



AGENDA

Hearings Panel Meeting Tuesday, 11 November 2025

Date: Tuesday, 11 November 2025

Time: 9.30 am

**Location: Ngā Hau e Whā, William Fraser Building, 1
Dunorling Street, Alexandra**

Notice is hereby given that a Hearings Panel Meeting will be held in Ngā Hau
e Whā, William Fraser Building, 1 Dunorling Street, Alexandra on
Tuesday, 11 November 2025 at 9.30 am.

Order Of Business

1	Apologies	5
2	Reports	6
	25.14.1 RC150313V2 and RC230091 - OBJECTION TO COSTS	6

Members Independent Commissioner N Gillespie (Chairperson), Independent Commissioner M McPherson, Independent Commissioner I Cooney, Independent Commissioner T Paterson

In Attendance K Smith (Minute Secretary)

1 APOLOGIES

2 REPORTS

25.14.1 RC150313V2 AND RC230091 - OBJECTION TO COSTS

Doc ID: 2626378

1. Purpose

A report to consider an objection to costs for RC150313V2 and RC230091 is attached.

2. Attachments

Appendix 1 - Council Report - Objection to Costs [↓](#)

Appendix 2 - Applicant Objection to Costs [↓](#)

Appendix 3 - Invoice 185381 [↓](#)

Appendix 4 - 2022/23 Fees and Charges [↓](#)

Appendix 5 - 2024/25 Fees and Charges [↓](#)

**CENTRAL OTAGO DISTRICT COUNCIL
OBJECTION TO COSTS
RC150313V2 and RC230091
Adrienne Lamb**

Author

1. My name is Tanya Copeland. I am currently a Team Leader of Planning with Central Otago District Council. I hold a Bachelor of Science from Victoria University and I have 13 years of experience in resource consenting. I have been employed by Central Otago District Council for 2 and a half years.

Background

2. Central Otago District Council (Council) has received five resource consent applications for a property located at 454 Letts Gully Road. Four of these resource consent applications were processed by Council to a decision. One resource consent application was withdrawn by the applicant prior to a decision. These resource consent applications are summarised as follows:

Consent reference	Applicant	Description	Status
RC150313	A & A Lamb	Residential activity, travellers accommodation, temporary storage of tyres	Granted by delegated authority
RC150313V1	A & A Lamb	Temporary storage of tyres	Surrendered
RC210065	A G Lamb	Retail activity and travellers accommodation	Granted by delegated authority
RC230091	A & A Lamb Family Trust	Breach of rural material and colour standards	Withdrawn by applicant
RC150313V2	Adrienne Lamb	Change of condition 5 of RC150313	Granted by delegated authority

3. Noting that each resource consent outlined above was applied for by Ms Adrienne Lamb personally, by an associated family trust or by her and her husband, Andrew. In the report below, I will collectively refer to the consent holder/applicant of these resource consents as Ms Lamb.
4. RC150313 was processed on a non-notified basis and was granted on 8 January 2016. The land use consent authorised the establishment of residential activity, travellers accommodation and the temporary storage of tyres at 454 Letts Gully Road, Alexandra. The land use consent was subject to 32 conditions of consent. Of particular relevance to the remainder of the consenting history on the site are conditions 27 and 28 which required the construction of a tyre wall around the boundaries of the site to provide mitigation screening of the proposed activities.
5. RC150313V1 was processed on a non-notified basis and was granted 16 March 2021. Although the resource consent reference indicates that the application was a variation, the application was processed as a new, separate land use consent. RC150313V1 authorised the temporary storage of tyres on the site for the purposes of completing the construction of the tyre wall required by conditions 27 and 28 of RC150313. The land use consent was granted subject to 8 conditions of consent. Of particular relevance to the remainder of the consenting history on the site are conditions 5 and 6. These conditions required the consent holder to construct the abovementioned tyre wall, covered in a plaster render within 2 years from the grant of the consent. The consent holder surrendered RC150313V1 on 8 May 2025 as the storage activity was no longer occurring on the site.

