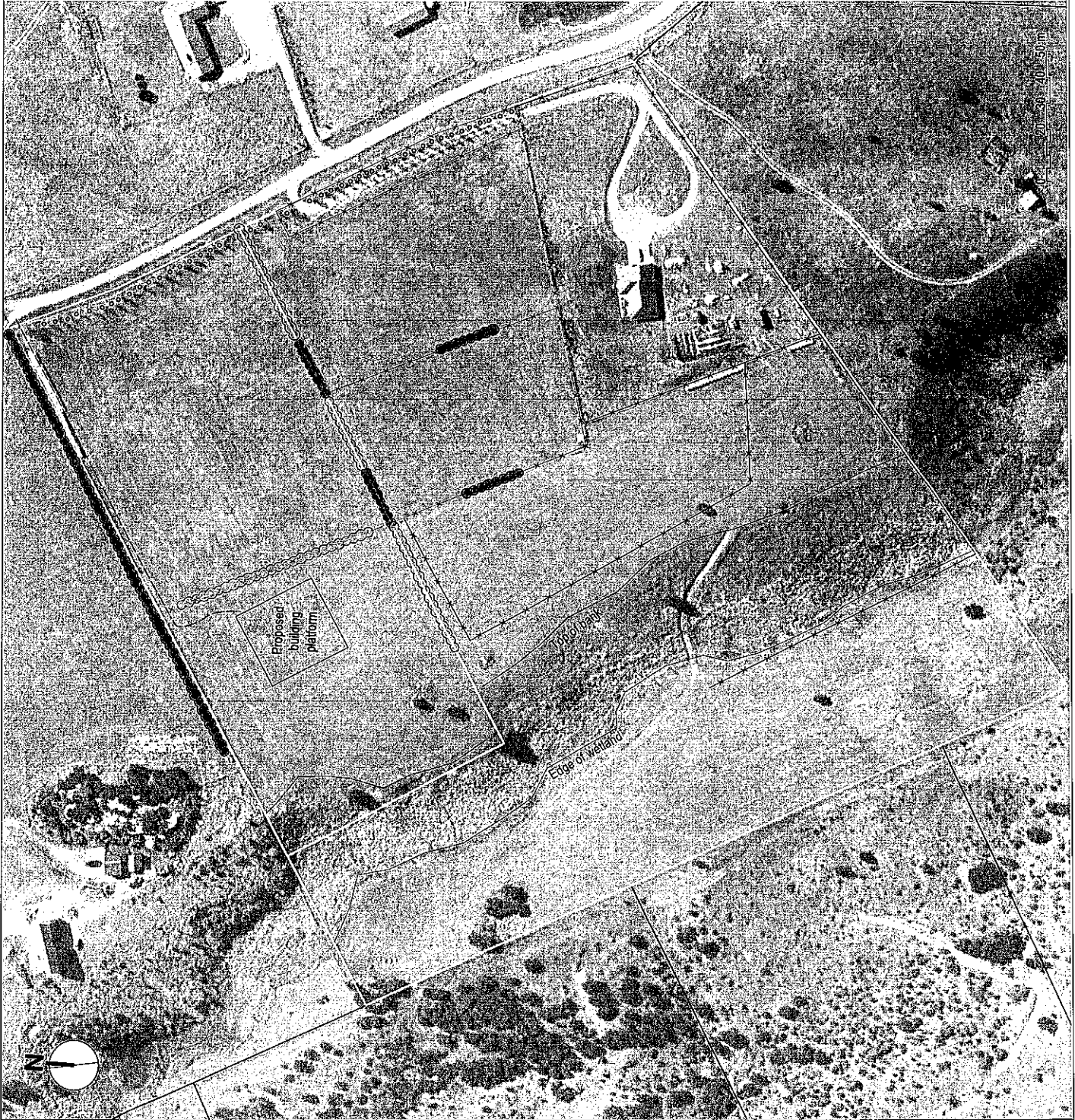
LINDS PEAK 2000

REVISION	DESCRIPTION	DATE
A	V4294_S1	1 of 1
CS	8/07/22	EH
CS	8/07/22	EH






- NOTES:**
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 - Adjoining boundary data sourced from LINZ XML 23/02/22
 - Aerial imagery is indicative only and has not been orthorectified. Sourced from LINZ Data services 23/02/22
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LEGEND

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-  Proposed shelter belts
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-  Existing poplars
-  Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding *Salix cinerea* and *fragilis*), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding *Acer pseudoplatanus*) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding *Salix cinerea* and *fragilis*), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding *Acer pseudoplatanus*), poplars and *Pittosporum*.

If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season. Appropriate post and stock protection shall be applied to areas of new planting such as a plastic guard or fencing. At the time of planting, all grass cover within 0.3m of a new plant location shall be sprayed with a suitable weed spray to remove grass competition. Appropriate slow release fertiliser and mulching shall be applied to all new plants. Twice yearly, all invasive weed species shall be removed from within 0.5 metres of all new plants. All new plants will be automatically irrigated with sprinklers or drippers for the first three years following planting.



vivian+espie
 landscape architecture and landscape planning
 121/123 Okara Drive, Hamilton, Queensland
 Tel: +61 7 461 4189 Fax: +61 7 461 4190 Web: www.vivian+espie.com.au

K & J Gordon Smith
 Structural Landscape Plan

DATE: 5/08/2022
 DRAWN BY: JM
 DRAWING NUMBER: 1967.01
 SCALE: 1:1500 FILE NAME: 1967.01.VMW

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
Type of resource consent: Subdivision Consent
Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.
I hereby give unconditional approval for the application to be processed without public notification.
I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Charlton Carney
Organisation:
Address: 11 Totara Pl, Queensberry, Cromwell.

G. C. Signature Date 11/8/2022

Name: Louise Carney
Organisation: 11 Totara Pl, Queensberry, Cromwell
Address:

Louise Signature Date 11/8/22

Checklist:		
<input checked="" type="checkbox"/> Signature of all legal owners	<input checked="" type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



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Drawn and Prepared by



South African Surveyors No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Prepared for
 Jeff Smith & Kate Gordon-Smith
 RT 114457
 Central Otago District Council

Project Name
 Otago
 Date
 8.02.2016

Scale
 1:1500 @ A3

Drawn by
 [Signature]

Reviewed for
 Resource Consent
 [Signature]

Project No
 1 of 1

Project Name
 V4294_S1

Project No
 8/07/22

Project No
 8/07/22

Project No
 8/07/22

Project No
 8/07/22

Project No
 8/07/22

- NOTES:**
- Boundary data sourced from DP 328097
 - Adjoining boundary data sourced from LINZ XML 23/02/22
 - Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
 - Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 548253.2 and CCNG 6099456.4 (Consent notice)
 - Fences and top of bank positions surveyed 5/07/22.

- NOTES:**
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 - Additional easements may be required at the time of final Land Transfer Survey

Lot 13
 DP 328097

Tolara Place (Private Road)
 Existing Appurtenant ROW and service easement (E1 6484231.3)
 88.40

Lot 2
 2.1056 ha

Lot 1
 5.9194 ha

Lot 15
 DP 328097

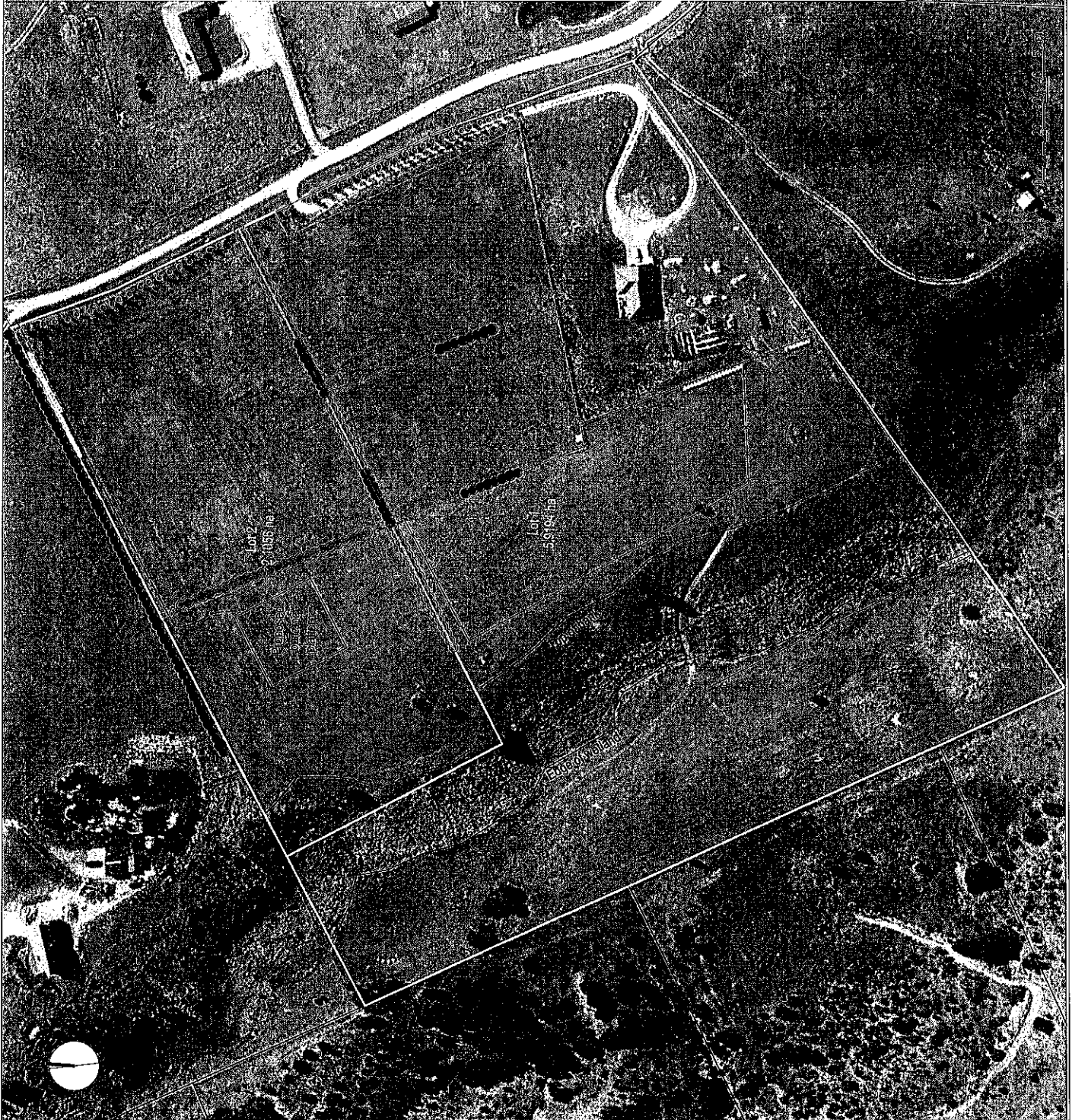
Lot 35
 DP 508713

Lot 1
 DP 516776

Edge of Wetland



[Handwritten signatures and notes]



LEGEND

Existing shelter belts to be retained as continuous belts of vegetation.

Proposed shelter belts

Existing semi-mature conifer belt in Lot 15 DP328097

Existing poplars

Indicative access

NOTE.

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

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Charlton Carney
GIS 11/8/22

vivian+espie
 landscape architecture and landscape planning
 100 Macquarie Street, Suite 100
 Sydney, NSW 2000
 Physical Address: 1201 St Georges Drive, Northon, Queensland
 16-18 St Georges Drive, Northon, Queensland
 16-18 St Georges Drive, Northon, Queensland

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	1967.01	DRAWN BY	JM
SCALE	1:1500	FILE NAME	1967.01.VWX
		DATE	5/08/2022

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Andrew Keene

Organisation: Na

Address: 175 Queensberry Terrace, Queensberry


Signature

11 Aug 22
Date

Name: Sorrelle Pearson

Organisation: Na

Address: 175 Queensberry Terrace, Queensberry


Signature

11 August 2022
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
Type of resource consent: Subdivision Consent
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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: STEPHEN BURKE Megan Burke
Organisation: LOT 12, TOTARA PL.
Address: 109 PUKERANGI DRIVS. QUEENSBERRY 9383
St. M. Burke 11/08/22
Signature Date

Name: _____
Organisation: _____
Address: _____

Signature

Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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The drawings and information on this plan are...
The information on this plan is provided for...
The information on this plan is provided for...

Warning

This plan has been prepared for the purpose of...
The drawings and information on this plan are...
The information on this plan is provided for...
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Level 2, Spectrum House, 21 Bouverie St, Brisbane
www.southernland.com.au



CSNZ
LAND SURVEYORS
100 SOUTH BRIDGE ROAD, SUITE 200, SINGAPORE

PREPARED BY
Jeff Smith & Kate Gordon-Smith
RT 114457

APPROVED BY
Central Otago District Council

DATE
8/07/22

SCALE
1:1500 @ A3

PROJECT TITLE
Lots 1 and 2 being a Proposed
Subdivision of Lot 16 DP 328097
55 Tolara Place
Queensberry

Prepared for
Resource Consent

NO.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	8/07/22

NO.	DESCRIPTION	DATE
A	V4294_S1	8/07/22
CS	8/07/22	8/07/22

Scale 1:1500 @ A3

1 of 1

8/07/22

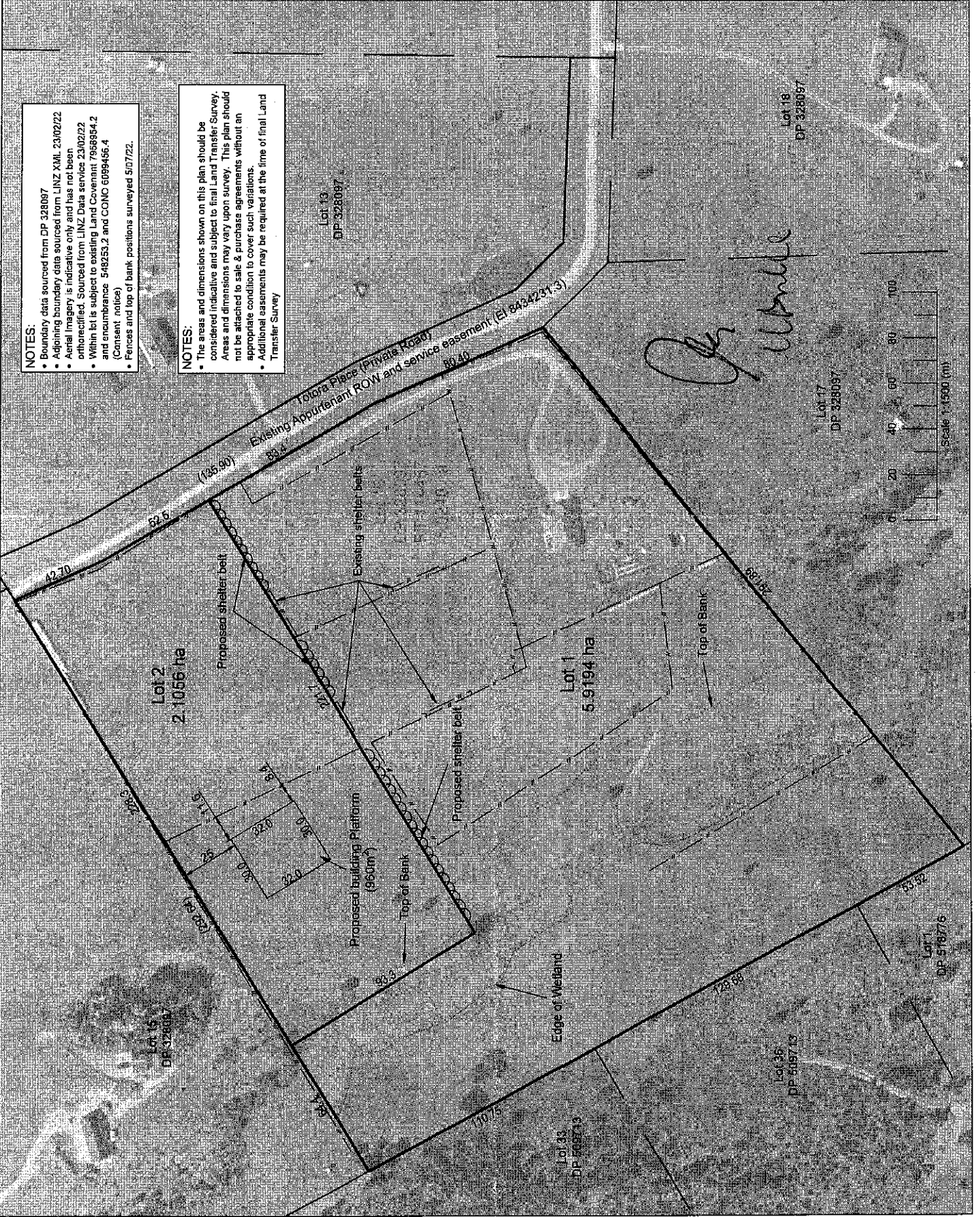
8/07/22

NOTES:

- Boundary data sourced from DP 328097
- Adjoining boundary data sourced from LINZ XM, 23/02/22
- Aerial imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
- Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 596253.2 and COINO 6099466.4 (consent notice)
- Fences and top of bank positions surveyed 5/07/22.

NOTES:

- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey



Scale 1:1500 (m)

J. S. Burke

M. Burke M. Burke

LEGEND

Existing shelter belts to be retained as continuous belts of vegetation.

Proposed shelter belts

Existing semi-mature conifer belt in Lot 15 DP328097

Existing poplars

Indicative access

NOTE:

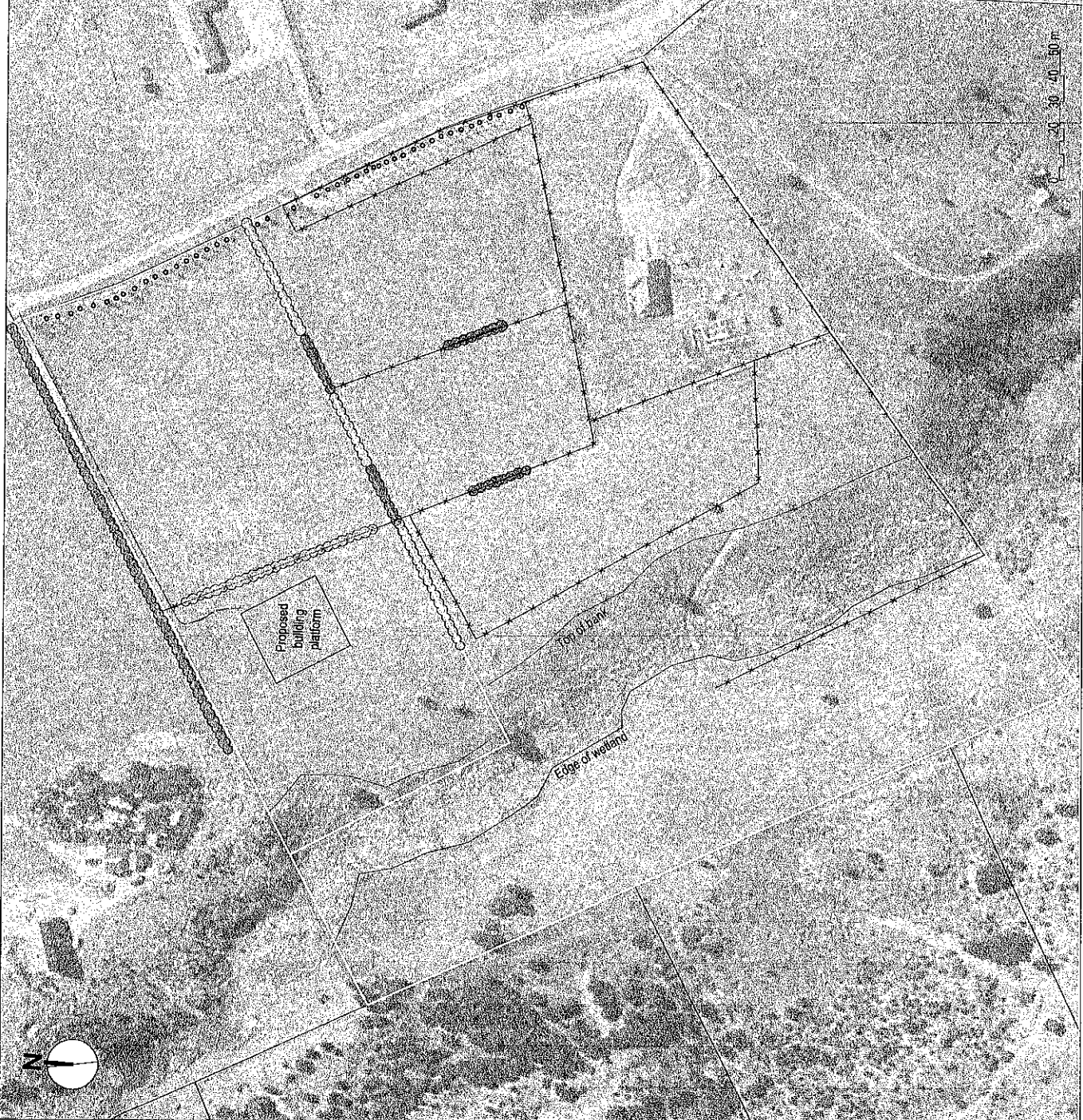
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vivian+espie
landscape architecture and interior planning
Vivian+Espie Limited
Registered Address: 177, 9th Floor, 111th Street, Christchurch
Tel: 1 877 444 4 66, 1604 1613, 1615 1616, 1617 1618

TITLE	K & J Gordon Smith Structural Landscape Plan		
DRAWING NUMBER	1967.01	DRAWN BY	JM
DATE	5/08/2022	SCALE	1:1500
FILE NAME	1967.01.VWX		



Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Rachel Prendergast

Organisation: _____

Address: 54 Totara Place, Queensberry RD3, Cromwell 9383
or 127 Pukerangi Drive

R Prendergast
Signature

21/08/2022
Date

Name: Matt Ragg

Organisation: _____

Address: 54 Totara Place, Queensberry, RD3, Cromwell, 9383

M Ragg
Signature

21/8/2022
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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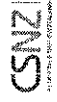
This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan and the measurements are likely to vary from those shown on the plan. It is intended to be used for information purposes only and should not be used for any other purpose without an appropriate consent to cover such variations.

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Any position using Southern Land drawings and other data should be checked against the original data.

