

RECEIVED
05/10/2022
CODC



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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



SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340
resource.consents@codc.govt.nz

DETAILS OF SUBMITTER

Full name: Grahame Charles Sydney - Fiona Gretchen Sydney

Contact person (if applicable):
Grahame Sydney

Electronic address for service of submitter: grahamesydney@gmail.com

Telephone: 03 4473029

Postal address (or alternative method of service under [section 352](#) of the Act):

27 Cambrian Road
RD 1 OTUREHUA 9386
Central Otago

This is a submission on the following resource consent application: RC No: **210404**

Applicant: **Larksbay New Zealand Trustees Limited** Valuation No: **2841116443**

Location of Site: **6 Middleton Road, Tarras**

Brief Description of Application: **Land use consent to establish residential building platform with associated earthworks, landscaping and contaminated soil disturbance.**

The specific parts of the application that my submission relates to are:
(give details, attach on separate page if necessary)

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

We support the application in its entirety. The reasons are outlined in the ATTACHED 3 page submission.

I/We seek the following decision from the consent authority:
(give precise details, including the general nature of any conditions sought)

That the application as submitted by Larksbay NZ Trustees Ltd be approved and granted in its entirety.

I support/oppose the application OR neither support or oppose (select one)

I wish I do not wish to be heard in support of this submission (select one)

I am am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

I/We am am not (select one) directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

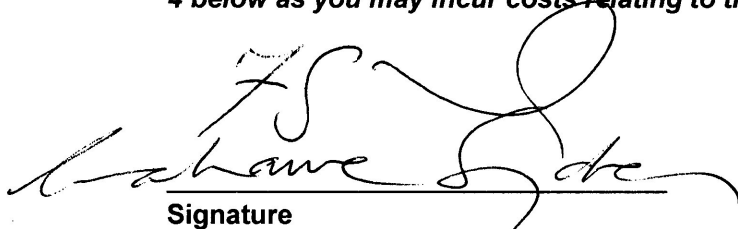
(b) does not relate to trade competition or the effects of trade competition.

*Delete this paragraph if you are not a trade competitor.

*I/We will consider presenting a joint case if others make a similar submission

*Delete this paragraph if not applicable.

I request/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."



Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)

4 October 2022

Date

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language:

it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

S I R G R A H A M E S Y D N E Y

04 October 2022

The Chief Executive
Otago District Council
P O Box 122
Alexandra 9340

SUBMISSION RE:RESOURCE CONSENT APPLICATION 210404 LOCATION: 6 MIDDLETON ROAD, TARRAS

We write in support of the Application for land-use consent for a residential building platform by Larksbay New Zealand Trustees Ltd at 6 Middleton Road, Tarras.

I am an artist of nearly fifty years professional career, during most of which time I have lived and worked within the Central Otago District, and it is the landscapes of that district which have been my primary subject matter. Between 1976 and 1983 I lived on Mount Pisa Station, looking across the Upper Clutha Valley at the hills of Bendigo and the Dunstan Range; since 2000 I have lived in the Cambrian Valley on the eastern side of the Dunstans. It is a range I know very well, and the broader locale and its landscapes are dear to my heart.

The Applicants have been our good friends for more than a decade.

We have worked with them in minor ways on the vision and development of their Te Kano Estate and I have immense admiration for their demonstrable love of the Central Otago landscape and its unique character, their commitment to the restoration and appropriate enhancement of that landscape where they can, and their long-term devotion to the highest possible level of aesthetic consideration for any activity within their boundaries - the obvious and inescapable illustration being their architectural award-winning Tasting Room at Te Kano on Felton Road.

These Applicants do everything very carefully, very beautifully, and with a keen eye on aspects of legacy and contribution which fly far beyond commercial or monetary considerations.

We have looked closely at the proposed building platform, and we fully support this application for consent.

It seems sensible and obvious that a dwelling should be permitted close to the viticultural activity to which the immediate surrounding land has been committed. The Applicants wish to live on the vineyard they own, and it is entirely reasonable - and normal - that they should be allowed to do so.

27 Cambrian Road, R D 1 Oturehua, Central Otago 9386, New Zealand
grahamesydney.com

We believe the proposed site will NOT detrimentally affect the visual amenity along that flank of the lower Dunstan Range and that no unwanted precedent will be set for the following reasons:

- Given the number of residential developments already existing on the lower Dunstons between Cromwell and Tarras.
- The earthworks proposed (to create a flatter platform where necessary, and a shielding bund to minimise visual impact) will serve to minimise any visual impact, along with an extensive native planting programme and ultimately a dark, non-reflecting colour palette when the residence is built, and that the site and the eventual building will blend harmoniously with the surrounding landscape.

While the native planting programme might not be directly relevant to this application we believe it is important the Commissioners understand the admirable native restoration work being done by the Applicants on the various Te Kano vineyard sites at Northburn: the clearance of over 50 hectares of invasive species; the propagation and planting of nearly 1000 kowhai; and the extensive campaign to plant native grasses, toi-tois and flaxes (over 5,000 to date) which has attracted considerable interest from individuals and groups throughout the South. This on-going programme is doing much to provide a lead to others of similar mind, and will doubtless be a major element of the eventual built platform. The Applicants simply put, believe it is vital, it should be done, and they have demonstrated their determination by already doing it.

- That much of the landscape in question here has already been modified by both gold, pastoral and viticultural interests since its first European occupation in the 1860s
- That the designated ONL in the District Plan line does not conform with any natural line and that consequently the partial ONL objection to this submission is highly debatable
- That the visibility of this proposed platform and its subsequent dwelling will not be a significant or disturbing factor given the proven sensitivity of the Applicants to the landscape, their determination to build as naturally and appropriately as possible; their extensive efforts to integrate the building and avoid any prominent, unwelcome, glaring intrusion into that landscape; and the extensive amount of building around the Cromwell basin, the lake shore and its surrounding terraces and low-lying hills.
- The extent to which a built form does or does not form part of the character of a landscape depends wholly on the quality of the design and appropriateness of that built form, the extent to which it is integrated into any environment through its materials, colour, tonality, shape and overall appearance, and of course, the planted landscaping of its immediate surrounds.

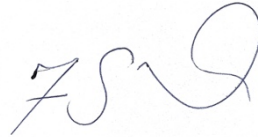
Our experience with the Applicants, and our confidence in their sensitivities to these important considerations is absolute.

27 Cambrian Road, R D 1 Oturehua, Central Otago 9386, New Zealand
grahamesydney.com

We believe they will treat the land with a respect too seldom shown already in this district; and that they will build a dwelling which in its blending of both form and materials will sit magnificently in this setting and will be a showpiece of understated, enviable appropriateness to the site, a model for future dreamers and all those who love and appreciate this Central Otago landscape and its character as we know for certain these Applicants do.

We support their Application for Consent in the strongest possible manner and urge Council to allow these Applicants the opportunity to show what can be done when the vision, the site and the means all combine. The result will be a point of lasting pride, and a real enhancement of the very special qualities of our District.

Yours sincerely



Grahame Sydney KNZM and Fiona Sydney
27 Cambrian Road
R D 1
Oturehua
Central Otago 9386
E: grahamesydney@gmail.com
P: 03 447 3029