6. RC210065 was processed on a non-notified basis and was granted 30 March 2021. The land use consent authorised a retail activity and travellers accommodation at 454 Letts Gully Road. The land use consent did not contain consent conditions which specifically referenced the tyre walls, however some existing tyre walls along the boundaries were shown in the approved site plan. I understand that the consent holder partially gave effect to this consent, however the activities are now no longer occurring on the site.
7. RC230091 was lodged with Council on 28 March 2023. The application was originally made as a variation to RC150313V1 to delete the requirement for a plaster render on the tyre walls. The processing planner determined that a separate land use consent was required for the activity citing that the retention of an exposed tyre wall resulted in a breach of the rural colour palette provisions of the District Plan. A decision was made by Council to process the application on a publicly notified basis on 4 April 2023. The application was subsequently placed on hold by the applicant who did not wish to proceed with the notification of the application. The application was withdrawn from Council's system on 12 May 2025.
8. RC150313V2 was processed on a non-notified basis and was granted on 8 May 2025. The application was lodged as a variation, seeking to change condition 5 of RC150313 and approve the location, construction and appearance of the existing tyre walls on the property at 454 Letts Gully Road. During the processing of the application, the processing planner identified that the tyre walls resulted in a breach of the rural colour palette provisions of the District Plan. The application was accordingly granted pursuant to Section 127 of the Resource Management Act for amendments to conditions 5, 27 and 28 of RC150313 and for a land use consent to breach rural colour palette requirements.
9. Council issued an invoice to Ms Lamb 2 July 2025 for the costs incurred during the processing of resource consent RC230091 and RC150313V2. The final invoice was for \$3,214.00. This amount comprised of the following charges:

Description	Amount (\$) excl. GST
Planning Administration	207.50
Planning officer – RC150313V2	1,247.50
Planning consultant – RC230091	2,159.00
Less deposit paid for RC230091	(- 400)
Subtotal	2794.77
Plus GST	419.23
TOTAL	3,214.00

10. Council process has been to invoice the costs incurred during the processing of a resource consent at the time of granting, the time of withdrawal or the time of surrender. In this case, RC150313V2 was granted on 8 May 2025 triggering the generation of an invoice. Additionally, RC230091 was withdrawn on 12 May 2025 which also triggered the generation of an invoice. On the basis that the debtor for both resource consent was the same, Council combined the separate costs into a singular invoice which was issued to Ms Lamb on 2 July 2025.
11. For full transparency, I note that Council now undertakes interim invoicing of active resource consent applications. This has been a change which has been implemented in the 2025 financial year to reduce the amount of monies owing to Council through resource consent processing.

Objection to the recovery of costs

12. Section 357C of the Act outlines the procedure for making and hearing an objection under Section 357B of the Act. Section 357C(1) requires the objection to be made no later than 15 working days after the decision was made. Section 357C(1) allows the local authority to extend this timeframe.
13. On 11 September 2025 Council received a formal objection from Adrienne Lamb pursuant to Section 357B of the Act. The objection relates to the recovery of costs associated with the processing of resource consent applications RC230091 and RC150313V2. The objection was received from the Ms Lamb more than 15 days after the decision on RC230091 and RC150313V2 was made, and also more than 15 days after the issuing of the invoice for the costs of processing these resource consent applications.
14. In her objection, Ms Lamb outlines that her objection to costs related to both RC230091 and RC150313V2, with the exception of the costs charged for planning administration. For RC230091, Ms Lamb claims that Council incorrectly required her to lodge the application to address non-compliances with the District Plan identified on the site at 454 Letts Gully Road. Ms Lamb is of the opinion that the consent process is not an appropriate way to become compliant under the District Plan. For RC150313V2, Ms Lamb claims that the variation applied for was unnecessary, citing an “agreement” to screen the tyres with a corrugate fence – an activity which would be permitted under the District Plan.
15. The Central Otago District Council Hearings Panel holds the delegation to decide on an objection received under Section 357B of the Act. This delegation extends to deciding whether it is appropriate to extend the timeframe for the receipt of the objection. The Resource Management Act does not give guidance on the instances where it is appropriate to extend the timeframe for the receipt of an objection.