SOUTHERN LAND
 LAND SURVEYING ENGINEERS LIMITED
 Level 2, Devonport House, 21 Rowan Street, Devonport, Tairāroa
 www.southernland.co.nz



CSNZ
 CHARTERED SURVEYING
 PROFESSION

Prepared for:
 Jeff Smith & Kate Gordon-Smith

Project No:
 RT 114457

Client:
 Central Otago District Council

Site:
 Otago

Area:
 8.0240 ha

Scale:
 80/722

Drawing Title:
 Resource Consent

Notes:
 Lots 1 and 2 being a Proposed
 Subdivision of Lot 16 DP 328097
 55 Totara Place
 Queensberry

Prepared for:
 Resource Consent

Scale:
 1:1500 @ A3

North Point:
 Lindis Peak 2000

Block:
 A V4294_S1

Lot:
 1 of 1

Sheet:
 80722

Plan No:
 80722

Plan No:
 80722

Plan No:
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Plan No:
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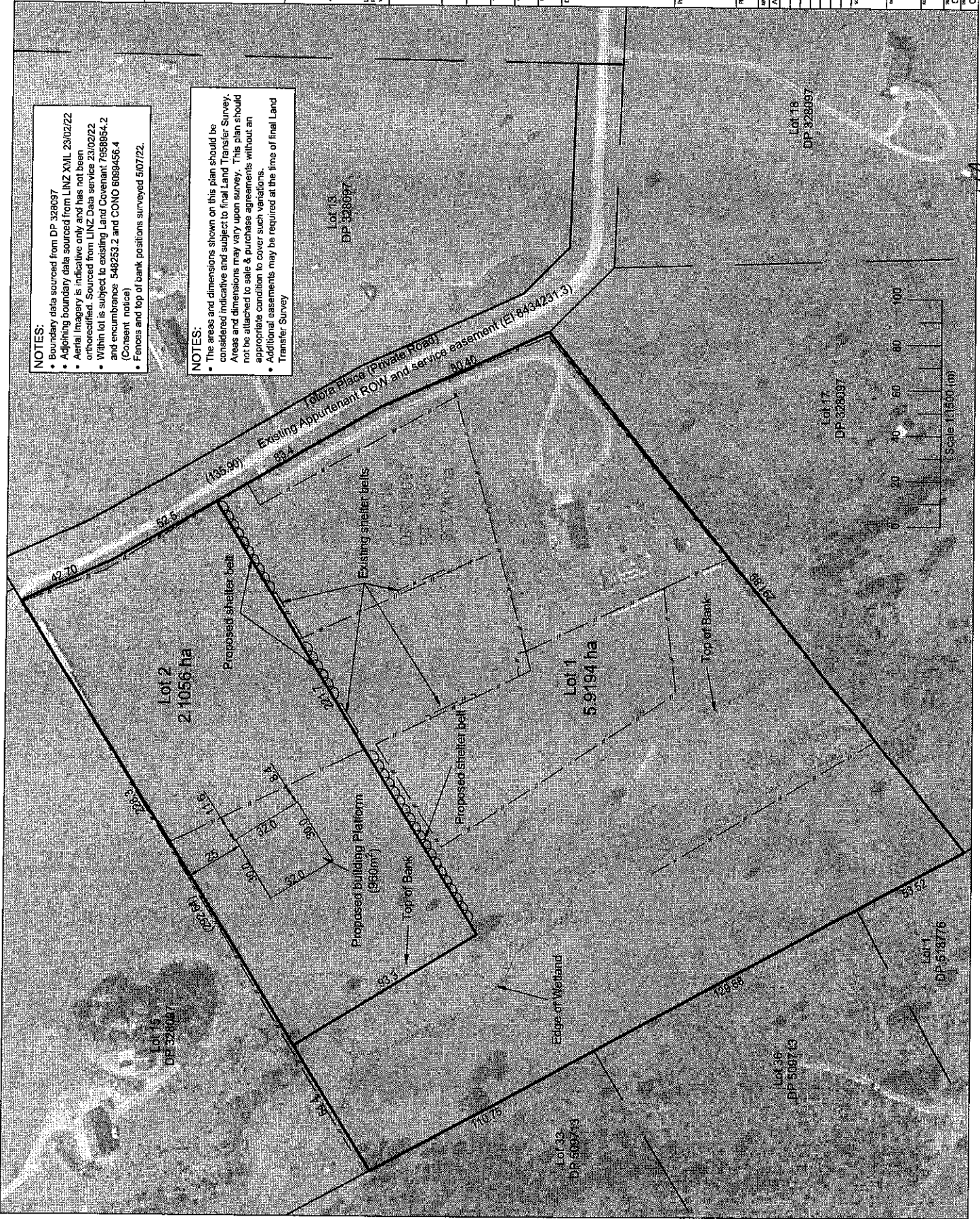
Plan No:
 80722

Plan No:
 80722

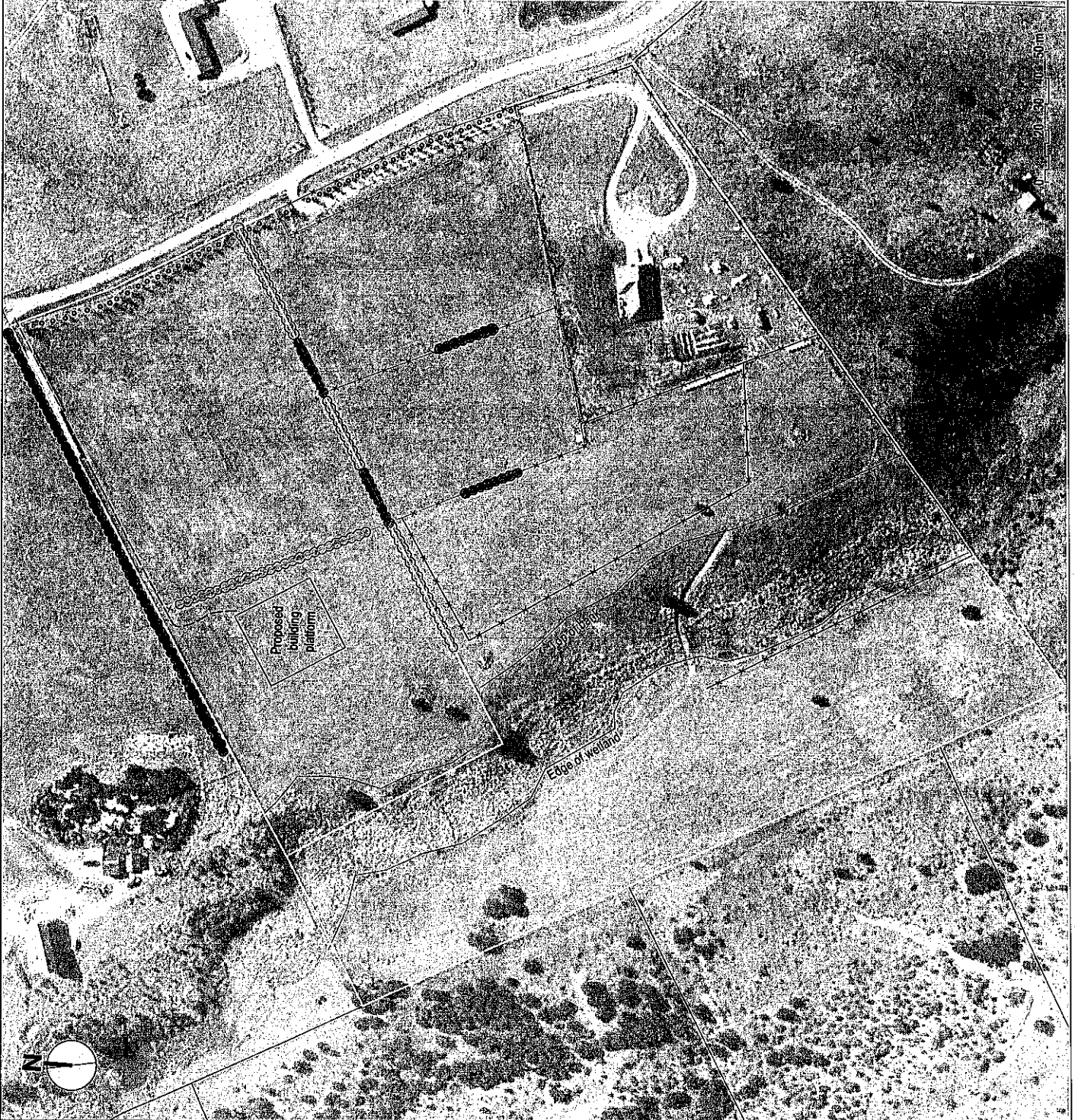
Plan No:
 80722

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



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Handwritten signature



LEGEND

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-  Proposed shelter belts
-  Existing semi-mature conifer belt in Lot 15 DP328097
-  Existing poplars
-  Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding *Salix cinerea* and *fragilis*), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding *Acer pseudoplatanus*) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding *Salix cinerea* and *fragilis*), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding *Acer pseudoplatanus*), poplars and *pithecolobium*.

If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season. Appropriate pest and stock protection shall be applied to areas of new planting such as a plastic guard or fencing. At the time of planting, all grass cover within 0.3m of a new plant location shall be sprayed with a suitable weed spray to remove grass competition. Appropriate slow release fertiliser and mulching shall be applied to all new plants. Twice yearly, all invasive weed species shall be removed from within 0.5 metres of all new plants. All new plants will be automatically irrigated with sprinklers or drippers for the first three years following planting.

vivian+espie
 landscape architecture
 120115 Canada Drive, Franklin, Otago
 Tel: 03 443 4411 Fax: 03 443 4411 Web: www.vivianespie.co.nz

K & J Gordon Smith
 Structural Landscape Plan

DRAWING NUMBER: 1967.01
 DRAWN BY: JM
 DATE: 5/09/2022

SCALE: 1:1500 FILE NAME: 1967.01.VWX

Handwritten signature: K. Gordon Smith

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
Type of resource consent: Subdivision Consent
Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.
I hereby give unconditional approval for the application to be processed without public notification.
I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Lyndon Stott
Organisation:
Address: 189 Pukerangi Drive, Queensberry
L. Stott 28/8/22
Signature Date

Name: Sophie Copley
Organisation:
Address: 189 Pukerangi Drive, Queensberry
Sophie 28/8/22
Signature Date

Checklist:		
<input checked="" type="checkbox"/> Signature of all legal owners	<input checked="" type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



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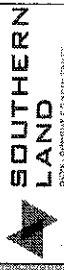
This Plan has been prepared for the purpose of a resource consent application only. It is not a guarantee of accuracy and should not be relied upon for any other purpose. It should not be attached to any other documents without an appropriate condition to cover such variations.

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a guarantee of accuracy and should not be relied upon for any other purpose. It should not be attached to any other documents without an appropriate condition to cover such variations.

Notes

Any person using Southern Land drawings and other data accepts on their own behalf and on behalf of their firm, authority, requesting and checking them for accuracy against the original hard copy versions. Additional easements may be required at the time of final Land Transfer Survey.



Level 12 Innovation Place 21, Brimley St, Warkah
www.southernland.co.nz



Prepared by: Jeff Smith & Kate Gordon-Smith

RT 114457

Central Otago District Council

City of Otago

8.0240 ha

8/07/22

Resource Consent
Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097
55 Tolara Place
Queensberry

Scale

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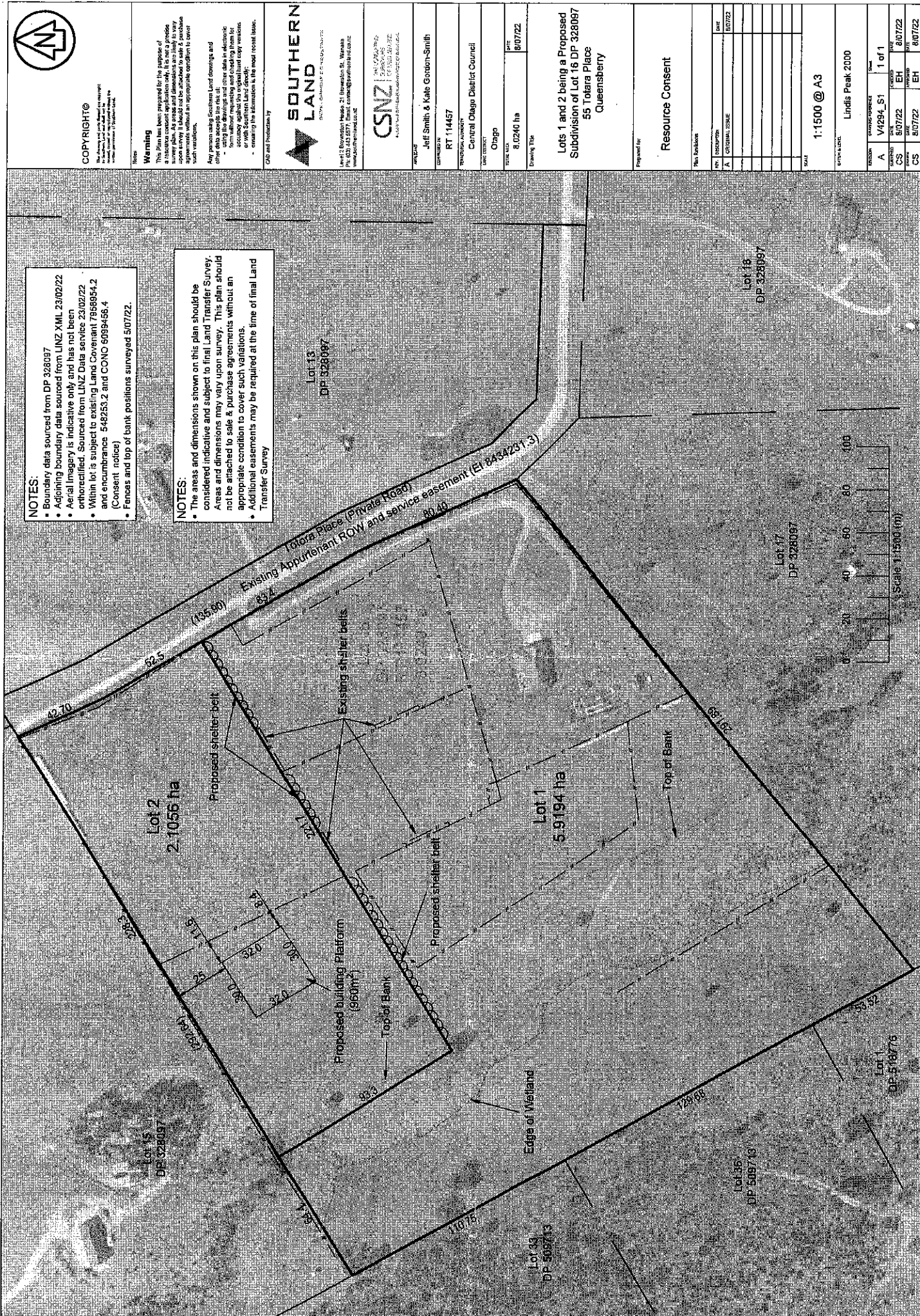
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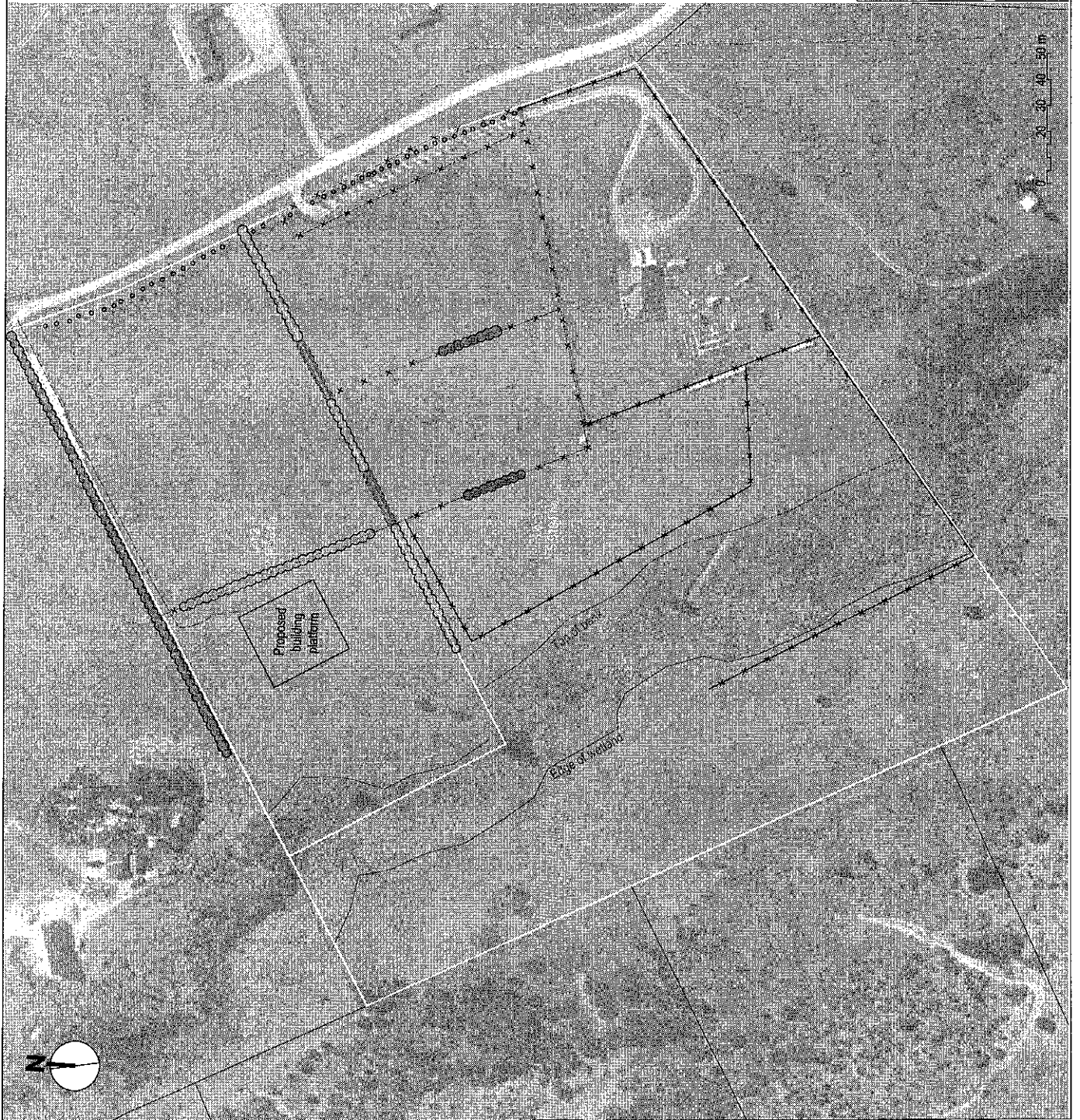
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- NOTES:**
- Boundary data sourced from DP 328097
 - Adjoining boundary data sourced from LINZ XML 23/02/22
 - Aerial imagery is indicative only and has not been orthorectified. Sourced from LINZ data service 23/02/22
 - Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 346253.2 and CONO 5099465.4 (Consent notice)
 - Fences and top of bank positions surveyed 5/07/22.

- NOTES:**
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
 - Additional easements may be required at the time of final Land Transfer Survey





LEGEND

- Existing shelter belts to be retained as continuous belts of vegetation.
- Proposed shelter belts
- Existing semi-mature conifer belt in Lot 15 DP328097
- Existing poplars
- Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus), poplars and pittosporums.

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[Handwritten signature]

vivian+espie
 landscape architecture and interior design
 Physical Address: 17116 Cleveley Drive, Apollo Bay, Victoria 3230
 Tel: 041 541 4187 Fax: 041 541 5100 www.vivianespie.com.au

TITLE
 K & J Gordon Smith
 Structural Landscape Plan

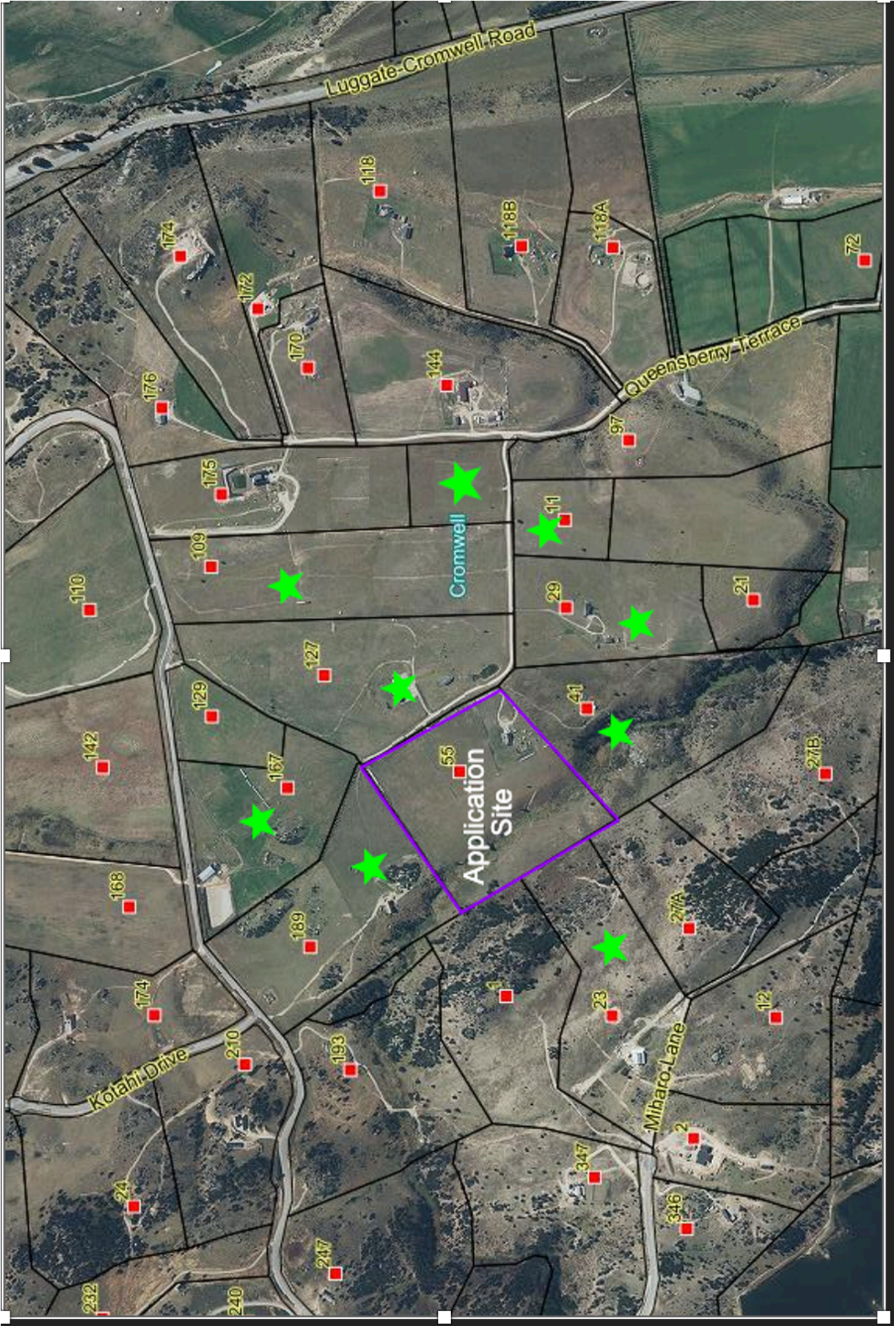
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DRAWN BY
 JM



Other documentation - please do not upload documents already loaded

Provide any other relevant documentation.

[Appendix C - Map of existing subdivisions.pdf](#) (1 mb)

[Appendix F - power and telecommunications confirmation.pdf](#) (2 mb)

[Appendix G - ORC Land Use Database.pdf](#) (408 kb)



Reference	22.081
Date	9 June 2023
Location	55 Totara Place, Queensberry
Legal Description	Lot 16 Deposited Plan 328097 held in Record of Title 114457
Applicant	Jeffrey Smith and Katherine Gordon-Smith
Territorial Authority	Central Otago District Council
Plan	Central Otago District Plan
Zoning	Rural Resource Area (Planning Map 46)
Proposal	Resource consent is sought to undertake a two-lot subdivision and establish a residential building platform on the new Lot 2
Activity Status	Restricted discretionary activity land use consent and a non-complying activity subdivision consent pursuant to Rules 4.7.3(vii) and 4.7.5 (iii) of the Central Otago District Plan

1.0 INTRODUCTION

1.1 This application for resource consent is made pursuant to Section 88 of the Resource Management Act 1991 (the Act). Section 88 requires that any application for resource consent include an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.

2.0 LEGAL DESCRIPTION

2.1 The application site is legally described as Lot 16 Deposited Plan 328097 held in Record of Title 114457. A copy of the Record of Title and Consent Notice 6099456.4 is attached as **Appendix A**

to this application.

3.0 SITE DESCRIPTION

3.1 The site is located at 55 Totara Place. Please refer to the location plan in **Figure 1** below.

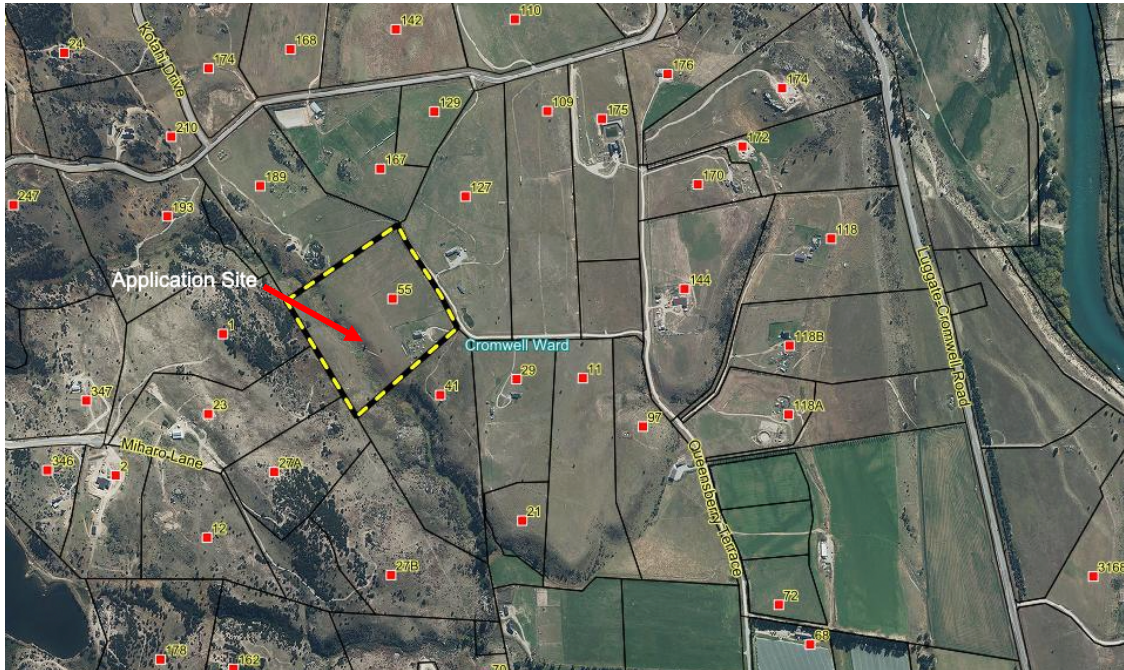


Figure 1 : Application Site

3.2 The site is trapezoidal in shape, approximately 202m by 293m, and 8.024 hectares in area. The Queensberry subdivision, a rural living subdivision of which the application site forms part, is located on elevated terraces between State Highway 6 to the east and the Pisa Range, which rises to the west. The Clutha River is located 1.35 kilometres to the east. The majority of the site is comprised of flat land that is used for grazing. There is a small depression in the topography approximately 50m from the south-western boundary, which is vegetated with sedges. The paddock to the south-west is elevated above the overland flow path. The foothills of the Pisa Range rise steeply to the west at the boundary of the site.

3.3 There is an existing single storey, four bedroom dwelling in the south-eastern corner of the property.

3.4 Access to the dwelling is obtained from Totara Place to the north of the dwelling. Totara Place is a private Right of Way (ROW) at the northern end of Queensberry Terrace. Totara Place is contained within a Right of Way easement that follows the north eastern boundary of the site and provides access to the adjoining properties to the south and east.

- 3.5 Totara Place includes an existing metalled formation approximately 5m wide. The easement parcel (Area E on DP 328097) also includes rights to convey water, electricity and telecommunications and those services extend through to the northern end of Totara Place. Past subdivision decisions (RC200303) on Totara Place have concluded that the retention of the existing gravel formation in private ownership is the most appropriate outcome, as it enables the residents to retain the posted 30km/hr speed limit and manage maintenance of the ROW.
- 3.6 The topography of the wider area is generally open, falling in terraces towards State Highway 6 to the east and rising to the Pisa Range to the west.
- 3.7 Two of the adjoining properties are generally in the 8ha range in terms of size. However, a number of subdivisions have been approved in the area including:
- The property to the north, 167 Pukerangi Drive (RC180276) to create Lots 1 and 2 DP 533672 that comprise 5.8ha and 2.2ha respectively and each include residential building platforms;
 - The property to the east, 127 Pukerangi Drive (RC200318) to create Lots 1 and 2 that comprise 2.13ha and 6.69ha respectively and each include residential building platforms;
 - The property at 109 Pukerangi Drive (RC200352) has been subdivided to create Lots 1 and 2 that comprise of 6.36ha and 2ha each including a residential building platforms;
 - The property at 175 Queensberry Terrace has been subdivided (under RC170558) to create Lots 1 and 2 DP 526606 that comprise 6.0ha and 2.3ha respectively and again each including either an existing dwelling (Lot 1) or a residential building platform (Lot 2);
 - The property at 29 Totara Place to the south (under RC200303) has been subdivided to create Lots 1 and 2 that comprise of 6ha and 2 ha with Lot containing the exiting dwelling and Lot 2 a residential building platform.
 - The property at 11 Totara Place to the southeast (under RC210237) has been subdivided to create Lots 1 and 2 that comprise 2.096ha and 5.93 ha, with Lot to contain a new residential building platform and Lot 2 to contain the existing dwelling and workers' accommodation.