Costs recovered under Section 36 of the Act

16. Section 36 of the Act allows the Council to charge an applicant for all tasks relating to the receiving, processing and granting of resource consents. Section 36 also allows Council to charge a consent holder for monitoring functions associated with a resource consent. Section 36(5) of the Act enables a local authority to recover additional charges to recover its actual and reasonable costs incurred in respect of the matter concerned.
17. The costs associated with the processing of the resource consent applications are outlined in the respective Council’s Schedule of Fees and Charges for each financial year. The processing of RC230091 and RC150313V2 would have been subject to different schedules; with RC230091 being subject to the 2022/2023 schedule and RC150313V2 being subject to the 2024/2025 schedule. Both abovementioned schedules outline that resource consent applications would be charged on a time charge/hourly rate plus disbursements, less the deposit fee.
18. Once a resource consent application is formally lodged with Council, the processing planner is obligated to process the application in accordance with the provisions of the Resource Management Act. As a result, costs are incurred immediately upon lodgement of the application and will continue to accrue based on the tasks undertaken in the receiving, processing and granting of the application. At any point in the process, the applicant is able to suspend or withdraw the application in order to place a hold or stop on these processing costs.

19. On this basis, I am satisfied that the costs on-charged to Ms Lamb for processing RC230091 and RC150313V2 were in accordance with Section 36 of the Act. Whilst not specifically in dispute, the charges appear to be reasonable and proportionate for the tasks undertaken during the processing of each respective resource consent application.
20. Council has not on-charged any costs in relation to the monitoring of the respective resource consents held by Ms Lamb.

Non-compliances with District Plan provisions

21. The crux of the objection appears to relate to the justification for why a resource consent was required for the construction, location and appearance of the tyre wall on the boundaries of the property at 454 Letts Gully Road. The objection also relates to what Ms Lamb describes as "inconsistent and incorrect" advice from Council's planning department in relation to the need to apply for a resource consent/resource consent variation.
22. As outlined above, the tyre wall was initially promoted by Ms Lamb as a mitigation measure to screen the proposed residential activity and travellers accommodation activity from public viewpoints, namely Springvale Road and Letts Gully Road. I understand from Council records that the tyre wall was partially constructed through giving effect to this initial resource consent. As a result of the partial completion of the wall, Council identified that the Lamb's were storing tyres on the property in a manner which contravened provisions of the District Plan which relate to the storage of material in the Rural Resource Area. To address this non-compliance, the Lamb's applied for a resource consent to legalise the temporary storage of tyres and to construct a plaster render over the existing (and proposed) tyre walls. This resource consent was granted and contained a two year timeframe to complete the walls and rendering.
23. Council then identified that the walls had not been completed, and the rendering not applied. To address the non-compliances with both the resource consent and the District Plan, Ms Lamb applied for RC230091 to remove the requirement for the plaster rendering over the tyre walls. As outlined above, this application was progressed through to a public notification decision and then placed on hold by the applicants.
24. I understand that following the suspension of the processing of RC230091, Council attempted to resolve the on-going breaches of the respective resource consent conditions and District Plan provisions with the Lamb's. This attempt at resolution included agreeing to the placement of a corrugate fence in front of the tyre walls to screen their appearance from public view. The construction of a corrugate fence in front of the tyre wall would have the effect of effectively ensuring compliance with the conditions of RC150313 and RC150313V1 which required the construction of a tyre wall, but would also have the effect of addressing the non-compliance with the rural colour palette provisions of the District Plan. The construction of a corrugate fence is a permitted activity under the District Plan.
25. Council records indicate that a corrugate fence was installed along the Letts Gully Road boundary of the site in front of some of the tyre walls as agreed. Planting was also established in front of some of the tyre walls along the internal boundary of the site, adjacent to the right of way servicing the rear properties.
26. In early 2025, Ms Lamb contacted Council's planning team following the issuing of a LIM for the property at 454 Letts Gully Road. I understand that the LIM report identified unresolved and outstanding compliance issues with the tyre wall on the property. I met with Ms Lamb at this time to discuss resolving the outstanding compliance issues to enable the sale of the property. I outlined to Ms Lamb that the options to resolve the compliance issues included the following options:

- a) Remove all of the existing exposed tyre walls and remove the black weedmat covering over some sections of the tyre walls,

OR

- b) Surrender RC150313V1 to remove the requirement to construct and render the tyre walls along the boundaries of the property. As the tyre storage activity was no longer occurring on the property, the surrender of the consent was a legitimate option for Ms Lamb.

Apply for a variation to RC150313 to amend the location, construction and appearance of the tyre walls to effectively seek approval for the walls as they currently exist.

- 27. Ms Lamb chose the second option, and applied for a variation of RC150313 in March 2025. RC150313V2 assessed the current state of the tyre walls, corrugated iron fence screening, planting screening and the lower height of the weedmat wall as resulting in less than minor adverse effects. The consent was granted in May 2025 and effectively legalised the activities occurring at the site, with no further remediation or mitigations actions required.
- 28. Returning to the nature of the objection, I can confirm that legitimate pathways exist to resolve non-compliances with a consent, consent condition(s) or with the District Plan through either the resource consent process or through permitted remediation actions under the Resource Management Act (RMA). There is no legal requirement that a non-compliance with a consent, consent condition or District Plan provision must be resolved through the resource consent process. However, the resource consent process remains a legitimate and often efficient and practical way to legalise breaches of a consent, consent condition or breach of the District Plan.
- 29. In attempting to resolve compliance issues, Council will often seek to find a solution outside of the resource consent process. This was the case in this instance, where Council attempted to form an agreement with Ms Lamb to construct corrugate fence screening. Unfortunately, Ms Lamb failed to complete the corrugate fencing, leaving the tyre wall in an exposed state which resulted in a continued breach of the consent conditions and the District Plan rural colour palette provisions. Ms Lamb also declined to remove the tyre walls as an option to resolve the compliance issues.
- 30. It is clear from the above consenting history that Ms Lamb has repeatedly used the resource consent process to address non-compliances with both the District Plan and with existing resource consent conditions in preference to removing the walls. In all cases, either option has remained available to Ms Lamb.
- 31. Resource consent applications RC230091 and RC150313V2 were made at the sole discretion of Ms Lamb, with her full knowledge that once a resource consent application was lodged it would begin to incur costs in accordance with Section 36 of the Act.
- 32. Accordingly, I do not agree with Ms Lamb's assertion that resource consent applications RC230091 and RC150313V2 were not needed. The applications were made with the purposes of addressing the non-compliant tyre walls and remain a legitimate and appropriate method to resolve breaches to a consent, consent condition or District Plan provision. I am satisfied that Council actively engaged with Ms Lamb over a number of years to resolve the issue, presenting the options available to her in a consistent and correct manner. Noting however that advice from Council relied on a true and accurate representation of facts and intentions from Ms Lamb.

33. I also remind the Panel that Council has not on-charged costs in relation to the monitoring functions undertaken ensuring compliance with Ms Lamb's resource consents. Given that the property remained in a state which breached the conditions of RC150313 between the years of 2016 and 2025, the costs which could have been recovered for Council's monitoring functions may have been considerable. Council will often chose not to on-charge for monitoring costs as an act of good faith where Council officers are actively working with a consent holder to find resolution.