- 3.8 As a result, the character of the area immediately surrounding the application site, is comprised of flat to undulating paddocks on sites of between 2 and 8 ha in area with interspersed rural living activities. A map of the approved subdivisions in Queensberry Estates has been included as **Appendix C**. The average site size across the Queensberry Estates subdivision is approximately 5.7 ha.
- 3.9 The dwelling has access to water via the Queensberry Irrigation Scheme, which includes access to 5,000 litres a day of water for domestic use and 100,000 litres for irrigation. In order to ensure there is sufficient pressure on site, a water tank is used to store potable water and pump it to the dwelling. The water has been tested to confirm it is safe for drinking.
- 3.10 Wastewater and stormwater are disposed of to ground. There are existing telecommunications and electricity connections to the dwelling.

4.0 PROPOSAL

- 4.1 Resource consent is sought to undertake a two lot subdivision and establish a new residential building platform on the vacant lot to be created (Proposed Lot 2). A copy of the proposed plans is included as **Appendix B**.
- 4.2 Proposed Lot 1 will measure 5.9ha in area and would be comprised of the southern and western portions of the site and include the existing dwelling and the depression in topography, which runs north to south.
- 4.3 Proposed Lot 2 would be 2.1ha in area and be comprised of the north-eastern portion of the site. The lot is proposed to be rectangular in shape, 221.7m long by 93.3m wide. A 960m² (32m by 30m) residential building platform is proposed on the western side of the lot. It is proposed to limit the height of any built form within the platform to 4.5m above existing ground level.
- 4.4 It is proposed to undertake the subdivision to financially support improved grazing on the property, as well as to improve the gardens and orchards associated with the existing residential use.
- 4.5 Access to Lot 2 would be obtained from Totara Place and formed at the time a dwelling is constructed on the proposed lot.

4.6 Electricity, telecommunications and water supply connections are available to the existing dwelling and will be extended to serve the building platform on proposed Lot 2 with all necessary easements being granted and reserved.

4.7 Effluent and stormwater are to be disposed of to ground within each lot, with the dwelling on proposed Lot 2 being served by an existing wastewater treatment plant and disposal field.

Proposed Conditions

4.8 The following conditions are proposed to be registered on the title of Lot 2 in the form of a Consent Notice:

The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act:

a) *All future buildings shall be contained within the Building Platform shown as Covenant Area as shown on Land Transfer Plan XXXXX.*

b) *All residential domestic elements and activity including but not limited to amenity gardens and garden structures, mown lawns, paved areas, residential water tanks, storage sheds, play structures, external lighting, swimming pools, tennis courts, clothes lines, parking areas, stored caravans, boats and trailers shall be contained within the domestic curtilage area as shown on the Landscape Plan.*

5.0 DISTRICT PLAN ASSESSMENT

5.1 The subject site is zoned Rural Resource Area under the Operative District Plan as shown on Planning Map 46 and the proposed subdivision requires the following resource consent:

- A **restricted discretionary** activity resource consent pursuant to *Rule 4.7.3(vii)* for the identification of a residential building platform on proposed Lot 1 with Council's discretion being restricted to the following matters:
 - Screening from public views with regard to effects on open space, landscape, natural character and amenity values;
 - Earthworks and their effects on open space, landscape, natural character and amenity values;

- Whether any future building will maintain the open natural character of hills and ranges and avoid compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge;
 - Exterior colours;
 - Cumulative effects;
 - Reverse sensitivity;
 - Servicing.
- A **non-complying** activity resource consent pursuant to *Rule 4.7.5 (iii) Subdivision* as, while the proposed subdivision does not create any lot smaller than 2 hectares, the average lot size will be below the required 8 hectare average in the Rural Resource Area.

5.2 Overall the proposed development is a **non-complying** activity.

6.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

6.1 This Assessment of Effects on the Environment (AEE) accompanies an application for resource consent made under Section 88 of the Resource Management Act 1991 (the Act) and has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Receiving Environment

6.2 As detailed in Section 3.7 above, a number of subdivisions have been approved within the immediate area. Of the original 19 lots created by the underlying subdivision, 9 have been subdivided into smaller blocks. In addition, Lots 1 and 2 DP 540662 are both 2 hectares in area. As a result, this area of Queensberry is characterised by smaller 2 hectare lots (11 in total) interspersed with larger 8-10 hectare lots, most of which have associated rural living and hobby farming uses. There is a small vineyard to the south-east. The average lot size across the area is now 5.7ha.

6.3 This forms the receiving environment within which the effects of the proposal must be assessed.

Affected Party Approval

6.4 Affected party approval from the following people has been obtained:

Persons	Property Address	Location in Relation to Application Site
Melanie Mueller	167 Pukerangi Drive	Property to the north
Sharon McIntyre and Sharex Trust	23 Miharo Lane	Property adjacent to the east
Mac, Daniel, Anthony and Nicholas Gardner	41 Totara Place	Property adjacent to the south
Craig Barr and Jessica Maddock	29 Totara Place	Property to the south
Carlton and Louise Carney	11 Totara Place	Property to the south
Andrew Keene and Sorrelle Pearson	175 Queensberry Terrace	Property to the east
Stephen and Megan Burke	109 Pukerangi Drive	Property to the east
Rachel Predergast and Matt Ragg	54 Totara Place	Property adjacent to the east on the opposite side of Totara Place
Lyndon Stott and Sophie Copley	189 Pukerangi Drive	Property adjacent to the north

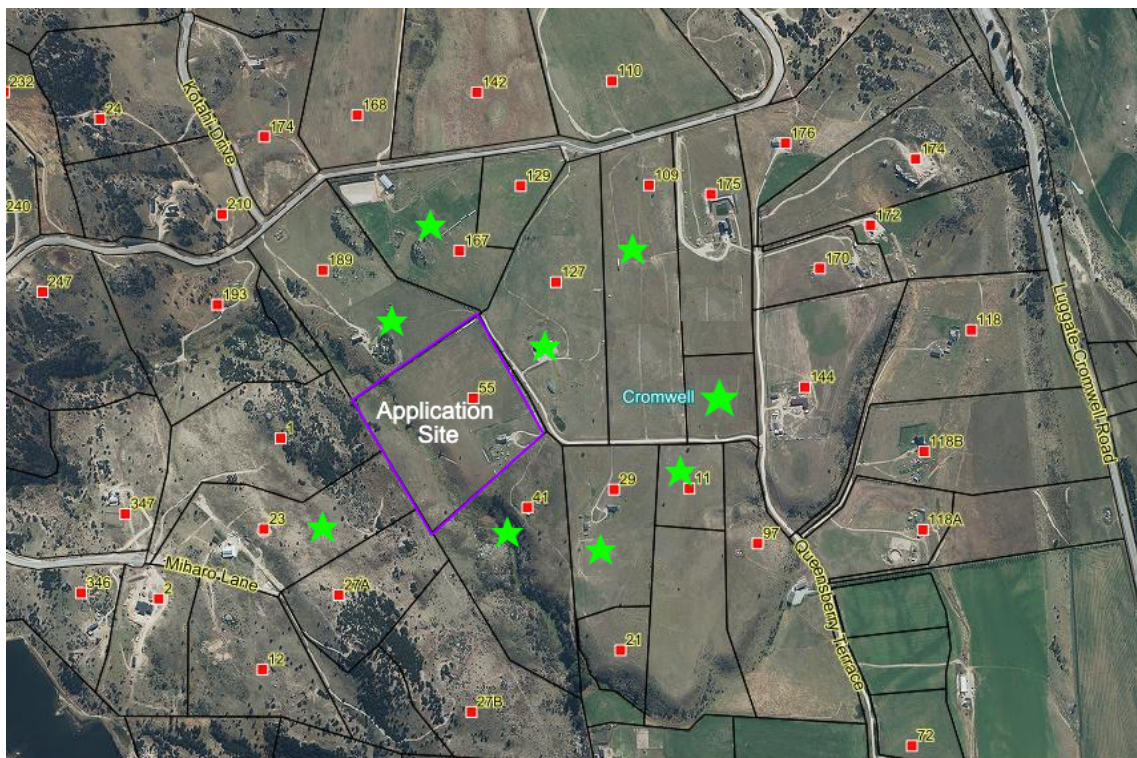


Figure 2 : Application site and neighbouring properties that have provided written approval for the development indicated by a green star.

6.5 Pursuant to s95D(e) and s95E(3)(a) of the Act any adverse effects on the parties who have given their written approvals have been disregarded in this assessment of effects.

Actual and Potential Effects on the Environment

6.6 The potential adverse effects of the proposed development are considered to include effects relating to:

- Landscape, Character and Rural Amenity;
- Productive Land and Reverse Sensitivity;
- Servicing and infrastructure;
- Access and Traffic;
- Ecological Effects;
- Natural and other hazards;
- Culture and heritage;
- Access and traffic; and
- Cumulative Effects

Landscape, Character and Visual Amenity

6.7 The application site is not contained within an Outstanding Natural Landscape and is set within a landscape that is characterised by rural living properties located on the open terraces elevated above State Highway 6. Those terraces include instances of small scale grazing, farming, horticulture and viticulture as well as properties that appear to be used solely for residential purposes.

6.8 A landscape assessment has been prepared by Richard Tyler of Site Landscape Architects and attached as **Appendix D** to this application. My Tyler identifies the site as being located within an area that has a character comprised of a mix of rural living development of varying sizes, with associated dwellings and shelterbelts, that is visually separated from the wide open expanse of the Clutha Plains.

6.9 Mr Tyler identifies that the site is not visible from nearby public viewpoints, and only visible from neighbouring sites, most of whom have provided written approval for the proposed subdivision. While the subdivision may be visible from surrounding mountain tops, distance will make the changes proposed by way of this subdivision difficult to discern.

- 6.10 Mr Tyler is of the opinion that the site is located within a discreet enclave of rural living development and, therefore, the subject site and the surrounding area can absorb additional residential development without compromising the established character. The proposed subdivision will add one further instance of residential development within an area that is already characterised by rural living properties. As Totara Place is a private road and the application site is located near the end of that road, the existing dwelling and any future built form within the proposed building platform on Lot 2 will not be visible from any public place. Mr Tyler considers that the proposed subdivision would preserve the rural character and open landscape values of the Queensberry Terrace.
- 6.11 In addition, My Tyler is of the opinion that any cumulative effects resulting from the proposed subdivision would be negligible. Mr Tyler considers that the character of the area has altered over time and the proposed subdivision would be consistent with the established character.
- 6.12 While no specific controls on exterior colours and materials are proposed, it is considered that the District Plan provisions (controlled activity standard 4.7.2(i)(f)) relating to these matters provide Council with sufficient scope to ensure that future built development does not result in inappropriate adverse effects on landscape character or visual amenity.
- 6.13 Minimal earthworks will be required to implement the proposed subdivision and construct a future dwelling on the proposed Lot 1 building platform and it is considered that the proposal will generate negligible adverse effects as a result of earthworks.
- 6.14 While the proposed subdivision does not comply with the minimum average lot size for the Rural Resource Area (the average lot size being 4ha rather than the required 8ha) the lots comply with the minimum individual lot size and will result in a density of rural living that is consistent with the density of development that currently exists and has been consented in the immediate area. The proposed building platform on Lot 2 is separated from the closest residential building platform (189 Pukerangi Drive to the north) by approximately 82m. As such it is considered that sufficient open space will be maintained and the overall low density rural living character will not be compromised as a result of the proposal.
- 6.15 While most of the neighbouring land owners have provided written approval for the proposed development, the owners of 1 and 27a Miharo Lane have not.
- 6.16 The property at 1 Miharo Lane is located to the north-west and uphill of the application site. The eastern slopes of the property are relatively steep, sloping down to the application site, and

vegetated with kanuka. The building platform associated with this property is located on the upper portion, with views out over the Clutha to the north and east, with the mountains beyond. The application site would not be visible from the platform and consented shed, but would be visible to occupiers or owners of 1 Miharo Lane when they are on the steeper slopes of the property. However the additional residential use would be consistent with the development that has established in the enclosed area below 1 Miharo Lane and would not affect the owner or occupiers' enjoyment of the landscape, rural character or openness values.

- 6.17 The property located at 27a Miharo Lane is located to the south of the application site. As with 1 Miharo Lane discussed in Section 6.16 above, the portion of this property adjacent to the application site pertains to steeply sloping kanuka vegetated slopes. The shed and attached residential flat associated with this property has view down into the application site, however the application site would not be visible from the building platform which is located further south. Views from this site are of the open expanse of rural farmland on the opposite side of the Clutha River. The additional residential use would be consistent with the development that has established in the enclosed area below 27a Miharo Lane and would not affect the owner or occupiers' enjoyment of the landscape, rural character or rural openness.
- 6.18 Overall, it is considered that the proposed development will result in less than minor adverse effects on landscape, character and amenity of the application site and the wider area.

Productive Land and Reverse Sensitivity

- 6.19 The application site is identified on the Landcare Research/Manaaki Whenua GIS map as having class 4 soils. As a result the site is not considered to be highly productive land as defined by the National Policy Statement on Highly Productive Land (NPS HPL). While the proposed subdivision would split the existing rural living block into two, it is considered that the balance of the land would continue to be used for pastoral grazing and hobby farming. The funds from the sale of proposed lot 2 will be used to improve the grazing productivity of Lot 1. Therefore, any reduction in productive potential would be relatively minimal. Further, by encouraging lifestyle development within the Queensberry area, where the soil is not identified as being highly productive, pressure will be reduced in other rural locations of the District where soils have more productive value.
- 6.20 The applicant has obtained written approval from neighbouring land owners, which have been included in **Appendix E**. While some of the neighbouring properties are used for economically productive agricultural activities, the residential building platform on proposed lot 2 will be

sufficiently set back from boundaries, and screened by shelter belts, so as to ensure that any reverse sensitivity effects would be minimal. Condition 2 of Consent Notice 6099456.6 makes lot owners and purchasers aware of ongoing agricultural operations in the area, although the property to which this condition refers has since been subdivided into rural living allotments. These interests will pass down onto the new titles. Therefore it is considered that any adverse reverse sensitivity effects would be less than minor.

- 6.21 Given the above, it is considered that any adverse effect on the availability of productive land and reverse sensitivity would be less than minor.

Services and Infrastructure

- 6.22 Electricity, telecommunications and water supplies are available to the existing dwelling on proposed Lot 1 from existing reticulation located within Totara Place. Additional service connections can be provided to proposed Lot 1 and letters from Aurora and Chorus confirming that the proposed subdivision can be appropriately serviced in terms of electricity and telecommunications are attached as **Appendix F** to this application.
- 6.23 The applicants have a right to 5,000ltr of potable water per day from the Queensberry Irrigation Scheme and this allocation will be split between proposed Lots 1 and 2.
- 6.24 Effluent and stormwater from the existing dwelling is currently disposed of to ground and the future dwelling on proposed Lot 2 will be serviced in the same manner. It is considered that proposed Lot 2 is of adequate size, and has suitable ground conditions, to accommodate onsite effluent and stormwater disposal and it is expected that the conditions of consent will include a consent notice condition requiring that a wastewater and stormwater design is prepared by a suitably qualified professional and submitted to Council at such time as a dwelling is constructed on Lot 2. It is therefore considered that the proposed subdivision can be adequately serviced in this regard and will not result in any adverse effect in terms of groundwater quality.
- 6.25 Overall it is considered that the proposed subdivision can be appropriately serviced and will not result in adverse effects on the existing infrastructure or groundwater quality and will not generate any other adverse environmental effects.

Access and Traffic

- 6.26 Access to proposed Lot 2 will be provided from Totara Place. Concerns were raised during the processing of Resource Consent RC2003030 that Totara Place was a ROW servicing 27 lots (now 28). Council's engineer at the time considered these traffic volumes to be at the upper end for what can be accommodated on a Local Gravelled Road. The Hearings Panel at the time approved the retention of the ROW as a private road and were advised by the applicant that there were ongoing discussions among the property owners regarding sealing portions of the road. However, following Environment Court mediation, no requirement to seal the road was imposed through the final conditions of consent.
- 6.27 Resource Consent RC210237, granted subsequently on 30 November 2021, allowed the road to remain private and required upgrades but not the sealing of the road.
- 6.28 It is considered the current upgrades are sufficient to provide for the use of the road by one additional residential use. Lot 2 (the newly created Lot) will become a member of the management company that oversees the maintenance and upgrades of the road.
- 6.29 The proposed access arrangements are considered suitable and will not result in adverse effects on the safety or efficiency of the wider roading network.
- 6.30 The proposed subdivision will result in a slight increase in vehicle movements on Totara Place however not to the extent that discernible adverse effects will occur.
- 6.31 Overall, adverse effects on the transportation network are considered to be less than minor.

Ecological Effects

- 6.32 The application site is vegetated in rough grasses, with sedges within the depression, and a few kanuka trees scattered throughout the western portion of the property. No kanuka are proposed to be removed to accommodate the proposed subdivision. The location of Lot 2 and the associated building platform is such that all the kanuka will be retained within Lot 1 and no native vegetation will be disturbed. The remainder of the site will continue to be available for use as it currently exists (i.e. available for grazing or cultivation). It is therefore considered that the proposed subdivision will result in negligible adverse effects on ecological values.

Natural Hazards

- 6.33 The application site is flat and has not been identified as being subject to any natural hazard and as such it is considered that the proposed subdivision will not be adversely affected in this regard and will not exacerbate any effects resulting from natural hazards on adjoining properties.

Culture and Heritage

- 6.34 The subject site is not contained within a heritage precinct, nor does the site adjoin or contain a specific reference to an identified heritage building, site, structure or notable tree. In addition the subject site is not contained within any area of significant natural value or outstanding landscape value. The application does not raise any issues relevant to Iwi. The proposed subdivision will therefore have no effect in terms of culture and heritage.

Cumulative Effects

- 6.35 Adverse cumulative effects can occur when development on a site and/or in conjunction with development in the wider area reaches a point where adverse effects become significant and inappropriate. In this case it is considered that the proposed development does not tip the balance to where adverse cumulative effects become inappropriate. Specifically, it is considered that the breach to the minimum average lot size of 8ha will not result in an increase in density to the extent that the rural character and amenity values anticipated in the Rural Resource Area and exhibited in the wider area will be compromised. The proposed lots sizes will be consistent with those found in the immediate area. The application site and wider area will still be characterised by open space and rural living and it is therefore considered that the proposed development will not result in significant or inappropriate cumulative effects.

Positive Effects

- 6.36 The proposed development will enable the creation of an additional rural living allotment, for which there is substantial demand. In addition, by enabling rural living development in this location some pressure on developing land that has highly productive soils, or is located within an ONL, is reduced.
- 6.37 The proposed development will also have financial benefits for the applicants and will provide them with the financial resource required to improve the productivity of the balance of the land.

Summary of Effects

- 6.38 As outlined above, it is considered that the proposed subdivision will not result in significant adverse effects in landscape terms and is generally consistent with the established character and amenity of the locality.
- 6.39 The proposed subdivision will enable a sustainable use of the land resource within the site and will not result in adverse effects in terms of natural hazards, culture or heritage. In addition the proposed subdivision will have no adverse effects in terms of services, infrastructure, access and traffic generation or ecological values and will not result in significant or inappropriate cumulative effects. Overall it is considered that the adverse effects of the proposed development will be minor.

7.0 OBJECTIVES AND POLICIES

- 7.1 The objectives and policies of particular relevance to the consideration of the proposal are contained in Section 4 – Rural Resource Area of the Operative Central Otago District Plan and are as follows:

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

To recognise 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.

- 7.2 It is considered that the proposed subdivision will result in positive effects for the applicant and will make some contribution to the community's ability to provide for its social, economic and cultural wellbeing through providing an additional rural living opportunity. In addition it is considered that the environmental effects of the proposal can be appropriately managed such that environmental quality is suitably maintained. It is therefore considered that the proposal is consistent with, and not contrary to, Objective 4.3.1 above.

4.3.2 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To protect the Districts outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area

(including landforms) from the adverse effects of inappropriate subdivision, use and development.

- 7.3 The site is not located within an ONL. By enabling rural living development in this location, on the flats away from the ONL, the proposal will enable the continued protection of ONLs and ONFs in the District.

4.3.3 Objective - 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.

- 7.4 The proposal subdivision will maintain appropriate levels of open space and will not compromise the values of the landscape, natural character or built environment. In addition the proposal will not result in adverse effects on the open natural character of the hills and ranges. Consequently, it is considered that the proposal is consistent with, and not contrary to, Objective 4.3.3 above.

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.

7.5 As outlined above, it is considered that the proposed subdivision and future built development on the proposed Lot 1 building platform will not result in inappropriate effects on the open space, landscape, natural character or amenity values of the rural environment and will not compromise the open natural character of any hill, range, skyline, prominent place or natural feature. The proposed development will be compatible with the existing rural amenity and character in the area.

7.6 In addition, it is considered that the proposed subdivision and future built development on the proposed Lot 2 building platform (which includes a proposed 4.5m height limit) will be compatible with the surrounding environment including the amenity values of adjoining properties (who have, for the most part, provided their written approval). The building platform has been located so as to promote the retention of open space around both existing and future dwellings and to retain the open character of the site when viewed from Totara Place. The buildings will be located a reasonable distance from the slopes of the Pisa Range, thereby protecting and maintain the landscape values of that landscape.

7.7 It is considered that the proposed lots are of sufficient size and ground condition to appropriate dispose of effluent on site and the proposed development will not generate noise in backcountry areas, involve inappropriate tree planting or encourage the spread of wilding trees. Overall it is considered that the proposed subdivision and associated residential building platform is consistent with, and not contrary to, Policy 4.4.2 above.

4.4.5 Policy - Effects on Water Quality

To assist the Otago Regional Council in it's role of maintaining and enhancing water quality, by ensuring allotments are adequate for effluent disposal requirements and encouraging the use of land management techniques that maintain and/or enhance the life supporting capacity of water.

7.8 The proposed lots are of adequate size to accommodate onsite effluent disposal and consequently it is considered that the proposal is consistent with Policy 4.4.5.

4.4.6 Policy – Adverse Effects on the Soil Resource

To ensure that the location, construction and/or operation of land use activities and subdivision make adequate provision for the protection of the soil resource by avoiding, remedying or mitigating the adverse effects of practices which may cause:

- (a) Erosion, instability or loss of topsoil,
- (b) Loss of nutrient or incidence of soil contamination,
- (c) Loss of soils with special qualities,
- (d) A reduction in vegetation cover and moisture holding capacity, and
- (e) Soil compaction

7.9 As can be seen in Figure 3 below, the soils on site have been identified as being Category 4 soils and therefore are not considered to be highly productive.

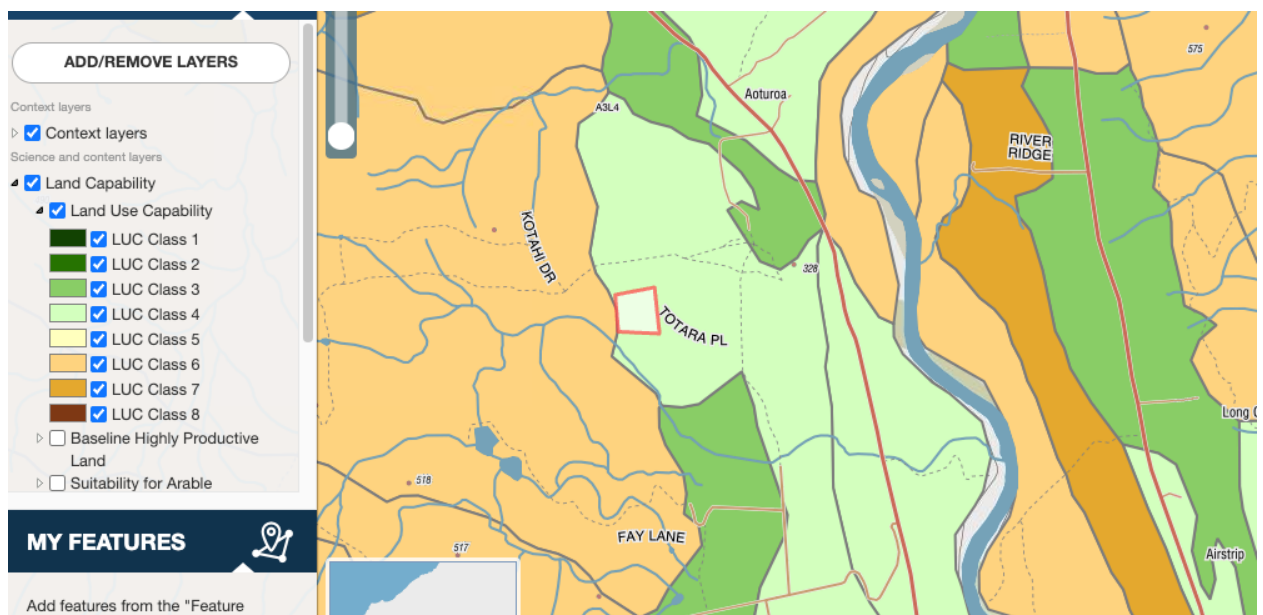


Figure 3 : Manaaki Whenua Landcare Research GIS Land Capability map with location of application site shown approximately

The subdivision design and location of the building platform is such that the productive potential of the site will, for the most part, be retained while enabling the creation an additional rural living allotment. The proposal will not result in the loss of topsoil, loss of nutrients, loss of soils with special qualities, or a reduction in vegetation cover. The proceeds from the sale will be used to improve the balance of the land for grazing. The proposal is therefore considered to be not contrary to these provisions.

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

To ensure that the effects associated with some activities including (but not limited to):

- (a) Noise (including noise associated with traffic generation, night time operations), and vibration,*
- (b) The generation of a high level of traffic, in particular heavy vehicles,*
- (c) Glare, particularly from building finish,*
- (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,*
- (e) The generation of odour, dusts, wastes and hazardous substances, and*
- (f) The use and/or storage of hazardous goods or substances do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.*

7.10 The proposed subdivision and additional rural living use will not result in additional noise, high traffic, glare, dust, odour or signage. The proposed development will maintain the amenity of the area when experienced from neighbouring properties. Overall, the proposal is considered to be not contrary to this Policy.

4.4.9 *Policy - Effects of Rural Activities*

To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new development locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.

7.11 The existing consent notice (CN 6099456.4) registered on the Record of Title for the application site will continue to apply to the resultant titles following subdivision and alerts lot owners to established rural activities that may be undertaken in the vicinity of the site. That being said, the specific property to which the consent notice condition relates (Lot 3 DP 332080) has since been subdivided for rural living purposes. The proposed subdivision is therefore located within an area that is primarily characterised by rural living properties and it is therefore considered that the proposed subdivision will not result in reverse sensitivity effects that do not otherwise exist. It is therefore considered that the proposal is consistent with, and not contrary to, Policy 4.4.9..

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.*

7.12 The proposed subdivision and additional rural living use will support the retention of the existing character of this landscape. Effects on open space have been minimised and adverse effects on natural character and amenity have been mitigated or avoided. Adverse effects on the landscape values and character of the hills and ranges have been avoided.

7.13 Any adverse effects on the character and value of wetlands, lakes, rivers and their margins have been avoided.

7.14 The proposed subdivision will enable additional rural living use, which is consistent with the uses established in the area and will maintain the existing rural living amenity. Given these uses, in combination with the proposed setbacks, the proposed subdivision will not result in adverse effects on the productive potential of adjoining lots.

7.15 The proposed subdivision will remedy any adverse effects on the safe and efficient functioning of the roads by contributing to ongoing maintenance and upgrades as required of Totara Place.

- 7.16 As the site is not identified as having highly productive soils it is considered that the proposal will avoid adverse effects on soils of special qualities.
- 7.17 The proposed subdivision will avoid adverse effects on significant indigenous vegetation or native habitat, heritage or cultural values, water quality, and public access.
- 7.18 The proposed allotments will comply with the minimum allotment size for the Zone. However they will not comply with the required minimum average of lot sizes across the subdivision. The explanation that accompanies these provisions in the plan notes that minimum lot averages are a tool to help control subdivision but that, in some instances, adherence to an arbitrary minimum is not always the most appropriate approach. It should be acknowledged that the minimum average lot size applies to the entire Rural Resource Area which covers vast areas of the District and includes Outstanding Natural Landscapes and Features along with less sensitive or important landscapes. In addition the Rural Resource Area includes a broad range of soil types and productive capacities and areas that are pastoral while other areas are more natural and vegetated in indigenous species. In this instance the proposed subdivision is located outside of any ONL, ONF, Significant Landscape Area or Landscape Management Area. The site is not located on any hillside, slope or ridge and does not comprise highly productive land or significant indigenous vegetation. The average lot size in the immediate area is 5.7ha. The proposed subdivision will result in lot areas that are consistent with the established pattern of development in the area and adverse effects associated with the subdivision have been avoided or mitigated. Therefore, it is considered that the proposal is consistent with, and not contrary to, Policy 4.4.10 above and that given the circumstances of the site subdivision below the minimum average lot size is appropriate in this instance.
- 7.19 Overall it is considered that the proposed development is consistent with, and not contrary to, the relevant objectives and policies of the Operative Central Otago District Plan.

8.0 OTHER MATTERS

- 8.1 Section 104 of the Act enables the Consent Authority to take into consideration any other matter it considers relevant and reasonably necessary to determine the application. The other matters relevant to the consideration of this application are as follows:

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES)

- 8.2 Given that the proposal involves the subdivision of land, the applicant has elected to address the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that Council holds. In addition the applicant has undertaken an assessment of any information available from the Otago Regional Council.
- 8.3 Please find attached, as **Appendix G** to this application, an extract from Otago Regional Council's contaminated land database which demonstrates that there are no records of land uses or activities have been (or are being) carried out on the site and the immediately surrounding area that have the potential to contaminate land.
- 8.3 No records held on Central Otago District Council's GIS suggest that any activity or industry described in the HAIL has taken place on the land to which the application specifically relates.
- 8.4 It therefore appears that an activity or industry described in the HAIL, which could have resulted in the contamination of the site, is unlikely to have been undertaken on the site and as such the provisions of the NES need not apply.

National Policy Statement for Highly Productive Land

- 8.5 The National Policy Statement for Highly Productive Land 2022 (NPS HPL) directs local authorities to protect highly productive land for land based primary productive activities. The application site is identified on the Landcare Research Manaaki Whenua Land Environments GIS system as having class 4 soils. Therefore the NPS for Highly Productive Land does not apply to the subject application.
- 8.6 However, it is considered that the NPS HPL is of some relevance to the proposal as it will enable rural living development within an area that is not identified as having highly productive soils thereby reducing pressure on those areas of the district that do have higher productive potential.
- 8.7 The following provisions are relevant to the proposed subdivision:

2.1 Objective - Highly productive land is protected for use in land-based primary production, both now and for future generations.

8.8 The application site is relatively small and is not identified as having highly productive soils. While the site has sufficient access to water to enable agricultural use as an orchard, it is considered that the size of the site in combination with the soils will inhibit the potential uses as an economically viable productive unit. The applicants proposed to use some of the proceeds from the sale of the additional lot to improve the use of Lot 1 for grazing. Further, the surrounding area is comprised of primarily rural living development and hobby farming with a few productive uses interspersed throughout the flats. By enabling rural living development consistent with the existing character in this area, pressure on the highly productive soils and larger landholdings elsewhere in the district will be reduced, which will support its protection both now and for the future.

Policies:

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

8.9 The use of the application site for rural living will reduce demand elsewhere, thereby supporting the ongoing protection of highly productive farmland.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

8.10 As the proposed subdivision is within an area already heavily used for rural living and hobby farming, it is considered that any reverse sensitivity effects will be minimised. Given the extent of rural living in the area, it is considered that the proposed subdivision would not further constrain land-based primary production. The proposed use will avoid the significant loss of productive capacity of highly productive land in the district, avoid further fragmentation of highly productive land and avoid reverse sensitivity effects.

8.11 Overall, the proposal is considered to indirectly provide for the protection and retention of highly productive land.

Precedent

- 8.12 Precedent effects are also a relevant consideration under S104(1)(c) of the Act.
- 8.13 Case law has established that while previous decisions are not presumed to be binding on a consent authority, what can be said is that the granting of one consent may well have an influence on how another application should be dealt with.
- 8.14 The subject site and the proposed development includes the following characteristics:
- The site is located at the end of a private road which, at this point, is used infrequently;
 - The site is flat and the proposal will not result in adverse effects on prominent slopes, hills or ridgelines;
 - The site does not have highly productive soils or associated productive values;
 - Minimal earthworks will be required to implement the subdivision and no clearance of native vegetation will occur;
 - The site is located within part of the Rural Resource Area that has an established rural living character.
- 8.15 While these characteristics are not entirely unique it is considered that they are sufficiently unique in the wider Rural Resource Area such that they could not be relied upon to justify the granting of consent for otherwise inappropriate development (e.g. development that may compromise the natural character of prominent slopes, hills or ridgelines or development that may cause adverse effects in terms of access or servicing).
- 8.16 It is therefore considered that the proposed development will not set a precedent for inappropriate development.

9.0 CONSULTATION

- 9.1 As outlined above it is considered that overall the adverse effects of the proposed subdivision will be minor. The applicant has consulted with and obtained the Affected Party Approval of the following parties:

Party	Address
Melanie Mueller	167 Pukerangi Drive
Sharon McIntyre and Sharex Trust	23 Miharo Lane
Mac, Daniel, Anthony and Nicholas Gardner	41 Totara Place
Craig Barr and Jessica Maddock	29 Totara Place
Carlton and Louise Carney	11 Totara Place
Andrew Keene and Sorrelle Pearson	175 Queensberry Terrace
Stephen and Megan Burke	109 Pukerangi Drive
Rachel Predergast and Matt Ragg	54 Totara Place
Lyndon Stott and Sophie Copley	189 Pukerangi Drive

9.2 The Affected Party Approvals are attached as **Appendix E** to this application. Pursuant to s95D(e) of the Act the effects of the proposed development on the above parties must be disregarded.

9.3 The owners of the properties to the west, 1 and 27a Miharo Lane, have not provided written approval for the development. While the applicants have discussed the proposal with the owners of 27a Miharo Lane, and these persons have indicated that they do not want to submit on the subdivision application, they did not want to provide their written approval for the development.

9.4 The applicants have also attempted to contact the owners of 1 Miharo Lane but never received a response from these persons.

9.5 Both these properties are elevated above the application site on the slopes of the Pisa Range. The adverse effects on these properties have been assessed in Sections 6.15-6.18 above. Overall, it is considered that, while the additional rural living use and subdivision will be visible from the kanuka vegetated slopes to the east of the building platforms on these lots, the development would not have noticeable effects on rural amenity or landscape values as experienced by the owners or occupiers of these properties. Notwithstanding this matter, the owners of these properties have been consulted with but they did not want to provide written approval for the proposed development.

9.6 No other party is considered an affected party for the purposes of s95E of the Act.

10.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

10.1 Under Part 2 of the Resource Management Act 1991 Section 5 sets out the purpose of the Act as follows:

5 **Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while -*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

10.2 In order to achieve the purpose of the Act, the proposed development must be considered in the context of Section 5 above. Paragraphs (a), (b) and (c) of Section 5(2) are to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose is effectively achieved.

10.3 It is considered that the proposal appropriately sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations while avoiding adverse effects on the life-supporting capacity of air, water, soil and ecosystems and adverse effects on the environment generally. It is therefore considered that the proposed subdivision represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

10.4 Section 6 of the Act sets out matters of national importance which must be taken into consideration in achieving the purpose of the Act however none of those matters of national importance are of relevance to the consideration of the proposed subdivision.

- 10.5 Having had regard to the other matters set out in Section 7 of the Act, in particular 7(b), 7(c), 7(f) and 7(h), it is considered that the proposed subdivision will result in the efficient use of land (being a finite resource) while maintaining and enhancing amenity values and the quality of the environment.
- 10.6 The proposed development is considered to be in accordance with the principles of the Treaty of Waitangi/Te Tiriti o Waitangi. It is therefore considered that the proposed development achieves the purpose of the Resource Management Act 1991.

11.0 CONCLUSION

- 11.1 Resource consent is sought to undertake a two lot subdivision and establish a residential building platform on proposed Lot 2 at 55 Totara Place, Queensberry. The proposal requires a restricted discretionary land use consent and a non-complying activity subdivision consent under the Central Otago District Plan.
- 11.2 It is considered the at the proposal will result in minor adverse effects on the environment and is not contrary to the relevant objectives and policies of the District Plan.
- 11.3 The proposed development is not precluded from public or limited notification under s95A and s95B of the Resource Management Act 1991 however it is considered that the actual and potential effects of the proposed development will be minor and consequently it is considered that there are no affected parties for the purposes of s95E of the Act. It is therefore considered that the proposed development can be processed on a non-notified basis. However, given the potential for the proposal to arise in cumulative effects on the character of the landscape, public notification of the application is volunteered.
- 11.4 With regard to the consideration of applications for non-complying activities Section 104D of the Resource Management Act 1991 states:

“Particular restrictions for non-complying activities

- 1. Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*

- (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) the application is for an activity that will not be contrary to the objectives and policies of*
- (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.”*

11.5 As outlined above it is considered that the proposal will result in no more than minor adverse effects on the environment and is consistent with, and not contrary to, the relevant objectives and policies of the Proposed District Plan. Therefore it is considered that the proposal passes both limbs of the threshold test set out in Section 104D of the Act and, pursuant to Section 104B of the Act, resource consent can be granted for the subdivision as proposed.

Yours faithfully,
Edgar Planning Ltd,



Erin Stagg
Planner



Scott Edgar
Planner

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Melanie Mueller

Organisation: _____

Address: 167 Pukerangi Drive, Queensberry

[Handwritten Signature]
Signature

19/8/22
Date

Name: _____

Organisation: _____

Address: _____

Signature

Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



LEGEND

- Existing shelter belts to be retained as continuous belts of vegetation.
- Proposed shelter belts
- Existing semi-mature conifer belt in Lot 15 DP328097
- Existing poplars
- Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus), poplars and pittosporums.

If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season. Appropriate pest and stock protection shall be applied to areas of new planting such as a plastic guard or fencing. At the time of planting, all grass cover within 0.3m of a new plant location shall be sprayed with a suitable weed spray to remove grass competition. Appropriate slow release fertiliser and mulching shall be applied to all new plants. Twice yearly, all invasive weed species shall be removed from within 0.5 metres of all new plants. All new plants will be automatically irrigated with sprinklers or drippers for the first three years following planting.

vivian+espie
 landscape architecture
 100 Box 231
 Physical Address: 12112 38th Ave, Toronto, Ontario
 M4J 1L7 Tel: 416-764-2411 Fax: 416-764-2412 Web: www.vivian+espie.ca

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	DRAWN BY	DATE	
1967.01	JM	5/06/2022	
SCALE	PLANTING	FILE NAME	
1:1500		1967.01.VWX	

KJM



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Warning
 This plan has been prepared for the purpose of a resource consent application only. It is not a plan of subdivision and should not be used for any other purpose. The applicant is responsible for ensuring that the information is up to date and correct. The applicant is also responsible for ensuring that the information is not used for any other purpose without the prior written consent of Southern Land.

SOUTHERN LAND
 DEVELOPMENT CONSULTANTS
 100/102 Victoria Road, Wairarapa
 www.southernland.co.nz

CSNZ
 CIVIL ENGINEERING
 100/102 Victoria Road, Wairarapa
 www.csnz.co.nz

PROJECT BY
Jeff Smith & Kate Gordon-Smith
 CONSULTANT
 RT 114457
 TERRITORIAL AUTHORITY
 Central Otago District Council
 DISTRICT
 Otago
 TOTAL AREA
 8.0240 ha
 DATE
 8/07/22

PROJECT FOR
Resource Consent

Scale
1:1500 @ A3
 SUBMISSION
 Lindis Peak 2000

NO.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/07/22

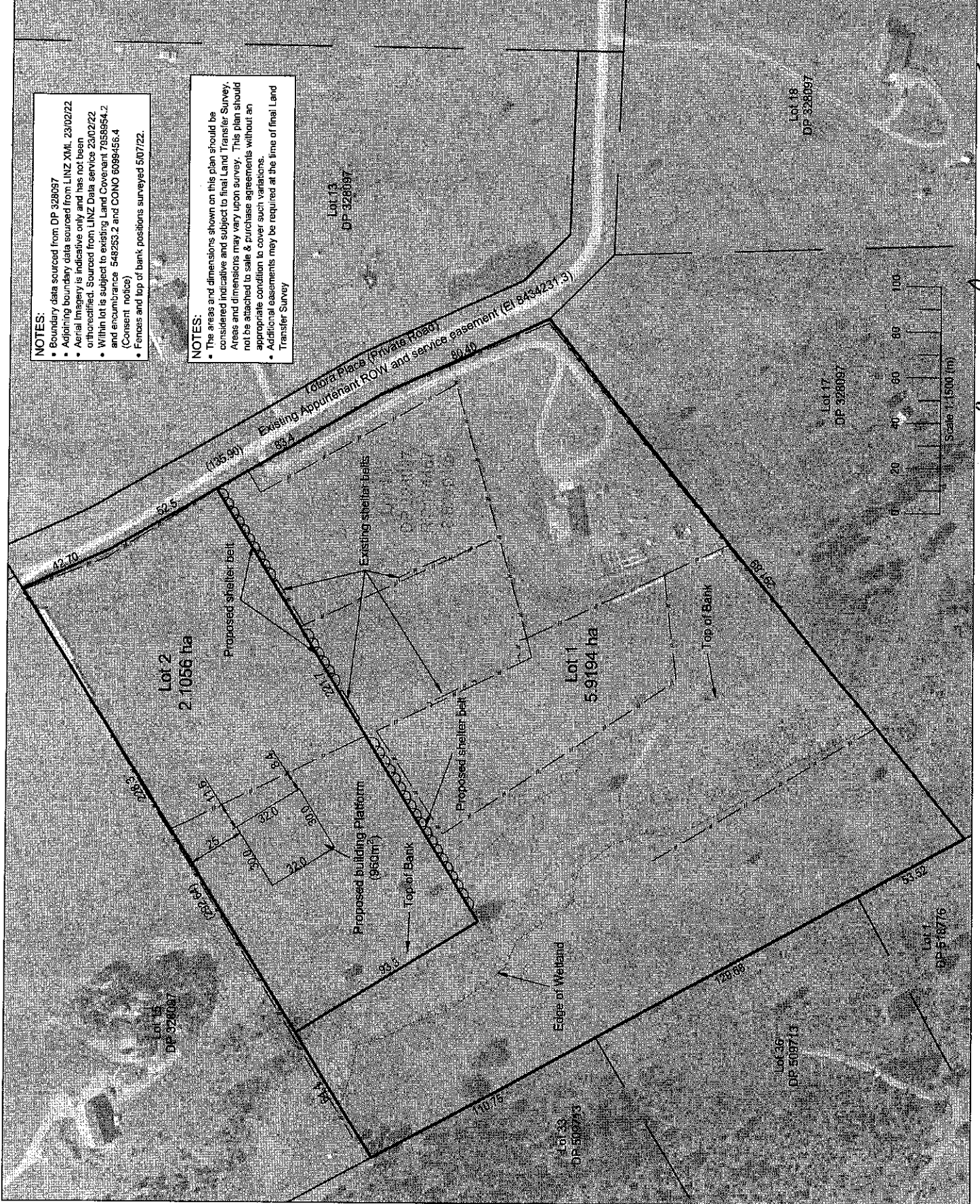
NO.	DATE	BY	FOR
A	14/09/21	EH	1 of 1
CS	8/07/22	EH	8/07/22
CS	8/07/22	EH	8/07/22

NOTES:

- Boundary data sourced from DP 328097
- Adjoining boundary data sourced from LINZ XML, 23/02/22
- Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
- Within lot is subject to existing Land Covenant 7955654.2 and encumbrance 548253.2 and CONO 6099456.4 (Consent notice)
- Fences and top of bank positions surveyed 5/07/22.

NOTES:

- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey



Handwritten signature/initials

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

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I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: SHARON McINTYRE SHARON TRUST

Organisation: _____

Address: 23 Hiharo Lane Queensberry

SD McIntyre _____ 25-8-22
Signature Date

Name: _____

Organisation: _____

Address: _____

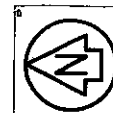
Signature Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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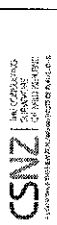
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Q10 and Produced by



Level 2 Broward House, 21 Broward St, Wairarapa
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CSNZ
CONSULTANTS
SURVEYS
AND
ENGINEERS

PROJECT
Jeff Smith & Kate Gordon-Smith

CONTRACT NO.
RT 114457

TRANSPORT DEPARTMENT
Central Otago District Council

DATE OF ISSUE
Clargo

TOTAL AREA
8.0240 ha

DATE
8/07/22

Drawing Title

Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097 55 Totara Place Queensberry

Prepared for

Resource Consent

Plan No.

No.	Description	Date
1	ORIGINAL ISSUE	8/07/22

Scale
1:1500 @ A3

STATUS DATE
Lindis Peak 2000

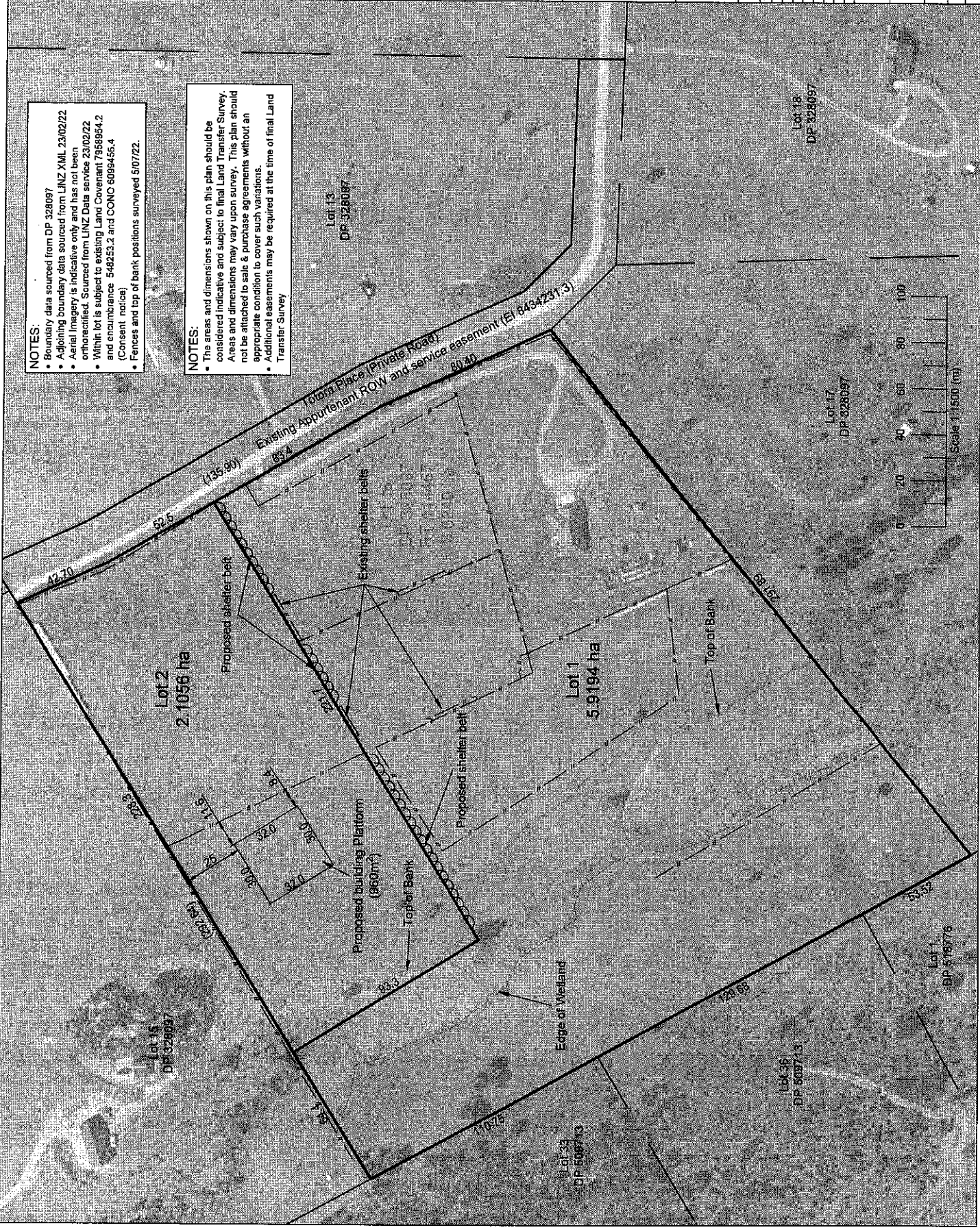
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A	V4294_S1	1 of 1
CS	8/07/22	EH
CS	5/07/22	EH
CS	5/07/22	EH

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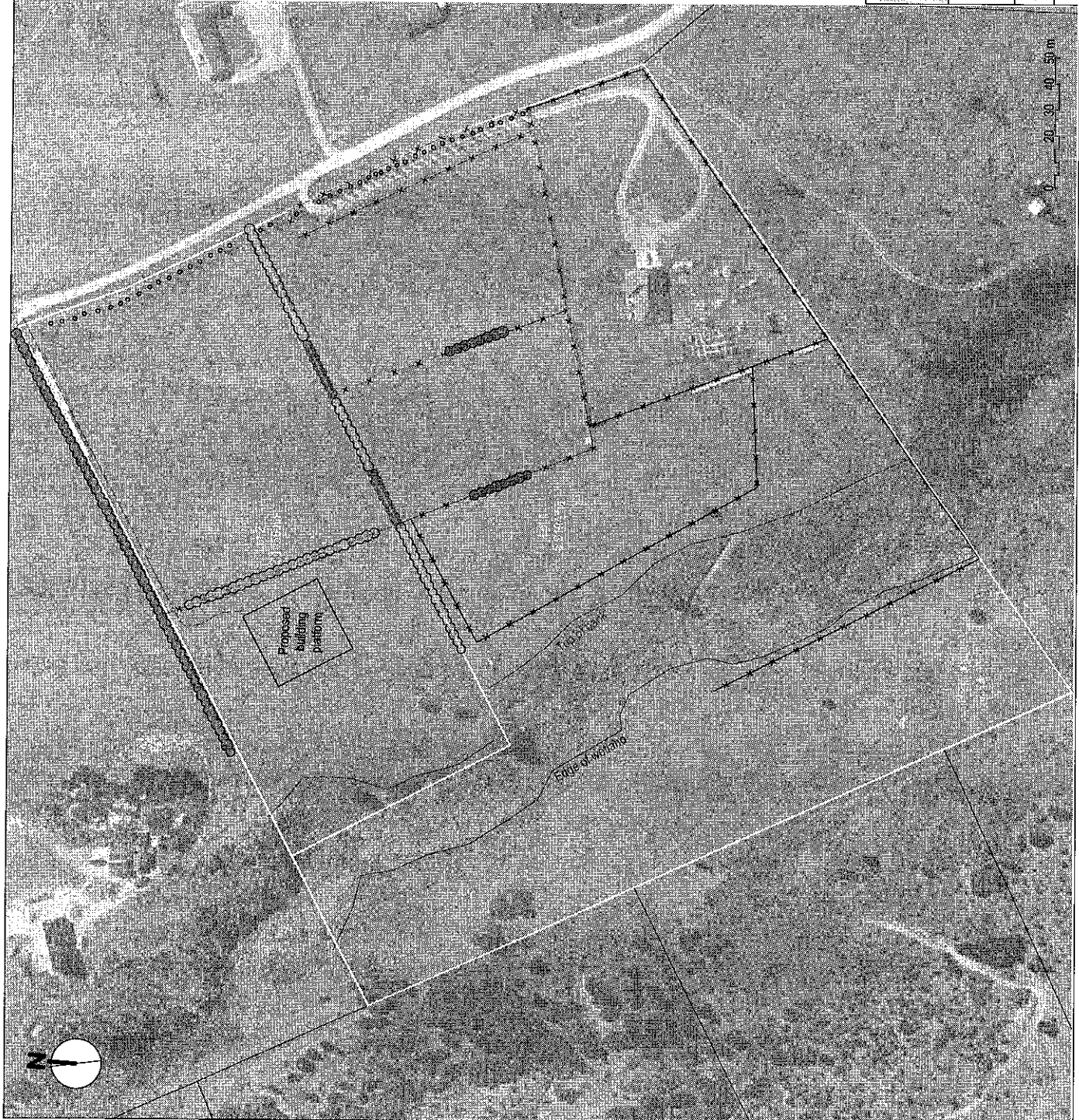
- Boundary data sourced from DP 328097
- Adjoining boundary data sourced from LINZ XML 23/02/22
- Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
- Within lot is subject to existing Land Covenant 7956954.2 and encumbrance 548255.2 and CONC 6099455.4 (Consent notice)
- Fences and top of bank positions surveyed 5/07/22.