Recommendation

34. Pursuant to Section 357C(1) of the Act, I recommend that the Hearings Panel extend the timeframe for the receipt of Ms Lamb's objection under Section 357B of the Act. Allowing consideration of the objection beyond the specified timeframe ensures Council is acting in good faith and there does not appear to be any advantage or disadvantage to either party from accepting the objection for consideration.
35. I recommend that all costs incurred in the processing of RC230091 and RC150313V2 stand for the following reasons:
- The costs are considered reasonable in terms of Section 36 of the Act and reflect the actual costs incurred in the receiving, processing and/or granting of the applications.
 - The Council did not recover costs from Ms Lamb incurred from undertaking monitoring functions between 2016 and 2025.
 - The resource consent process is a legitimate and appropriate pathway to legalise non-compliance with a consent, consent condition or District Plan provision and was initiated by Ms Lamb with the full understanding of the purpose of obtaining resource consent, the incurrence of costs and the options available to her.
 - Documentation provided with the objection clearly shows Council actively advising Ms Lamb on the options available to resolve the compliance issues on the site in a consistent and correct manner.

Prepared by



Tanya Copeland

TEAM LEADER – PLANNING – ALEXANDRA

Correspondence in support of dispute regarding Tax invoice 185381

A & A Lamb Family Trust: Adrienne Lamb 454 Letts Gully Road: RD 3: Alexandra 9393

Resource consent application Processing from RC230091 & 150313V2

Disputed amounts are:

- A. Planning Consultant INV 23030 \$2159
- B. Planning Officer Time \$1247.50

This has been a long complicated process involving a number of resource consents and variations over the last 10 years – Starting with our primary consent in 2015.

The invoices below both relate to the Tyre wall aspects of our resource consents. The variation that was lodged in 2023 was done by us at the direction of the planning department to solve the non compliance issue regarding the appearance of the tyre wall. The outcome from the report done by Ollie McIntosh (Invoice 23030) did not resolve the issue but in fact exacerbated it by recommending public notification.

After a further zoom meeting with Ollie to once again reach a practical plan and good outcome – it was established that the tyre wall itself although mentioned and detailed in all resource consents to date, was actually in 2023 a non compliance issue as the materials (tyres) and Colour (black) made the wall non compliant.

Ollies recommendation was to change the resource consent variation RC150313V1 we were directed by planning to apply for, to it's own – RC230091 resource consent, and that it was in fact incorrect to have lodged it as a variation. Ollie also put the RC230091 on hold at that point as he also established that any further consents or variations were not an appropriate way to become compliant under the district plan for the tyre walls.

On direction of Ollie and Lee Webster, we subsequently put forward a plan to make the wall compliant through using mainly recycled corrugated iron, as this is permitted under the district plan. This plan was agreed to in June 2023 with a timeframe agreed by Louise Vander vort of completion by us in April 2024.

My husband Andrew died in July 2023 unexpectedly which left me in a position of having to work through how I could make the walls compliant, by myself with very limited funds.

My dispute regarding this invoice is that we only applied for the Variation because we were directed to by planning, and were told it was the only way forward to resolve what we could do with the wall. In reality, I believe if the matter was dealt with correctly and council planners had identified it was a compliance issue, then we could have still had the resolution by submitting the plan we did in the end to become compliant under the district plan.

The meetings we had and the difficulty we encountered in dealing with council compliance and planning through this 6 month period, regarding this and other matters was the most stressful time in my and my husband's life. His sudden death was stress related – and not a good outcome for me personally.

The 2nd amount disputed is Planning Officer Time \$1247.50

I am disputing this amount as based on the process and outcome of 2023, it was still an issue with non compliance of the district plan. Exactly the same as in 2023 – therefore tied up in the same planning / compliance issue.

In January 2025 – Compliance contacted me regarding the plan that was agreed to prior to my husband's death.

I had been working on a resolution of how I could be compliant since late 2024. I did not have sufficient funds or materials on hand to complete the walls along Letts Gully road as agreed. Instead I created a low bund as a practical solution. The lower part on Letts Gully road was covered with weedmat and windbreak to tie in with what others have done with bunds in the area. My understanding is that a bund with weedmat is permitted – to my knowledge others who have used them do not apply for resource consent to do that.

I have attached correspondence from Compliance and planning for the period of January 2025 – now. In brief, I was advised that because I had changed the planned amount of walls that would be covered in corrugated iron and had changed to a low bund for the balance (which I believe (then and now) made my fence compliant under the district plan) – the only way forward was to apply for another variation of resource consent.