NOTES:

- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey



Handwritten signature or initials.



LEGEND

Existing shelter belts to be retained as continuous belts of vegetation.

Proposed shelter belts

Existing semi-mature conifer belt in Lot 15 DP328097

Existing poplars

Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

Proposed planting shall consist of continuous belts of vegetation as shown on the Structural Landscape Plan. The average spacing between plants shall be no more than 1.5 metres. Species within each belt shall be a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus), poplars and pithecolobium.

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vivian+espie
 Landscape Architects
 12115 Service Drive, Rydalmere, Queensland 4013
 Tel: +61 7 401 888 700 Fax: +61 7 401 888 701 Web: www.vivianespie.com.au

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	1967.01	DRAWN BY	JM
SCALE	1:1500	FILE NAME	1967.01.WWX
		DATE	5/08/2022

Handwritten signature

Affected Persons Approval



To: The Manager, Planning and Environment
 Central Otago District Council
 PO Box 122
 Alexandra 9340

41 Totava Place

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
 Type of resource consent: Subdivision Consent
 Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.
 I hereby give unconditional approval for the application to be processed without public notification.
 I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: <u>Mac Gardner</u>	<u>Daniel R. Gardner</u>
Organisation: <u>Goldie Point Trust</u>	<u>Goldie Point Trust</u>
Address: <u>86 Connell St, Dunedin</u>	<u>14 Eagle St, Burkes 9022</u>

<u>[Signature]</u>	<u>10/8/22</u>	<u>13/8/22</u>
Signature	Date	

Name: <u>Anthony R. Gardner</u>	<u>Nicholas P Gardner</u>
Organisation: <u>Goldie Point Trust</u>	<u>Goldie Point Trust</u>
Address: <u>2/26 William Fergusson</u>	<u>60 Newlands Rd, Newlands</u>
<u>St. Helens, AKE 1071</u>	<u>WGTN 0637</u>

<u>[Signature]</u>	<u>[Signature]</u>	<u>5/9/22</u>
Signature	Date	

Checklist:

<input type="checkbox"/> Signature of all legal owners	<input type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)
--	--	--



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WARNING

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PO Box 100, Waiwaha, Manawatu-Whanganui
www.southernland.co.nz

PROJECT: Jeff Smith & Kale Gordon-Smith

CONTRACT: RT 114457

CLIENT: Central Otago District Council

MAP SHEET: Chago

DATE: 8/07/22

Scale: 1:1500 @ A3

Resource Consent

Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097 55 Talara Place Queensberry

Scale: 1:1500 @ A3

Linda Peak 2000

Scale: 1:1500 @ A3

Scale: 1:1500 @ A3

Scale: 1:1500 @ A3

Scale: 1:1500 @ A3

Scale: 1:1500 @ A3

Scale: 1:1500 @ A3

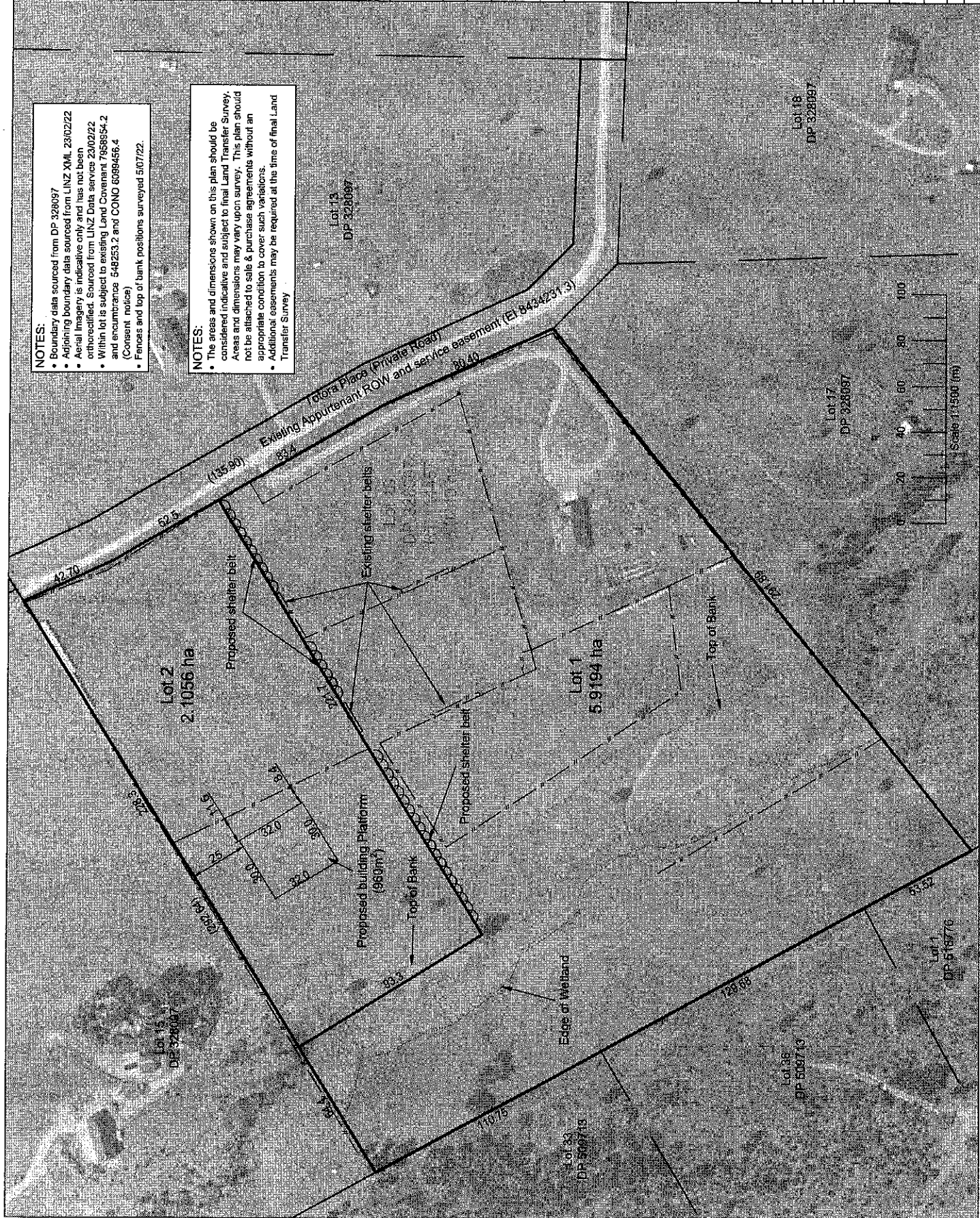
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Scale: 1:1500 @ A3






NOTES:
• Boundary data sourced from DP 328097
• Adjoining boundary data sourced from LINZ XML, 23/02/22
• Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data services 23/02/22
• Within lot is subject to existing Land Covenant 7069854.2 and encumbrance 548253.2 and CONO 6069456.4 (Consent notice)
• Fences and top of bank positions surveyed 5/07/22.

NOTES:
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• Additional easements may be required at the time of final Land Transfer Survey



Signature

LEGEND

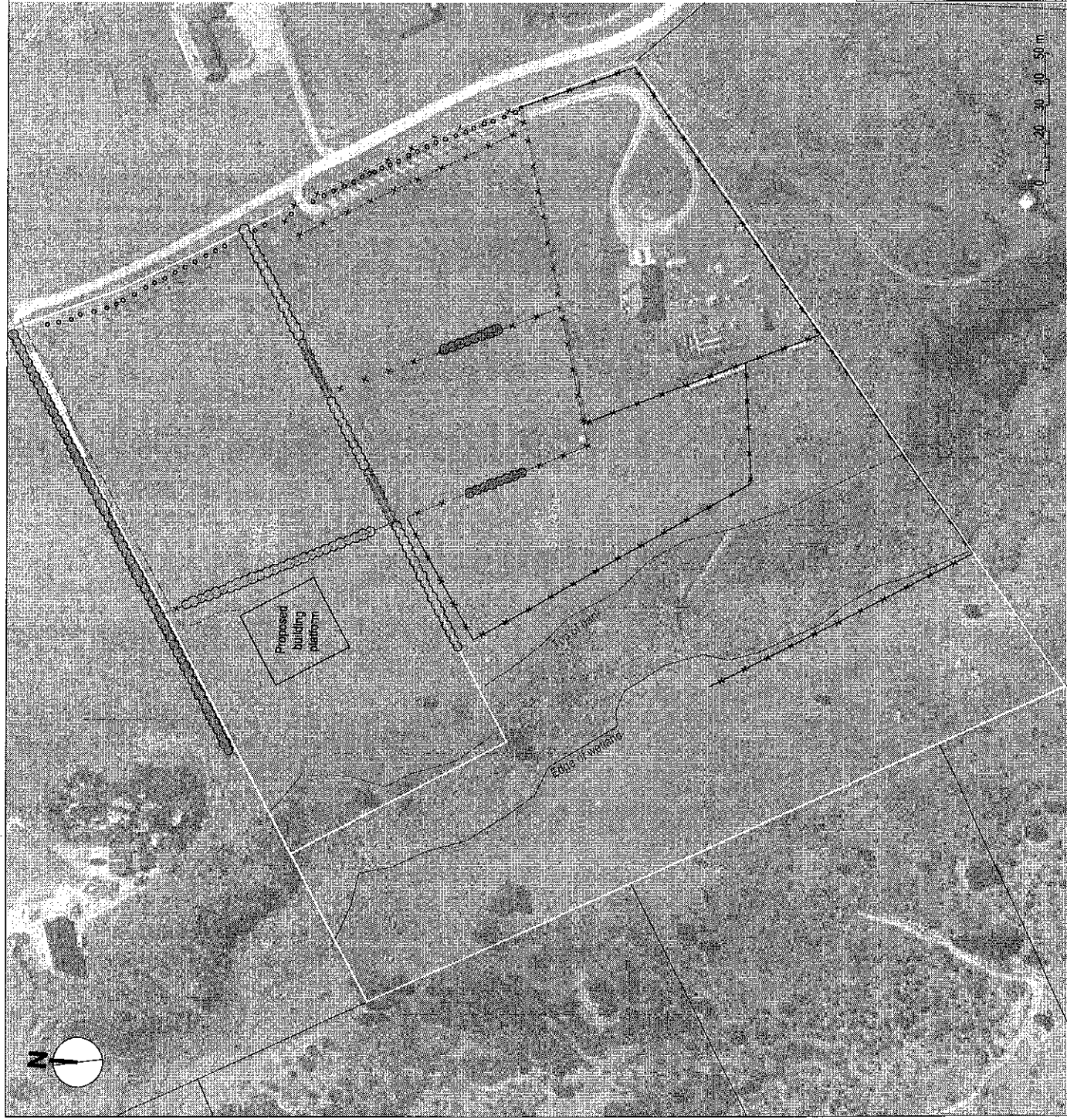
-  Existing shelter belts to be retained as continuous belts of vegetation.
-  Proposed shelter belts
-  Existing semi-mature conifer belt in Lot 15 DP328097
-  Existing poplars
-  Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding Salix cinerea and fragilis), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding Acer pseudoplatanus) and poplars.

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vivian+espie
Architectural, Landscape Architecture, Horticulture and Urban Planning
 100-100 Victoria Road, Suite 100, Auckland, New Zealand
 Tel: +64 9 441 8187 Fax: +64 9 441 8190 Email: vivian@espie.co.nz

TITLE
K & J Gordon Smith
Structural Landscape Plan

DRAWING NUMBER 1967.01	DRAWN BY JM	DATE 5/08/2022
SCALE 1:1500		FILE NAME 1967.01.VWX

R. Gordon

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Greg Barr

Organisation:

Address: 29 Totara Place

Greg Barr

Signature

11-9-22

Date

Name: Jessica Maddock Jessica Maddock

Organisation:

Address: 29 Totara Place, Queensberry

Jessica Maddock

Signature

11-9-22

Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)

Handwritten initials/signature

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- obtaining the information in the most recent issue.
City and Frazerherby



CSNZ
THE CONSULTING ENGINEERS
165 WILSON STREET, AUCKLAND

CLIENT
Jeff Smith & Kate Gordon-Smith

CONVEYED TO
RT 114457

TERRITORIAL AUTHORITY
Central Otago District Council

DISTRICT
Otago

TOTAL AREA
8.0240 ha

DRAWN
8/07/22

DRAWING TITLE
Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097 55 Totara Place Queensberry

Prepared for
Resource Consent

Scale
1:1500 @ A3

DATE
Lindis Peak 2000

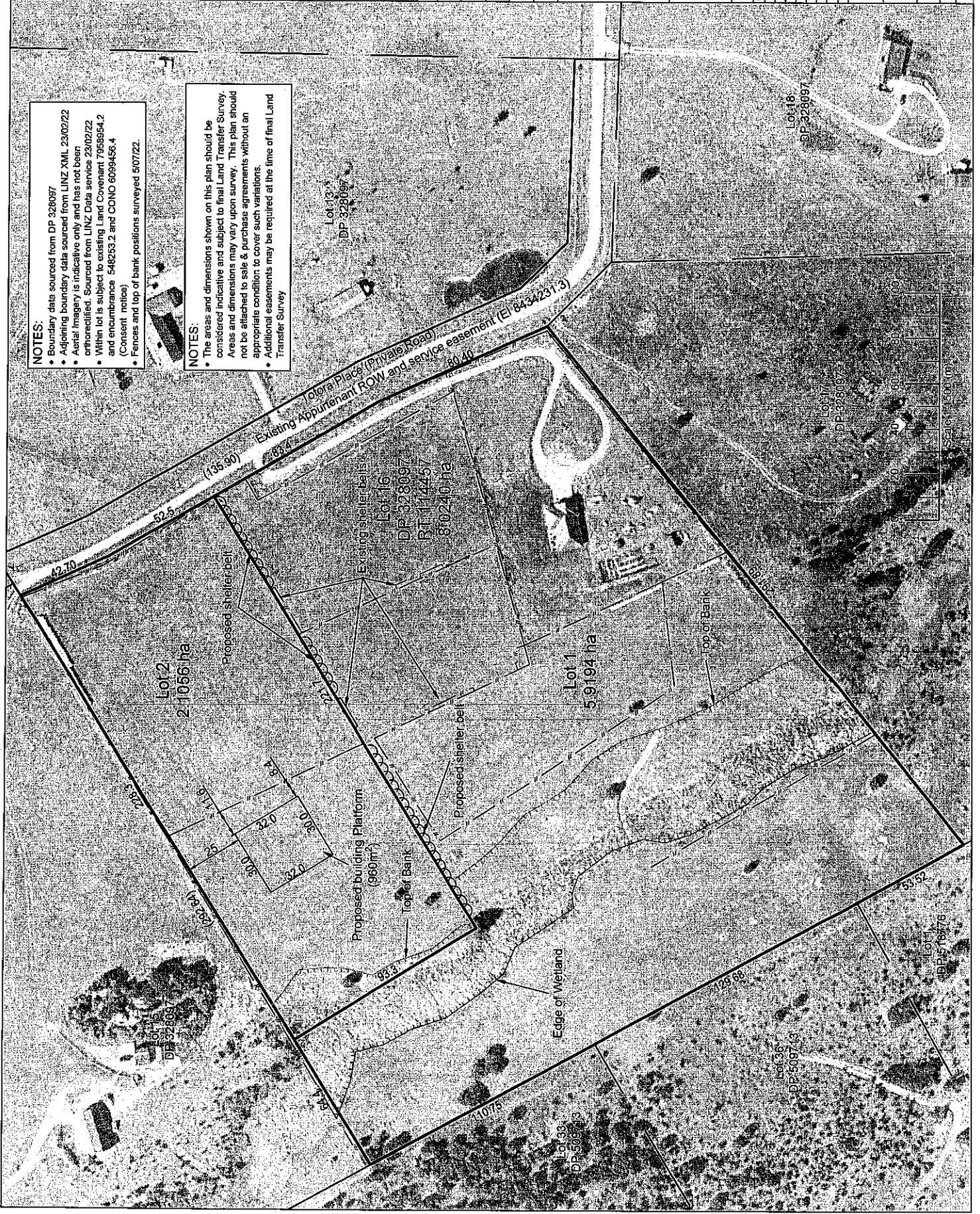
REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	8/07/22

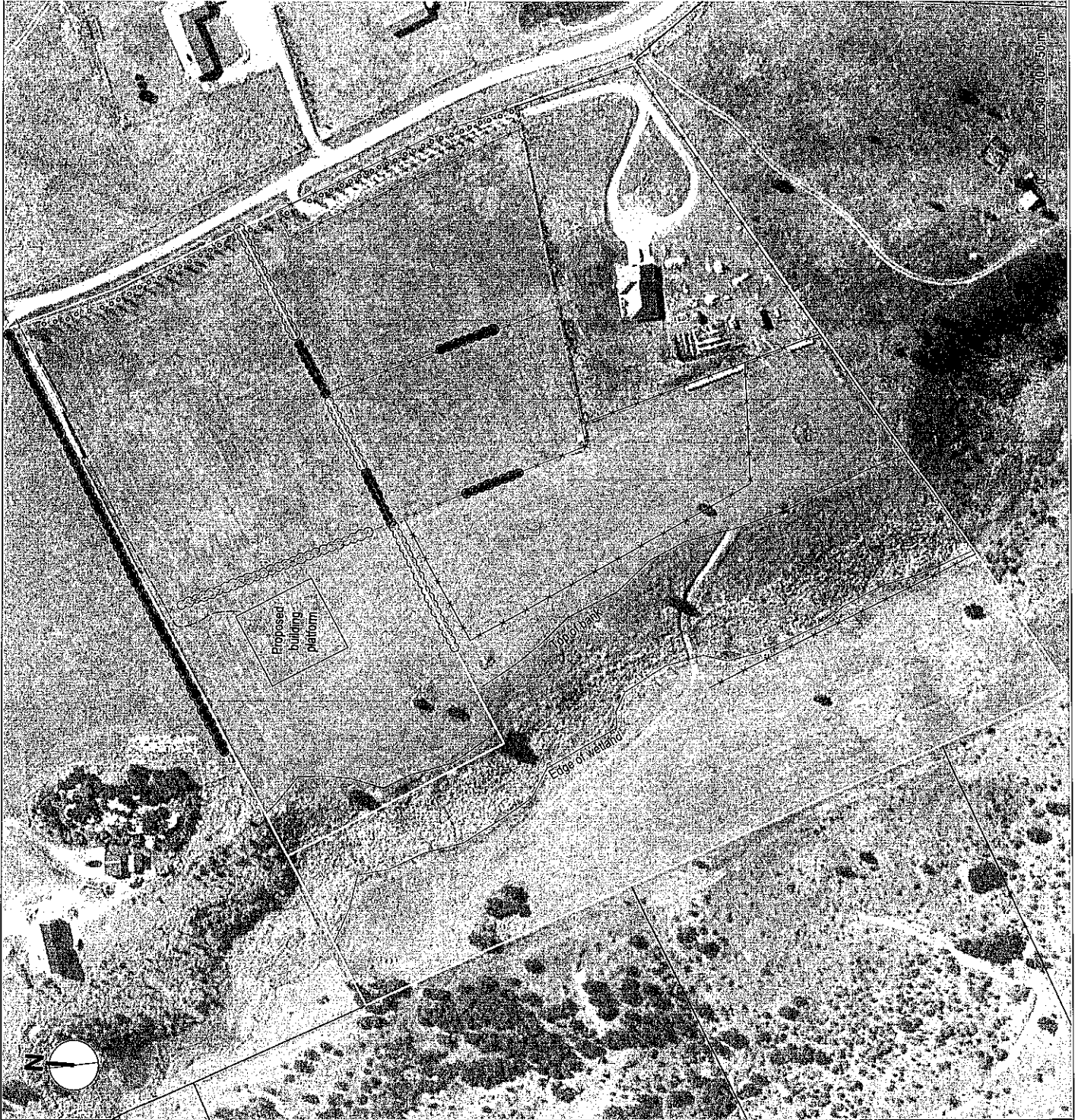
NO.	DATE	BY	CHKD.
1	8/07/22	EH	EH
2	8/07/22	EH	EH

REVISION	DATE	BY	CHKD.
A	14/294_S1	1 of 1	
CS	8/07/22	EH	EH
CS	8/07/22	EH	EH

- NOTES:**
- Boundary data sourced from DP 328097
 - Adjoining boundary data sourced from LINZ XML 23/02/22
 - Aerial Imagery is indicative only and has not been orthorectified. Sourced from LINZ Data services 23/02/22
 - Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 548235.2 and CONO 60699456.4 (Consent notices)
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- NOTES:**
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LEGEND

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- Existing poplars
- Indicative access

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vivian+espie
 landscape architecture and landscape planning
 121/13 Okene Drive, Havelock, Christchurch
 Tel: +64 3 441 4189 Fax: +64 3 441 4190 Web: www.vivianespie.co.nz

K & J Gordon Smith
Structural Landscape Plan

DATE: 5/08/2022
 DRAWN BY: JM
 DRAWING NUMBER: 1967.01
 SCALE: 1:1500 FILE NAME: 1967.01.VMW

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
Type of resource consent: Subdivision Consent
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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Charlton Carney
Organisation:
Address: 11 Totara Pl, Queensberry, Cromwell.

Signature: [Signature] Date: 11/8/2022

Name: Louise Carney
Organisation: 11 Totara Pl, Queensberry, Cromwell
Address:

Signature: [Signature] Date: 11/8/22

Checklist:		
<input checked="" type="checkbox"/> Signature of all legal owners	<input checked="" type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



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 1000 Commercial Drive, Suite 100, North York, Ontario M2N 6K1
 Tel: (416) 443-8877 Email: sales@southernland.ca
 www.southernland.ca

Prepared by: Jeff Smith & Kate Gordon-Smith
RT 114457
Central Chicago District Council
Chicago
Area: 8.0240 ha
Survey No.: 8/0722

Reviewed for: Resource Consent
1 of 1
55 Tolara Place
Queensberry

NO.	DESCRIPTION	DATE
1	PREPARED	8/0722
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

Scale: 1:1500 @ A3
Drawn by: Lindis Peak 2000

NO.	DESCRIPTION	DATE
1	PREPARED	8/0722
2	REVISION	
3	REVISION	
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5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
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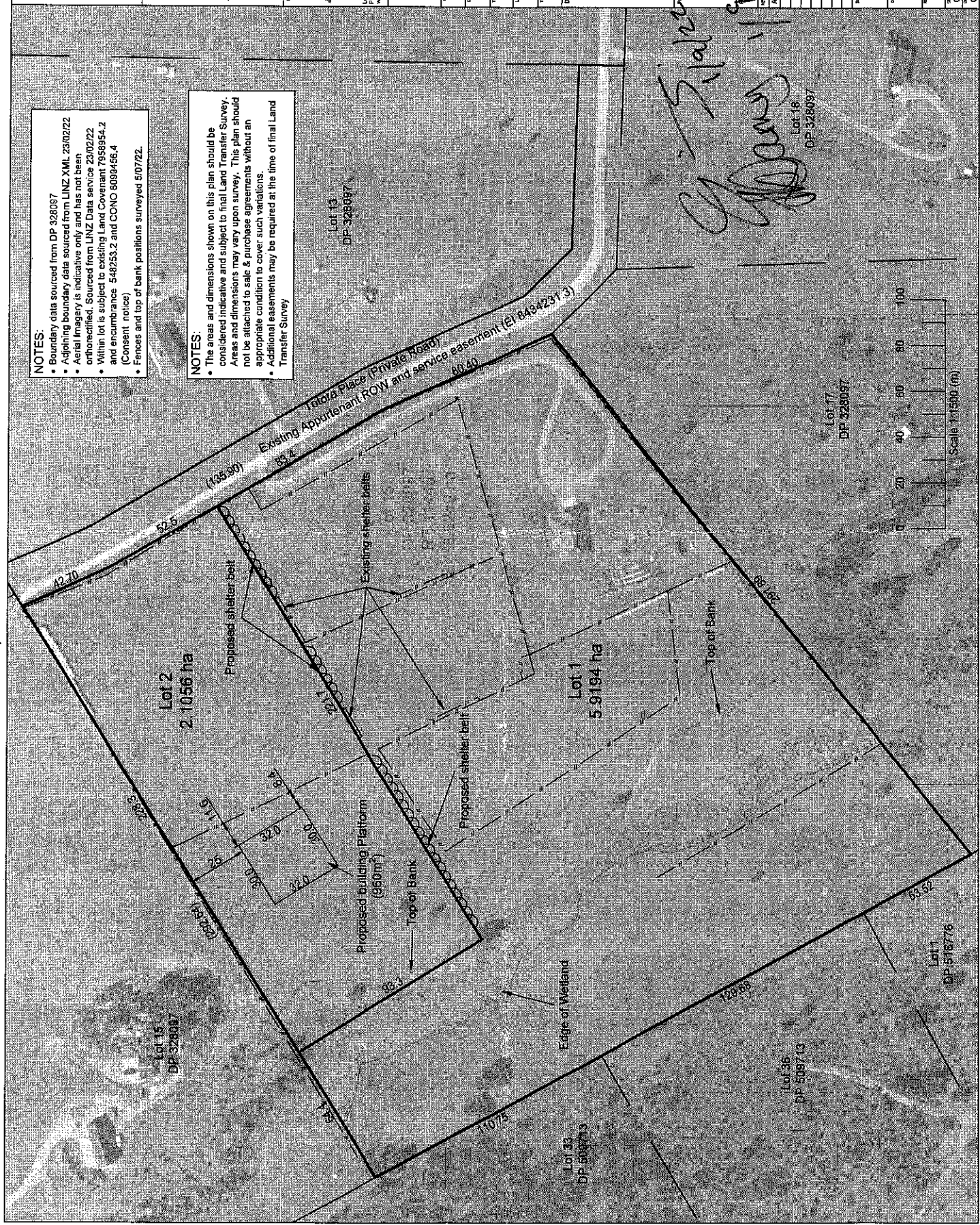
NO.	DESCRIPTION	DATE
1	PREPARED	8/0722
2	REVISION	
3	REVISION	
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NOTES:

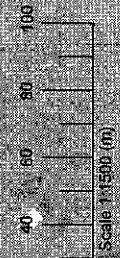
- Boundary data sourced from DP 328097
- Adjoining boundary data sourced from LINZ XML 2302/22
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- Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 548253.2 and CCNG 6099456.4 (Consent notice)
- Fences and top of bank positions surveyed 8/0722.

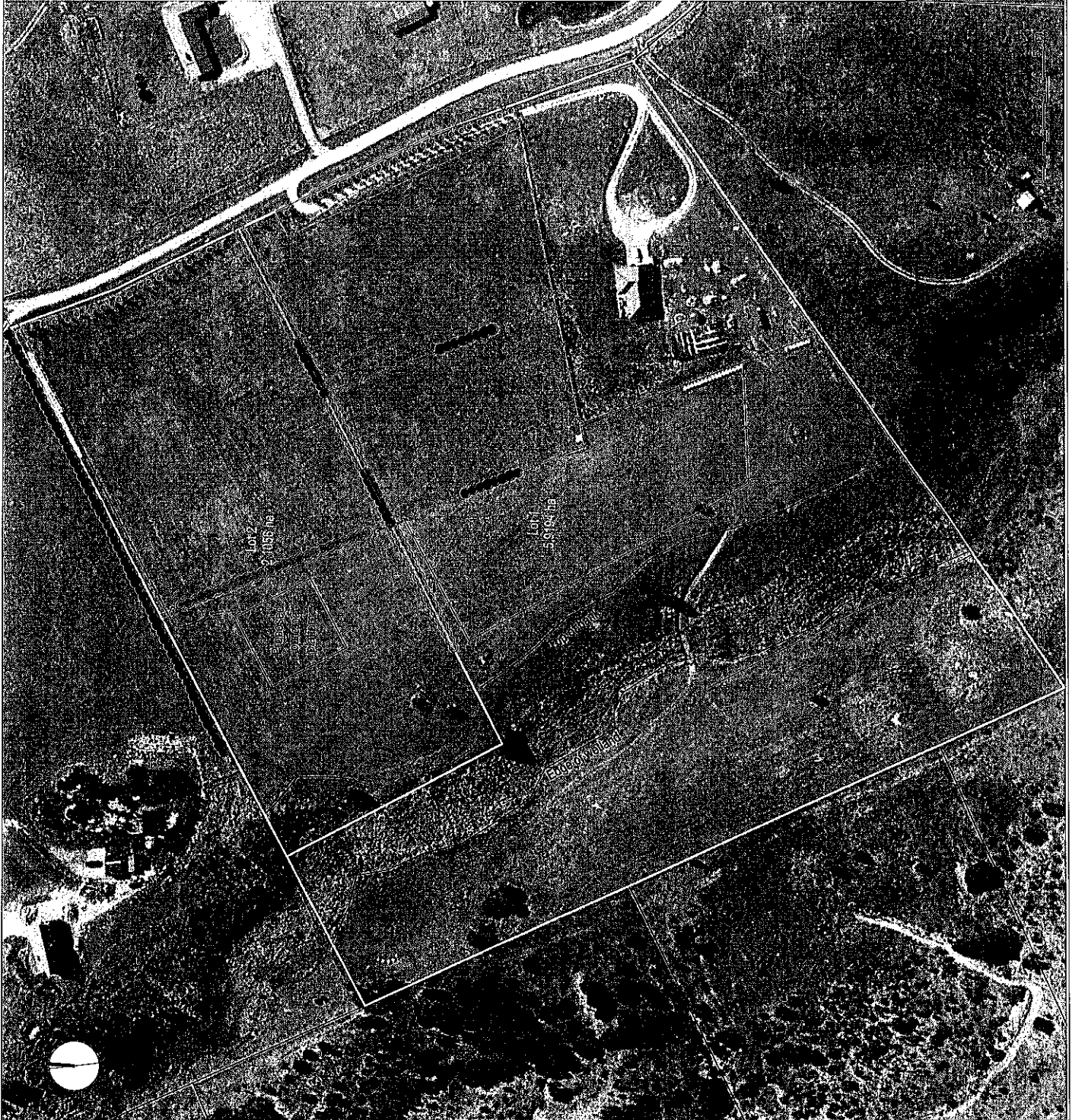
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Handwritten notes and signatures:
 Resource Consent
 1 of 1
 55 Tolara Place
 Queensberry





LEGEND

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Proposed shelter belts

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Existing poplars

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Charlton Carney
GIS 11/8/22

vivian+espie
 landscape architecture and landscape planning
 100 Macquarie Street, Suite 100
 Sydney, NSW 2000
 Physical Address: 1201 St Georges Drive, Northon, Queensland
 16-18 St Georges Drive, Northon, Queensland
 16-18 St Georges Drive, Northon, Queensland

TITLE		K & J Gordon Smith Structural Landscape Plan	
DRAWING NUMBER	1967.01	DRAWN BY	JM
SCALE	1:1500	FILE NAME	1967.01.VWX
		DATE	5/08/2022

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Andrew Keene

Organisation: Na

Address: 175 Queensberry Terrace, Queensberry


Signature

11 Aug 22
Date

Name: Sorrelle Pearson

Organisation: Na

Address: 175 Queensberry Terrace, Queensberry


Signature

11 August 2022
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: STEPHEN BURKE Megan Burke

Organisation: LOT 12, TOTARA PL.

Address: 109 PUKERANGI DRIVS. QUEENSBERRY 9383

Signature: [Signature] Date: 11/08/22

Name: _____

Organisation: _____

Address: _____

Signature

Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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any other purpose without the written...
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Warning

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other data prepared for the purpose of...
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Q10 and Protection by



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LANDS DIVISION OF THE GOVERNMENT

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Centre, Sydney NSW 2000
www.southernland.nsw.gov.au



CSNZ

LANDS DIVISION OF THE GOVERNMENT

Level 2, Spectrum House, 21 Browne Street, Westpac
Centre, Sydney NSW 2000
www.southernland.nsw.gov.au

PREPARED BY
Jeff Smith & Kate Gordon-Smith

DATE
RT 114457

APPROVED BY
Central Otago District Council

DATE
08/07/22

SCALE
1:1500

PROJECT TITLE
Lots 1 and 2 being a Proposed
Subdivision of Lot 16 DP 328097
55 Tolara Place
Queensberry

PREPARED FOR
Resource Consent

DATE
08/07/22

SCALE
1:1500 @ A3

PROJECT TITLE
Lots 1 and 2 being a Proposed
Subdivision of Lot 16 DP 328097
55 Tolara Place
Queensberry

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PROJECT TITLE
Lots 1 and 2 being a Proposed
Subdivision of Lot 16 DP 328097
55 Tolara Place
Queensberry

PREPARED FOR
Resource Consent

DATE
08/07/22

SCALE
1:1500 @ A3

PROJECT TITLE
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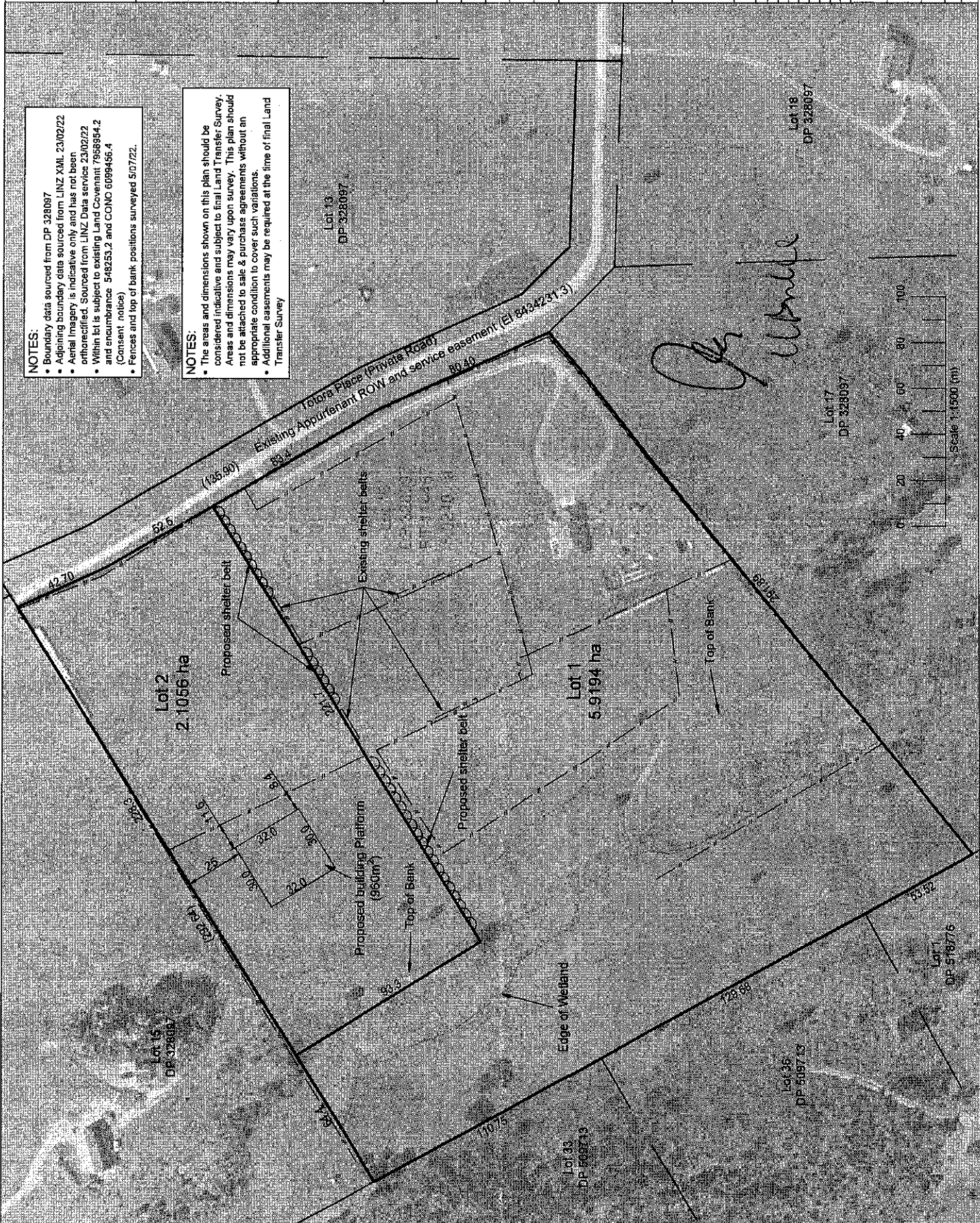
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NOTES:

- Boundary data sourced from DP 328097
- Adjoining boundary data sourced from LINZ XM, 23/02/22
- Aerial imagery is indicative only and has not been orthorectified. Sourced from LINZ Data service 23/02/22
- Within lot is subject to existing Land Covenant 7958954.2 and encumbrance 596253.2 and COING 6099466.4 (consent notice)
- Fences and top of bank positions surveyed 5/07/22.

NOTES:

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- Additional easements may be required at the time of final Land Transfer Survey



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X

J. S. Burke

M. Burke M. Burke

LEGEND

-  Existing shelter belts to be retained as continuous belts of vegetation.
-  Proposed shelter belts
-  Existing semi-mature conifer belt in Lot 15 DP328097
-  Existing poplars
-  Indicative access

NOTE:

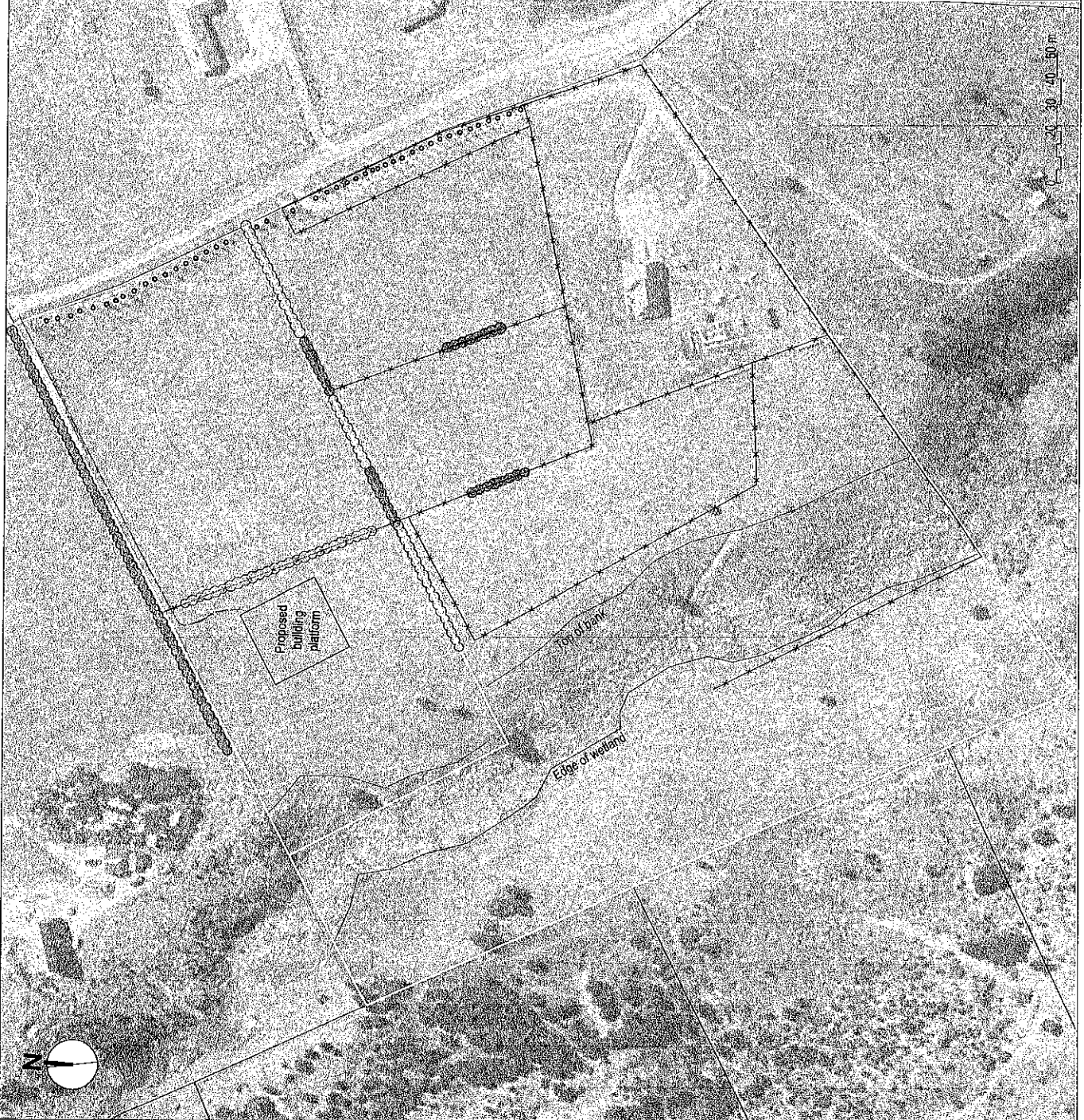
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landscape architects and interior planning
Vivian+Espie Limited, Resource Management Corporation (RMC) License No. 1967/01
171-173, The Arcade, Auckland, New Zealand
Tel: +64 9 481 4600 Fax: +64 9 481 4601 Email: vivian@vivianespie.co.nz

TITLE	K & J Gordon Smith Structural Landscape Plan		
DRAWING NUMBER	DRAWN BY	DATE	
1967.01	JM	5/08/2022	
SCALE	1:1500	FILE NAME	1967.01.LWX



Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith

Type of resource consent: Subdivision Consent

Proposed activity: 2 Lots subdivision (Lot 1 - 5.9194ha and Lot 2 - 2.1056ha)

Location of site: 55 Totara Place, Queensberry

I have sighted all the attached plans and supporting information for the above activity.

I hereby give unconditional approval for the application to be processed without public notification.

I understand that, by giving approval, the Council will not take into account any effects that the proposed activity may have on me, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991).

TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Rachel Prendergast

Organisation: _____

Address: 54 Totara Place, Queensberry RD3, Cromwell 9383
or 127 Pukerangi Drive

R Prendergast
Signature

21/08/2022
Date

Name: Matt Ragg

Organisation: _____

Address: 54 Totara Place, Queensberry, RD3, Cromwell, 9383

M Ragg
Signature

21/8/2022
Date

Checklist:

Signature of all legal owners

Site and/or subdivision plan with all required signatures

Elevations with all required signatures (if applicable)



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This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey and the measurements are likely to vary from the actual measurements. It is intended to be used in conjunction with an appropriate convention to cover such variations.

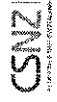
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Level 2, Devonport House, 21 Rowan Street, Devonport, Tairāwhiti
www.southernland.co.nz



Author: Jeff Smith & Kate Gordon-Smith
Drawing No: RT 114457
Title: Resource Consent Application
Client: Central Otago District Council
Date: 8/07/22

Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097
55 Totara Place
Queensberry

Resource Consent

Lot	Area (ha)	Volume (m ³)	Height (m)
Lot 1	5.9194		
Lot 2	2.1056		

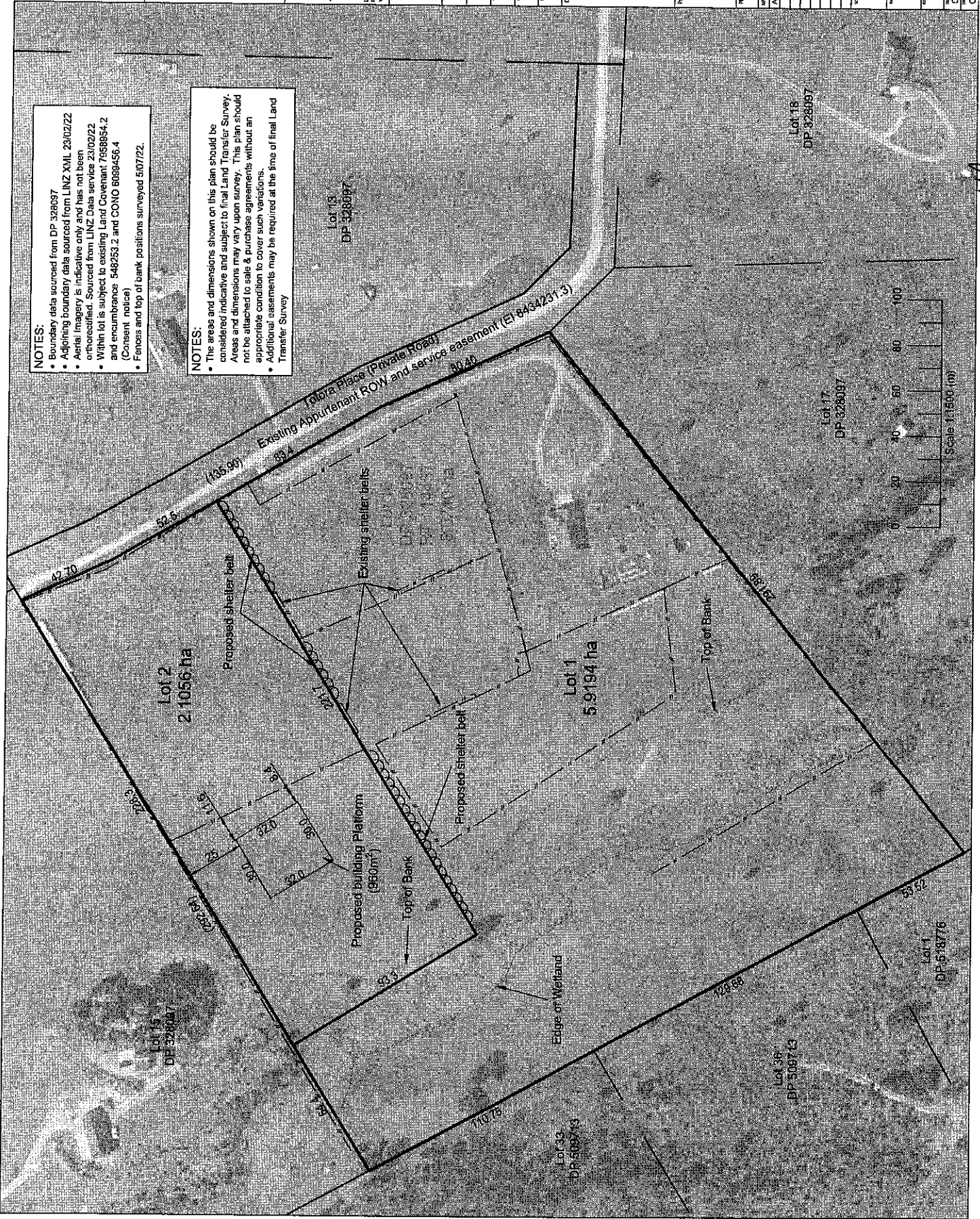
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Lindis Peak 2000

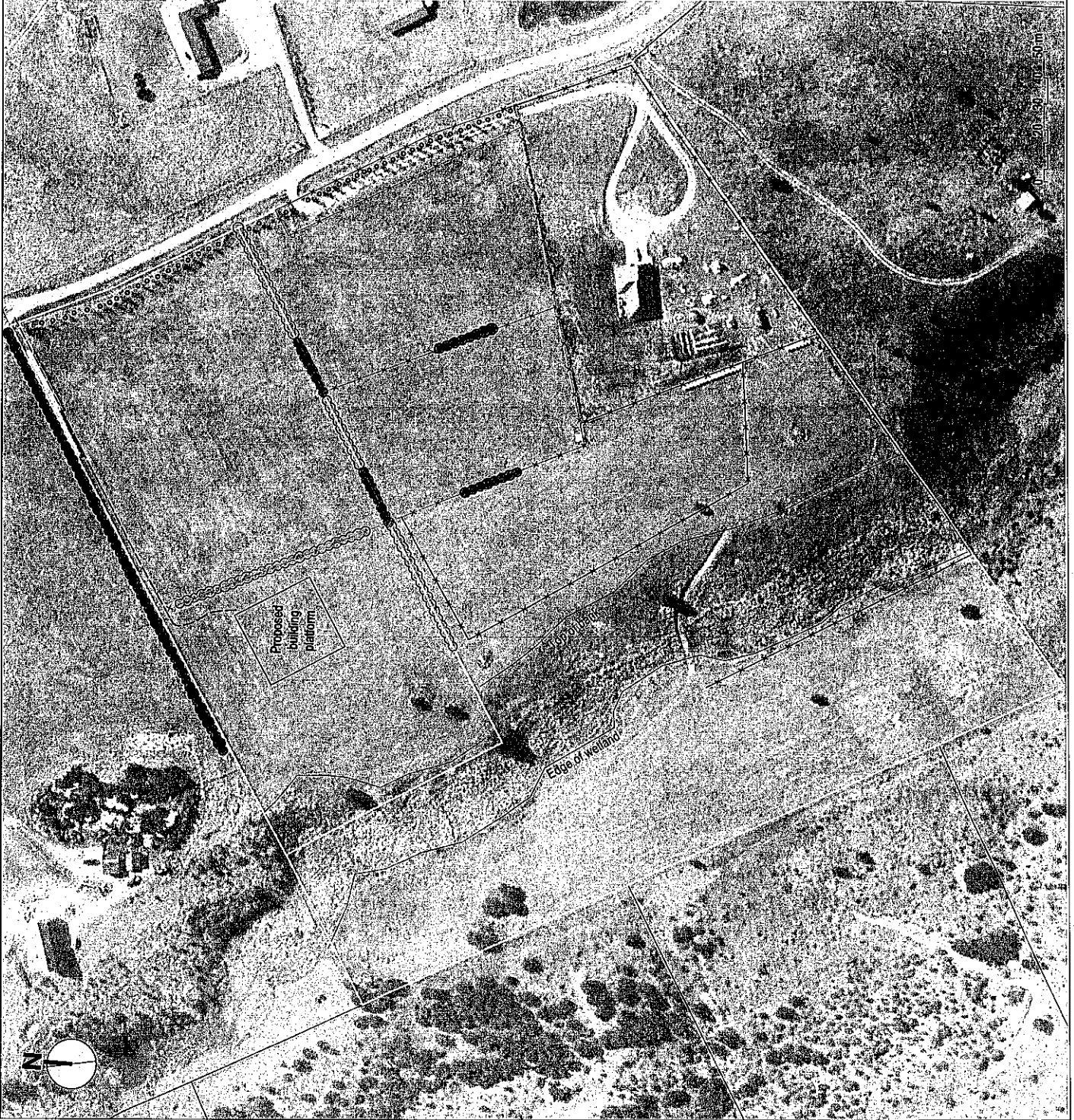
Lot	Area (ha)	Volume (m ³)	Height (m)
Lot 1	5.9194		
Lot 2	2.1056		

- NOTES:**
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 - Adjoining boundary data sourced from LINZ XML 23/02/22
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 - Fences and top of bank positions surveyed 5/07/22.






- NOTES:**
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 - Additional easements may be required at the time of final Land Transfer Survey



Handwritten signature



LEGEND

-  Existing shelter belts to be retained as continuous belts of vegetation.
-  Proposed shelter belts
-  Existing semi-mature conifer belt in Lot 15 DP328097
-  Existing poplars
-  Indicative access

NOTE:

Existing shelter belts are a mix of kowhai, gums, wattles, willow (excluding *Salix cinerea* and *fragilis*), oak, ribbonwoods, flaxes, cabbage trees, acers (excluding *Acer pseudoplatanus*) and poplars.

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vivian+espie
 landscape architecture
 120115 Canada Drive, Franklin, Otago
 Tel: 03 443 4411 Fax: 03 443 4411 Web: www.vivianespie.co.nz

K & J Gordon Smith
 Structural Landscape Plan

DRAWING NUMBER	DATE
1967.01	5/09/2022
SCALE	FILE NAME
1:1500	1967.01.VWX

Handwritten signature: K. Gordon Smith

Affected Persons Approval



To: The Manager, Planning and Environment
Central Otago District Council
PO Box 122
Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant(s): Kate Gordon-Smith and Jeff Smith
Type of resource consent: Subdivision Consent
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TO BE COMPLETED BY THE PERSON(S) GIVING THEIR APPROVAL

Name: Lyndon Stott
Organisation:
Address: 189 Pukerangi Drive, Queensberry
L. Stott 28/8/22
Signature Date

Name: Sophie Copley
Organisation:
Address: 189 Pukerangi Drive, Queensberry
Sophie 28/8/22
Signature Date

Checklist:		
<input checked="" type="checkbox"/> Signature of all legal owners	<input checked="" type="checkbox"/> Site and/or subdivision plan with all required signatures	<input type="checkbox"/> Elevations with all required signatures (if applicable)



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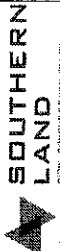
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DP and Resource Consent



Level 12 Innovation Place, 21, Brownson St., Waiwaka
www.southernland.co.nz



Level 12 Innovation Place, 21, Brownson St., Waiwaka
www.southernland.co.nz

Prepared for: Jeff Smith & Kate Gordon-Smith

Project: RT 114457

Client: Central Otago District Council

Site Name: Otago

Area: 8.0240 ha

Date: 8/07/22

Title: T3

Scale: 1:1500 @ A3

Project: Lindis Peak 2000

Sheet: 1 of 1

Date: 8/07/22

Date: 8/07/22

Date: 8/07/22

Date: 8/07/22

Date: 8/07/22

Date: 8/07/22

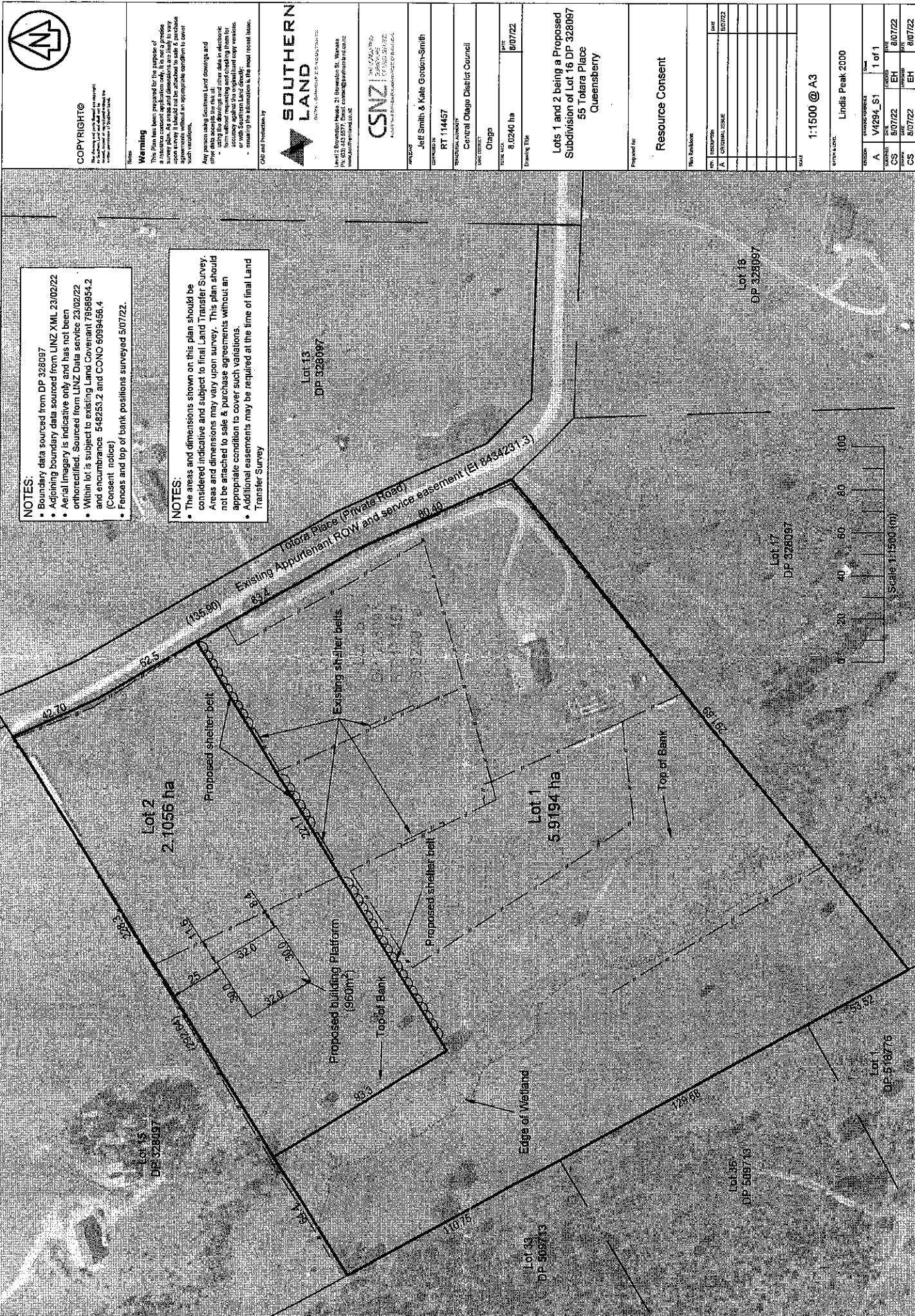
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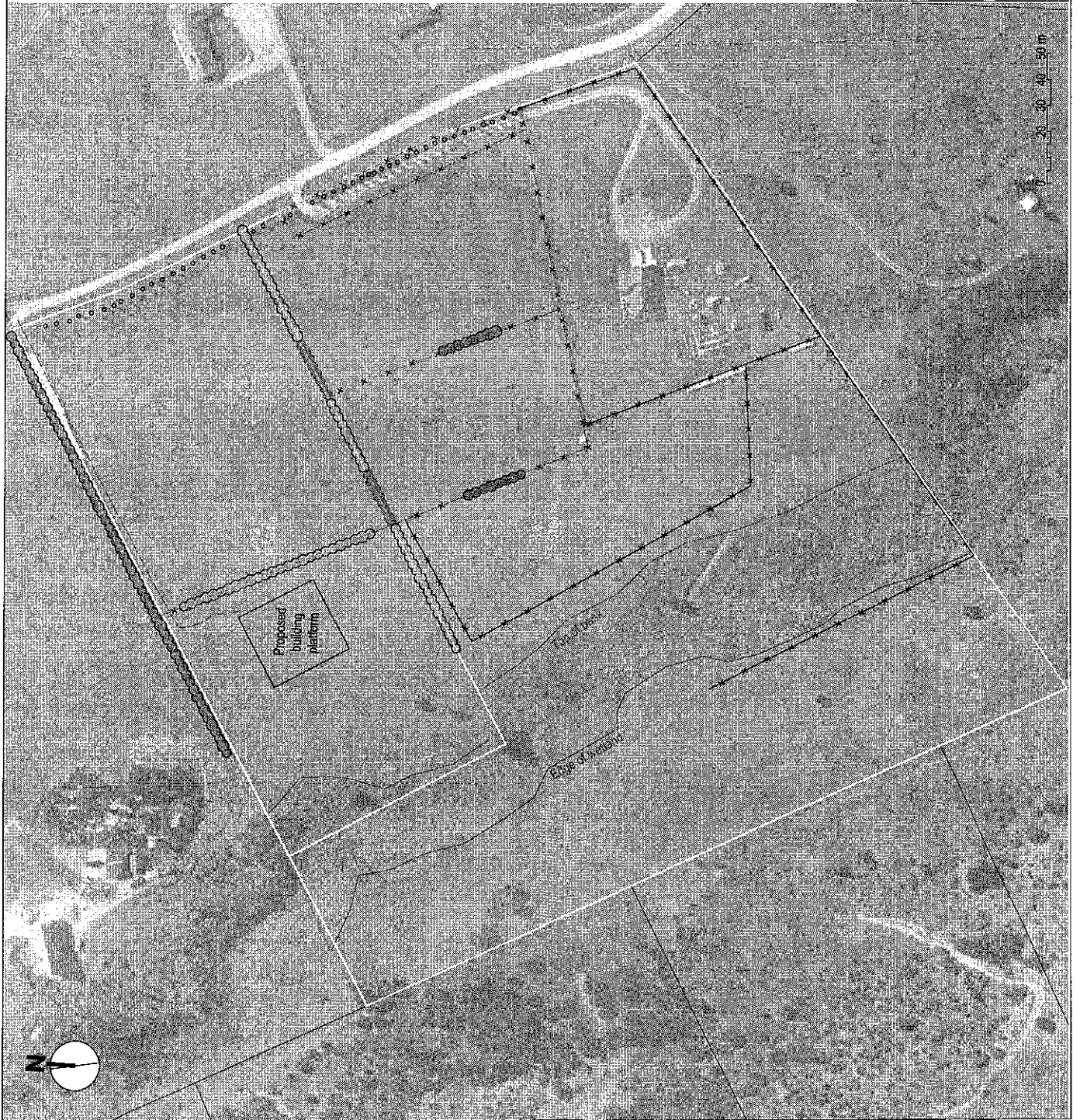
Date: 8/07/22

Date: 8/07/22

- NOTES:**
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[Handwritten signature]

vivian+espie
 landscape architecture and interior design
 Physical Address: 17116 Cleveley Drive, Apollo Bay, Victoria 3230
 Tel: 041 541 4187 Fax: 041 541 5100 www.vivianespie.com.au

TITLE
 K & J Gordon Smith
 Structural Landscape Plan

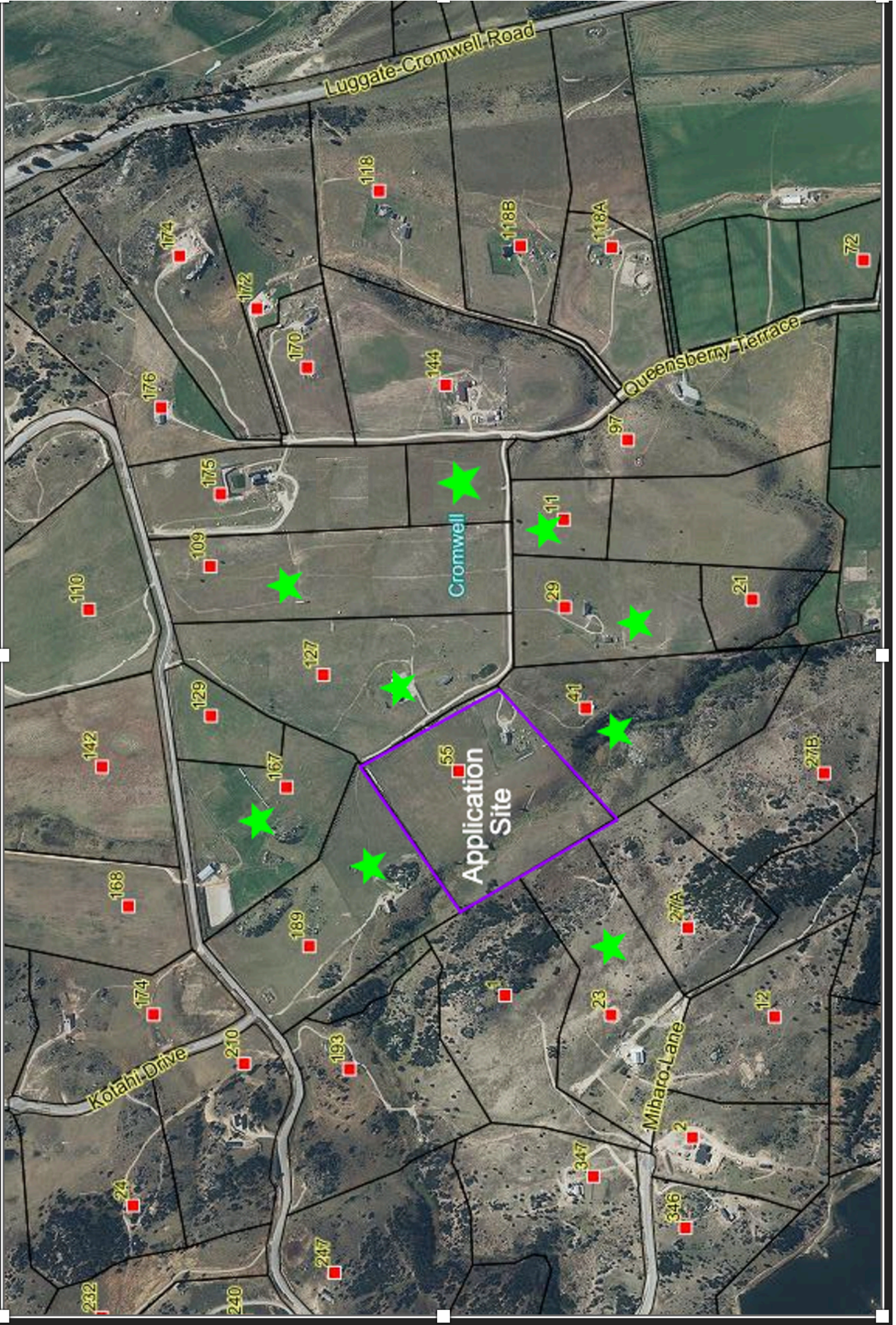
DRAWING NUMBER
 1967.01

DATE
 5/08/2022

SCALE
 1:1500

FILE NAME
 1967.01.VWX

DRAWN BY
 JM





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Notes

Warning

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Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz



APPLICANT
Jeff Smith & Kate Gordon-Smith

COMPRISED IN
RT 114457

TERRITORIAL AUTHORITY
Central Otago District Council

LAND DISTRICT
Otago

TOTAL AREA
8.0240 ha

DATE
8/06/23

Drawing Title
**Lots 1 and 2 being a Proposed Subdivision of Lot 16 DP 328097
55 Totara Place
Queensberry**

Prepared for
Resource Consent

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	8/06/23

SCALE
1:1500 @ A3

DATUM & LEVEL
Lindis Peak 2000

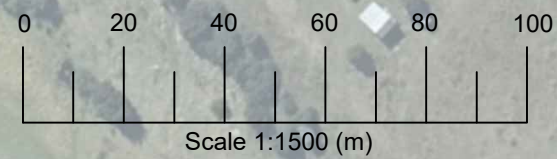
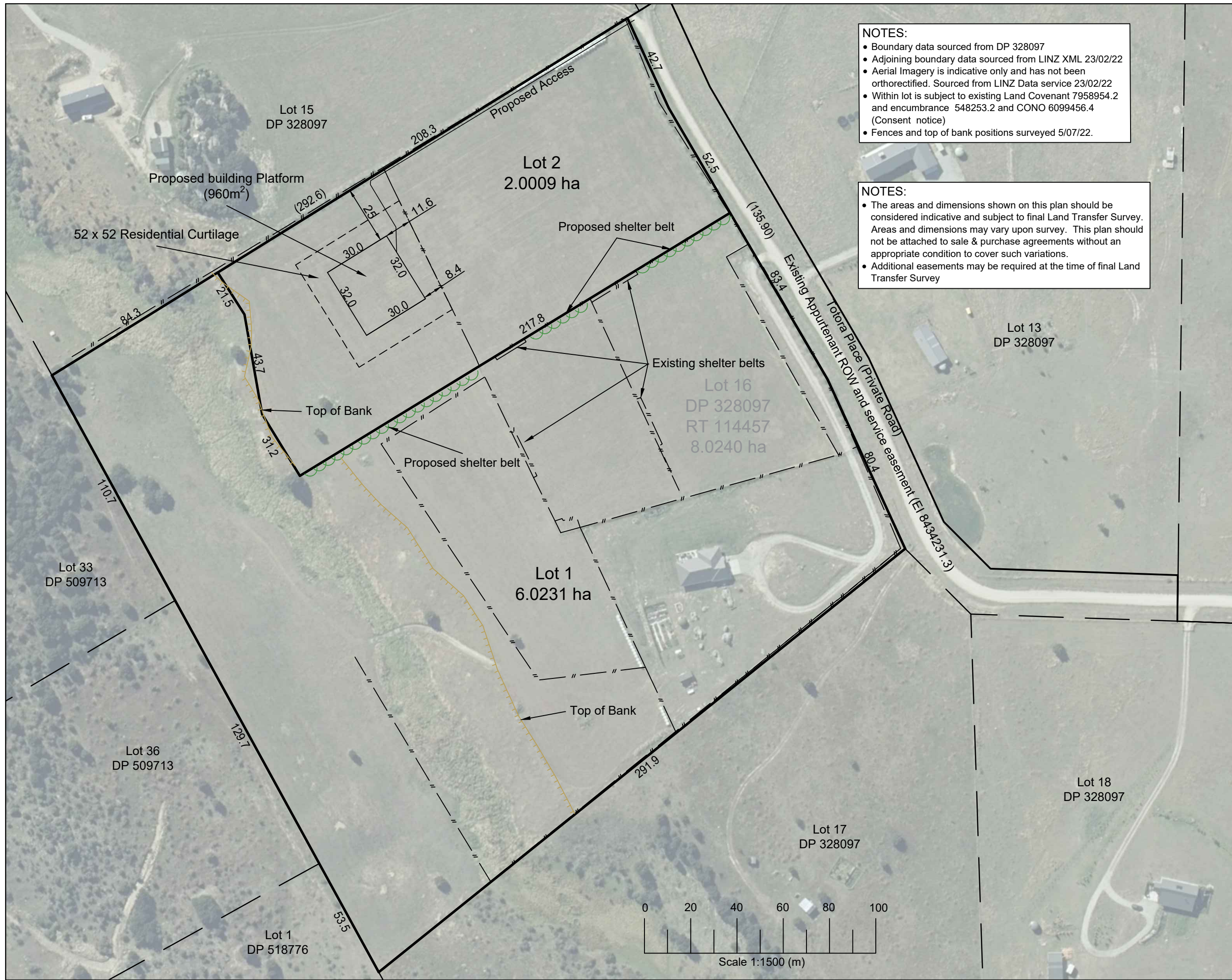
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A	V4294_S1	1 of 1	
SURVEYED	DATE	CHECKED	DATE
CS	8/07/22	EH	8/06/23
DRAWN	DATE	APPROVED	DATE
CS	8/06/23	EH	8/06/23

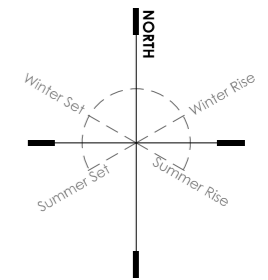
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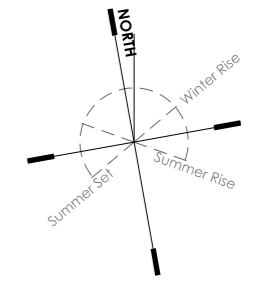
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- Key:**
- Affected party approvals (APAs) provided
 - Proposed building platform and curtilage
 - Proposed lot boundaries



- Legend:**
- Existing shelter belts to be retained as continuous belts of vegetation
 - Proposed shelter belts
 - Existing semi-mature conifer belt in lot 15 DP328097
 - Existing poplars
 - Indicative access

NOTE:
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Figure 2: Structural Landscape Plan

55 Totara Place: 2 Lot Subdivision

DRAFT RC 13.01.20 1:1500 @ A3

SITE Landscape Architects . www.sitela.co.nz . 416_SK-001_Landscape Plan



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

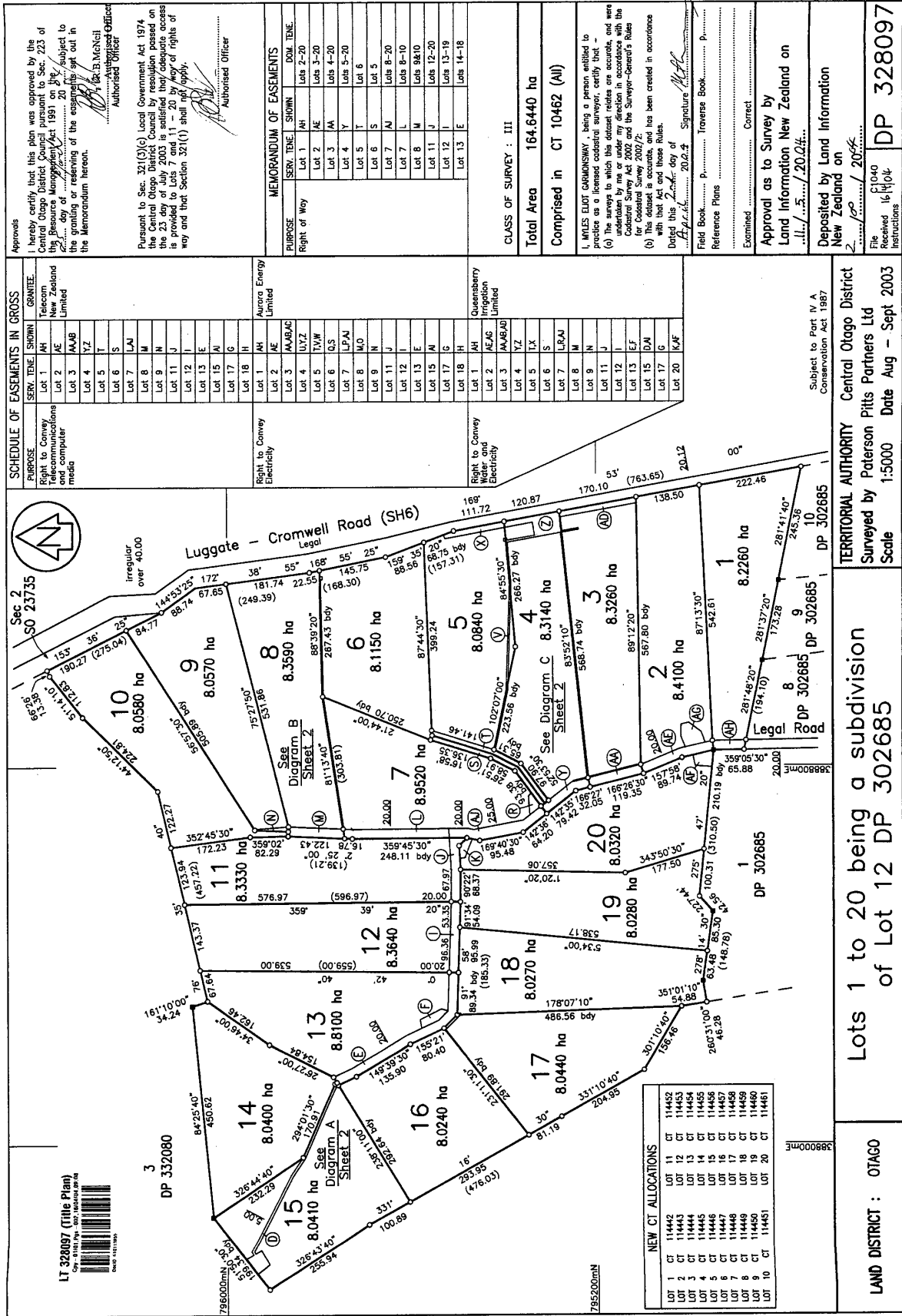
Identifier 114457
Land Registration District Otago
Date Issued 02 August 2004

Prior References
10462

Estate Fee Simple
Area 8.0240 hectares more or less
Legal Description Lot 16 Deposited Plan 328097
Registered Owners
Jeffrey Ronald Smith and Katherine Bridget Gordon-Smith

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
5418253.2 Encumbrance to Contact Energy Limited - 29.11.2002 at 9:00 am
6099456.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.8.2004 at 9:00 am
Land Covenant in Easement Instrument 7958954.2 - 4.3.2010 at 1:14 pm
Appurtenant hereto is a right of way created by Easement Instrument 8434231.3 - 12.3.2010 at 11:47 am
The easements created by Easement Instrument 8434231.3 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Easement Instrument 8434231.4 - 12.3.2010 at 11:47 am
10898403.3 Mortgage to ANZ Bank New Zealand Limited - 4.10.2017 at 3:06 pm



Approvals
I hereby certify that this plan was approved by the Central Otago District Council pursuant to Sec. 223 of the Resource Management Act 1991 on the 20th day of August 2003, subject to the conditions set out in the Memorandum hereon.

[Signature]
Authorised Officer

Pursuant to Sec. 321(3)(c) Local Government Act 1974 the Central Otago District Council by resolution passed on the 23rd day of July 2003 is satisfied that adequate access is provided to Lots 7 and 11 - 20 by way of rights of way and that Section 321(1) shall not apply.

[Signature]
Authorised Officer

SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SERV. TENE. SHOWN	GRANTEE
Right to Convey Telecommunications and computer internet	Lot 1 AH	Telecom New Zealand Limited
	Lot 2 AE	
	Lot 3 AAAB	
	Lot 4 TZ	
	Lot 5 T	
	Lot 6 S	
	Lot 7 LA	
	Lot 8 M	
	Lot 9 N	
	Lot 11 J	
Right to Convey Electricity	Lot 1 AH	Aurora Energy Limited
	Lot 2 AE	
	Lot 3 AAABAC	
	Lot 4 UZ	
	Lot 5 TVW	
	Lot 6 G3	
	Lot 7 LPAJ	
	Lot 8 M0	
	Lot 9 N	
	Lot 11 J	
Right to Convey Water and Electricity	Lot 1 AH	Queensberry Irrigation Limited
	Lot 2 AEAG	
	Lot 3 AAABAD	
	Lot 4 YZ	
	Lot 5 SX	
	Lot 6 S	
	Lot 7 LRAJ	
	Lot 8 M	
	Lot 9 N	
	Lot 11 J	
CLASS OF SURVEY : III	Lot 12 I	
	Lot 13 E	
	Lot 15 M	
	Lot 16 G	
	Lot 17 G	
	Lot 18 H	
	Lot 1 AH	
	Lot 2 AEAG	
	Lot 3 AAABAD	
	Lot 4 YZ	

Total Area 164.6440 ha
Comprised in CT 10462 (All)

1. MILES ELIOT CANNIBURY being a person entitled to practice as a licensed cadastral surveyor in New Zealand (c) The surveys to which this document relates are accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2.
(b) This document is accurate, and has been created in accordance with that Act and those Rules.
Dated this 20th day of August 2003

Field Book..... P..... Traverse Book..... P.....
Examined..... Correct
Approval as to Survey by Land Information New Zealand on 11/08/2003
Deposited by Land Information New Zealand on 2/09/2003

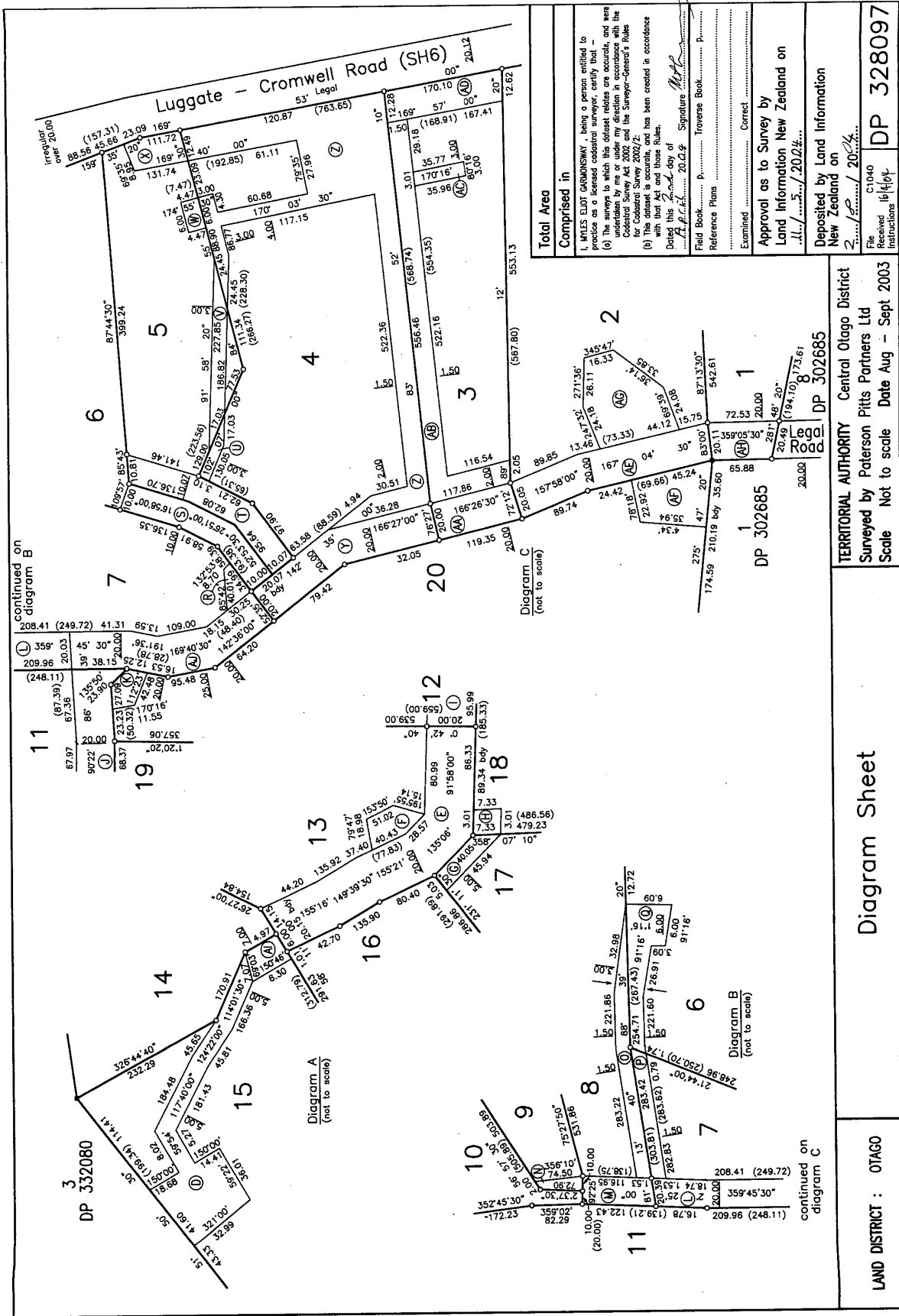
File Received 16/08/03
Instructions DP 328097

TERRITORIAL AUTHORITY Central Otago District
Surveyed by Paterson Pitts Partners Ltd
Scale 1:5000 Date Aug - Sept 2003

LAND DISTRICT : OTAGO

DP 328097

Sheet 1 of 2



Total Area Comprised in	1. NILES ELIOT GARDINER, being a person entitled to practice as a licensed cadastral surveyor, certify that the survey to which these plans relate, and hereinafter mentioned, was conducted in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2.
	(b) This dataset is accurate, and has been created in accordance with that Act and these Rules.
	Dated this 2nd day of 2003 at Dunedin.
	Signature: <i>Niles Eliot Gardiner</i>
	Field Book: P. Traverse Book: P.
	Reference Plans: P. Correct
	Examined: P. Correct
	Approval as to Survey by Land Information New Zealand on 11/05/2003
	Deposited by Land Information New Zealand on 20/05/2003
	File C1040 DP 328097
	Received Instructions 16/04/03

Sheet 2 of 2

TERRITORIAL AUTHORITY Central Otago District
 Surveyed by Paterson Pitts Partners Ltd
 Scale Not to scale Date Aug - Sept 2003

Diagram Sheet
 LAND DISTRICT : OTAGO

A. J. BORN SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND

55 Totara Place, Queensberry – 2 Lot Subdivision

Landscape Assessment

Richard Tyler Landscape Architect - NZILA Reg.
 SITE Landscape Architects
 Prepared 17th May, 2023

1.0 Introduction

Purpose of Report: 2 Lot Subdivision with Structural Landscape Plan
 Site: 55 Totara Place, Lot 16 DP 328097, 8.0240 ha
 Zoning: Rural Zone, Central Otago District Plan (CODP)
 Appended Material: Figure 1 – Context Plan
 Figure 2 – Landscape Plan
 Views 1 – 4 – Photos from Proposed Platform to surrounding Places

2.0 Methodology

This assessment includes a description of the proposal and site, the existing landscape character and values, assessment of potential effects on visual amenity and landscape character, and assessment against the relevant parts of the District Plan.
 The methodology is derived from 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.
 In my assessment of effects I refer to the 7-point scale listed below, as derived from the NZILA Guidelines. The top rows show how the rating scale can be related to wording in the RMA:

LESS THAN MINOR			MINOR		MORE THAN MINOR		SIGNIFICANT
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

3.0 Proposal

The proposal involves a two-lot subdivision of an existing 8.0Ha property located at Queensberry Estates. Lot 1 covering an area of 5.9Ha will accommodate the existing dwelling. Lot 2 of 2.1Ha in size, will include a proposed building platform measuring 960m2, with a maximum height limit of 4.5m. To minimize visibility in the surrounding landscape, the use of dark and recessive building materials is required.

The project includes a Structural Landscape Plan that features a residential curtilage around the building platform, measuring 52 x 52m. Existing shelter belts are proposed to be filled with new planting with a new shelter belt indicated along the north-eastern boundary of the curtilage.

The fenced front paddock of the newly formed lot will be utilised for ongoing grazing.

4.0 Site Description / Context

The property spans 8.0Ha and is situated at the northern end of the Queensberry Estates subdivision, at the end of Totara Place - a privately owned rural lane. Within the property, the existing dwelling occupies the south-eastern corner, encompassed by a 9,000m² paddock dedicated to domestic living. Much of the land consists of level, grazed paddocks, with a gently incised drainage gully running through the rear of the site in a south-eastern direction. Several scattered shelter belts and farm fencing divide the land into livestock paddocks.

Beyond the south-western boundary, the terrain rises to an escarpment terrace that accommodates three dwellings from the Pukerangi subdivision, set back from the crest of the escarpment. Surrounding the property are other similarly sized (approximately 8Ha) Queensberry sites to the north, east, and south.

5.0 Landscape Character

The Queensberry and Pukerangi subdivisions are situated on the northern foothills of the Pisa Range, as well as the upper river terrace flats of the Clutha River / Mata-Au. When viewed from the Luggate – Cromwell Road, the valley floor extends to the west at varying distances towards a wide river terrace plateau. The flanks of this plateau exhibit a range of features, from hummocky eroded knolls to a well-defined escarpment marking the edge of the river terrace.

The higher foothills are covered with regenerating kanuka scrubland, casting a dark hue over the dry grassland's brown tones. Within the elevated lots of Queensberry and Pukerangi, recessive materials are used for dwellings, which blend in with the undulating topography. Consequently, the visual impact of these subdivisions is discreet, often remaining hard to see from the Luggate – Cromwell Road and with low visibility from the Luggate – Tarras Road, where expansive rural vistas dominate the overall travel experience.

Originally, the subdivisions comprised rural living blocks spanning 8 to 12Ha, extending approximately 6 kilometers along the western side of Luggate – Cromwell Road. Subsequently, some of these 8 to 12Ha blocks have been further subdivided into smaller rural lots, as small as 2Ha. Entering into Queensberry and Pukerangi from the Luggate – Cromwell Road reveals this higher density rural lifestyle character, which can be surprising for first-time visitors, as it remains hidden from the Luggate – Cromwell Road and with low visibility from the Luggate – Tarras Road.

In the vicinity of the site along Totara Place, the lots range from 8Ha to recently subdivided 2Ha lots. This amalgamation creates a rural lifestyle character with a mixture of small to larger working farmlets, grazed livestock, rural dwellings, farm shelter belts, and amenity planting, all visually separated from the wide open expanse of the Clutha valley plains.

6.0 Visual Amenity and Landscape Character Assessment

The site and immediate vicinity around Totara Place are not visible from the Luggate – Cromwell / Tarras Roads due to the elevated terrace plateau topography. Visibility of the proposed platform will be limited to the surrounding neighbouring sites.

Affected party approvals (APA) have been signed by all neighbours except no.s 1 and 27A Miharo lane. All other properties along Totara lane have signed APA.

The proposal may be visible from surrounding mountain ranges – from here will be difficult to see as part of the wider Queensberry rural lifestyle area.

Effects from no. 1 Miharo Lane:

To the west of the site, No. 1 Miharo Lane encompasses the escarpment terrace and slope up to the site boundary. The building platform at No. 1, accessed from above, is set back on the terrace edge and remains out of sight from within the site. From the platform at No. 1, views extend across the Clutha Plains towards the eastern mountain ranges, while the subject site is shielded by the upper portion of the escarpment crest.

The proposed platform becomes visible if a resident ventures to the escarpment edge or descends the facing slope. From here the platform with a 4.5m height limit and recessive materials will sit low in the view and be consistent with other rural lifestyle dwellings along Totara Place. The view of the proposed platform will not adversely impact their experience, which is likely to occur infrequently, resulting in a very low effect on their visual amenity and enjoyment of their property.

Effects from no. 27A Miharo Lane:

No. 27A is to the south-west of site. Similarly to no.1, the proposed platform will not be visible from their dwelling due to the elevated topography and escarpment crest. For them there may be very low effects when infrequently venturing down the escarpment slope and viewing an additional building platform in the paddock below.

Effects on Landscape Character / Cumulative Effects:

The immediate vicinity surrounding the site, including Queensberry and Pukerangi, exhibits an established rural living and farm preserve landscape character. The sites situated on the upper slopes, nestled among regenerating kanuka, are effectively screened and integrated within the undulating topography, preserving the bush-clad dry hills characteristic of the Pisa foothills. On the terrace flats, a working rural farmlet character prevails, with lifestyle dwellings set within grazed farm paddocks and hedgerow plantings.

This rural living character is predominantly experienced by the residents of the subdivisions who access and reside within their respective sites. For travellers driving along the Luggate – Cromwell Road, the landscape character primarily appears typically rural with open, large lot rural working farm and expansive views to the surrounding mountain ranges.

The site and the adjoining river terrace have the capacity to accommodate additional rural living sites without compromising the established character perceived both from the highway and within Queensberry / Pukerangi. Due to the elevated topography effectively screening views from the highway, the area has become a discreet rural living environment where farming activities can take place with minimal impact on the wider open rural landscape and the natural values of the Clutha Valley.

The proposed development introduces another rural living site within an area already characterized by established rural living activity, which will remain screened from the highway. The two sites situated on the Pukerangi Terrace, where APA has not been provided, will have minimal effects on visual amenity, only perceptible if viewed from the front of their respective sites or the escarpment crest. The proposal will not be visible from their dwellings.

Based on the above, the proposal maintains preservation of the character and rural lifestyle values of the Queensberry Terrace, with no alteration to the outstanding natural landscapes of the Clutha Valley. Cumulative effects will be negligible since the open rural character with high natural and unmodified values was locally altered during the original subdivisions and with some further subdivisions, fostering a rural living character featuring smaller lots. It would require several more subdivisions in the area to shift the balance towards a smaller lot rural residential landscape, in which the majority of lots would be too small for grazing and the retention of open space and rural pastoral character.

Landscape Effects Summary Chart:

Viewpoint	Effect	Explanation
Properties along Totara Lane	None	APAs provided
1 Miharo Lane	Very Low	Building platform set back from terrace edge – proposal not visible from here. Very low effect on visual amenity from the front parts of their properties or escarpment crest when viewing down into site

		from above. Platform will be located in a similar context with other surrounding platforms on the river terrace.
27A Miharo Lane	Very Low	Building platform set back from terrace edge. Very low effect on visual amenity where visible from front of property at a longer distance than no. 1 Miharo Lane.
Landscape Character / Cumulative Effects	Very Low	The proposal will maintain the character and rural lifestyle values of the Queensberry Terrace, with no change to the wider outstanding natural landscapes of the Clutha Valley. Several more subdivisions could occur in the area before a rural residential character is established – in which the majority of lots would be too small to undertake rural activities

7.0 Central Otago District Plan Assessment

7.1 Chapter 4 – Rural Subdivision Rules

Rule 4.7.3(vii), Establishment of Building Platform	Descriptive Assessment
<i>Screening from public views with regard to effects on open space, landscape, natural character and amenity values;</i>	The proposal will not be visible from public places. This includes the Luggate – Cromwell / Tarras Roads, other roads on the valley floor and other surrounding public roads within Queensberry.
<i>Earthworks and their effects on open space, landscape, natural character and amenity values;</i>	The building platform site is flat and a dwelling can be constructed with limited earthworks.
<i>Whether any future building will maintain the open natural character of hills and ranges and avoid compromising the landscape and amenity values of prominent hillsides and terraces, including any skyline or terrace edge;</i>	The property is located on a broadly elevated river terrace at the base of the rising foothills escarpment. It is not close to or within the same visual catchment as any prominent hillside or terrace edge escarpment. The wider area has an established rural lifestyle character with a mix of established dwellings and smaller lot farming land-use. From the private sites – no.s 1 and 27A Miharo Lane behind site the amenity values will be retained – with the focus of views to the wider plains and mountain ranges beyond unaffected by the proposal.
<i>Exterior colours;</i>	It is recommended that materials of a future building within the platform are to be dark and recessive to limit visibility in the wider landscape.
<i>Cumulative effects;</i>	The area already has a rural lifestyle character. In my opinion the elevated river terrace of Queensberry and Pukerangi can absorb additional development with Negligible effect on wider landscape character and amenity values. Several more subdivisions could occur in the area before a rural residential character is established – One in which the majority of lots are too small to undertake rural activities such as grazing.

7.2 Objectives

Objective	Descriptive Assessment
<p>4.3.3 <i>Objective - Landscape and Amenity Values</i></p> <p><i>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.</i></p>	<p>The proposal will maintain the rural productive amenity values inherent in the surrounding land. This includes utilizing small farm blocks for productive use of the land within functional farm shelter belts and amenity planting with open views of the surrounding landscape.</p> <p>The area is not visible from the highway and will maintain open views and natural character of the hills and ranges as perceived from here, including for adjacent neighbours on the raised terrace escarpment.</p>

7.3 Policies

Policy	Descriptive Assessment
<p><i>Policy – Landscape and Amenity Values</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>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,</i> 	<p>The proposed building platform is in an area with limited visibility from the wider landscape.</p> <p>Building height is restricted to 4.5m and materials dark / recessive hues. These factors combined will avoid / limit effects on the surrounding natural character landscape.</p>
<ul style="list-style-type: none"> <i>Development which is compatible with the surrounding environment including the amenity values of adjoining properties,</i> 	<p>The proposal is consistent with surrounding land-use and at most will have a very low effect on surrounding neighbours. APAs have been provided from all surrounding residents along Totara Place.</p> <p>The two properties who have not signed APAs have dwellings set back from the escarpment above site with their amenity and views of the surrounding landscape maintained by the proposal.</p>
<ul style="list-style-type: none"> <i>The ability to adequately dispose of effluent on site,</i> 	Refer AEE
<ul style="list-style-type: none"> <i>Controlling the generation of noise in back country areas,</i> 	Refer AEE
<ul style="list-style-type: none"> <i>The location of tree planting, particularly in respect of landscape values, natural features and ecological values,</i> 	Proposed planting will strengthen existing hedgerow patterns found within the site and surrounding area. The plant list includes natives and plantings commonly found and able to survive in the environment.

<ul style="list-style-type: none"> Controlling the spread of wilding trees. 	No wildings are evident on site.
<ul style="list-style-type: none"> 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 	<p>The proposed building platform is in an area with limited visibility from the wider landscape.</p> <p>Building height is restricted to 4.5m and materials dark / recessive hues. These factors combined will avoid / limit effects on the surrounding natural character landscape.</p>
<p><u>4.4.10 Policy – Rural Subdivision and Development</u> To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:</p> <p>(a) The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,</p> <p>(b) The natural character and values of the District’s wetlands, lakes, rivers and their margins</p>	The proposal is in an area with low visibility from surrounding public places avoiding landscape effect on the natural character amenity.
<p>(c) The production and amenity values of neighbouring properties,</p>	
<p>(g) The heritage and cultural values of the District,</p>	The Clutha plains landscape is highly valued for open rural views and the unique drylands foothills of the Pisa Range. In the immediate vicinity of site values are associated with productive use and open views. The proposal will maintain these values.

8.0 Conclusion

The proposal seeks to subdivide the existing 8.0 Ha site at Queensberry Estates into a 2 Ha and 6 Ha lot while retaining the existing paddock for rural use. The landscape plan features structural planting that includes retention of existing hedgerows and new infill planting.

The site is situated on an elevated river terrace at the base of the rising escarpment foothills of the Pisa Range. The existing established Queensberry subdivision is not visible from the Luggate – Cromwell / Tarras Roads, and all residents along Totara Place and surrounding neighbours have provided APA except for two neighbours behind the site within the Pukerangi subdivision. However, the proposed platform will only be visible from the fronts of their sites with a **very low** effect on visual amenity and character from these private places.

The development will preserve the rural living productive and open space values within Queensberry and its surrounding areas. In addition the open rural Clutha plains character of the surrounding mountain ranges will remain unchanged when viewed from other surrounding public places, including the Luggate – Cromwell / Tarras Roads and other public roads.



Dwelling at 27A Miharo Lane, not visible behind topography / kanuka - APA not provided

Dwelling at 23 Miharo Lane, visible - APA provided

Dwelling at 1 Miharo Lane, not visible behind topography / kanuka - APA not provided

4.5m height poles marked in blue

Photo Notes:

Camera: Iphone 13 Pro
 Lens: Panorama
 Date Photo Taken: 15.05.23

Image is smaller than real life view



Dwelling at 1 Miharo Lane, not visible behind topography / kanuka - no APA provided

Dwelling at 189 Pukerangi Drive, not visible behind topography / kanuka - APA provided

4.5m height poles marked in blue

Photo Notes:

Camera: Iphone 13 Pro
 Lens: Panorama
 Date Photo Taken: 15.05.23

Image is smaller than real life view



Dwelling at 127 Totara Place - APA provided

4.5m height poles marked in blue

Photo Notes:

Camera: Iphone 13 Pro
Lens: Panorama
Date Photo Taken: 15.05.23

Image is smaller than real life view



Dwelling at 127 Totara Place - APA provided

Existing dwelling within site

Dwelling at 27A Miharo Lane, not visible behind topography / kanuka - APA not provided

Photo Notes:

Camera: Iphone 13 Pro
 Lens: Panorama
 Date Photo Taken: 15.05.23

Image is smaller than real life view

4.5m height poles marked in blue



RC170558

RC180276

RC200352

RC200318

Cromwell Ward

RC200303

RC210237

RC200194

Kate Gordon-Smith

From: Mark | Power Solutions <mark@powerltd.co.nz>
Sent: Sunday, 7 August 2022 12:35 pm
To: Ella Hardman
Subject: RE: [# V4294] 55 Totara Place

Hi Ella,

No work will be required as there is a point of supply for Lot two at the transformer on the north-east corner.

I can do a quick mark up and get a 'confirmation of supply' letter from Aurora for 224c if needed.

Regards,



Mark Laming
Managing Director

[\(022\) 437 7236](tel:0224377236) | [0508 POWER 1](tel:0508POWER1)

mark@powerltd.co.nz

[Power Solutions](#)



From: Ella Hardman <ella@southernland.co.nz>
Sent: Friday, 5 August 2022 10:18 am
To: Projects | Power Solutions <Projects@powerltd.co.nz>
Subject: [# V4294] 55 Totara Place

Hi there

Could you please provide a quote and idea of what might be involved in adding a second power connection at 55 Totara Place? I have included the debt scheme plan and confirmation from Aurora but please let me know if you require any further detail.

Thanks

Kind regards

Ella

Ella Hardman

Environmental Planner
BCom, PGDip Arts Planning, Assoc. NZPI



E ella@southernland.co.nz

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Kate Gordon-Smith

From: Shared Mailbox - Cromwell Users <Cromwell@electronet.co.nz>
Sent: Tuesday, 4 October 2022 7:02 pm
To: Ella Hardman; Shared Mailbox - Cromwell Users
Cc: Michelle McCallum
Subject: RE: [# V4294] 55 Totara Place
Attachments: existing pillar.jpg

Hi Ella

Sorry for not getting back to you this one slipped through the cracks. There is an existing service pillar on the boundary that can be used as a point of supply. No Aurora works is required

Regards

Cameron Hawes
Cromwell Lines Supervisor
ElectroNet Services Limited

Tel: 0274036496
Mobile: +64 27 403 6496
Email: CHawes@electronet.co.nz
Web: www.electronet.co.nz



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From: Ella Hardman <ella@southernland.co.nz>
Sent: Tuesday, 4 October 2022 11:08 am
To: Shared Mailbox - Cromwell Users <Cromwell@electronet.co.nz>
Cc: Michelle McCallum <MMcCallum@electronet.co.nz>
Subject: RE: [# V4294] 55 Totara Place

Hi Cameron/Michelle

Just following up this request. Could you please provide an outline of pricing and design.

Thanks

Kind regards

Ella

Ella Hardman

Environmental Planner
BCom, PGDip Arts Planning, Assoc. NZPI



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From: Shared Mailbox - Cromwell Users <Cromwell@electronet.co.nz>

Sent: Thursday, 11 August 2022 5:57 PM

To: Ella Hardman <ella@southernland.co.nz>

Cc: Michelle McCallum <MMcCallum@electronet.co.nz>

Subject: RE: [# V4294] 55 Totara Place

Hi Ella

Yes we can have a look at this one for you, will be in touch with proposed design and pricing

Regards

Cameron Hawes

Cromwell Lines Supervisor
ElectroNet Services Limited

Tel: 0274036496

Mobile: +64 27 403 6496

Email: CHawes@electronet.co.nz

Web: www.electronet.co.nz



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From: Ella Hardman <ella@southernland.co.nz>

Sent: Friday, 5 August 2022 10:18 am

To: Shared Mailbox - Cromwell Users <Cromwell@electronet.co.nz>

Subject: [# V4294] 55 Totara Place

Hi there

Could you please provide a quote and idea of what might be involved in adding a second power connection at 55 Totara Place? I have included the debt scheme plan and confirmation from Aurora but please let me know if you require any further detail.

Thanks

Kind regards

Ella

Ella Hardman

Environmental Planner

BCom, PGDip Arts Planning, Assoc. NZPI



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Chorus New Zealand Limited

08 December 2022

Chorus reference: 10248908

Attention: Ella Hardman

Quote: New Property Development

1 connections at 55 Totara Place , Queensberry, Central Otago District, 9383

Your project: 55 Totara Place, Queensberry 9383

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$1,600.00
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The total contribution we would require from you is **\$1,840.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 0 days from N/A. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team