I believe this was not necessary and that a change of the previous agreement from 2023, for what had actually been done by me in 2025, could have been a simple solution. Especially considering the history and my current circumstances.

In an effort by me to make this all go away I did submit a new variation of resource consent – I made sure my 2 page submission document was enough to do the job by consulting with Tania Copland prior to submitting it.

I was surprised that the report done by the Planning officers was as comprehensive as it was – I believe this was possibly to tidy up a very messy primary resource consent form 2015 – because in the end the variation I applied for in 2025, was not to do with any subsequent resource consents.

Tania also advised me that it would be tidier for me to withdraw the on hold resource consent form 2023 – which I agreed to, once again so I could get this whole thing behind me.

In essence, I am disputing both amounts on this invoice that relate to all of the above – because I believe by doing the applications council planning / compliance asked of us since 2023 – it has been mainly to tidy up a messy primary resource consent from 2015 – that proved not be clear enough in all the aspects it covered – specifically the granting of a consent for 'the storage of tyres' on our property.

The subsequent meetings we had with planning/ compliance, have also been difficult to work with, as each time we were having to deal with multiple issues. The pressure applied on us by compliance in late 2022 regarding, the business on site, the buildings on site, the carboot sales we held on site, the tyre walls and storage of tyres on site – impacted us immensely primarily, due to what appeared to us, to be a targeted bullying approach on all levels from council, that threatened our living and income source.

The fallout from everything being forced on us by council to deal with at once, has been immense, financially and ultimately personally with the loss of my husband and business partner.

I endeavoured through this process to separate things out to allow me get an understanding of each thing. I made every effort to work with planning / compliance to reach an acceptable outcome of compliance. The information given to me specifically from planning staff regarding what needed to be done to resolve these issues was not consistent and at times incorrect. Specifically, the incorrect information to do with all of these issues as to whether new resource consents or variations were required. Also as in the case above, clarity on why the tyre walls were not compliant under the district plan - and what would be needed to make them compliant.

My take on it all is that if in 2023, we could reach an agreement for resolution to make the fence compliant with out the need for a variation or new resource consent – why did that become not possible in 2025 when I shortened up the tyre wall and created a bund with weedmat instead? Noting that many other properties close by also had bunds with weedmat without resource consents. The law of inconsistency could apply here in making one ratepayer do one thing requiring resource consents, when others did it without requiring resource consents.

I have attached as much information as I can with correspondence to support my dispute.

Appendix information attached:

Correspondence relating to 2023				
Number	From	To	Date	Regarding
A1	Lee Webster	Adrienne Lamb	27 th January 2023	RC150313V1
A2	Tim Read	Adrienne Lamb	24 th Feb 2023	"
B1	Adrienne Lamb	CODC	7 th March 2023	Application for variation of resource consent RC150313V1
B2	Adrienne Lamb	CODC	7 th March 2023	Background info supporting above
C	CODC	Adrienne Lamb	4 th April 2023	Decision from CODC consultant Ollie McIntosh re RC150313V1 To be notified conclusion
D	Adam Vincent	Adrienne Lamb	6 th April 2023	Letter from meeting held 5 th April 2023
E	Adrienne Lamb	Louise Vandervort	12 th April 2023	Request for a meeting to discuss way forward
F1	Adrienne Lamb	Ollie McIntosh	20 th April 2023	Plan provided to meet compliance of wall from us
F2	Ollie McIntosh	Adrienne Lamb	April 20 th 2023	Advising variation application on hold
F3	Ollie McIntosh	Adrienne Lamb	28 th April 2023	Confirmation that Lee Webster confirmed no need for a need for a further consent to meet compliance
F4	Lee Webster	Adrienne Lamb	8 th May 2023	Lee Confirming proposal from us accepted just needed to agree on the milestones and timeframe for us to complete – Lee proposed a much shorter timeframe
F5	Adrienne Lamb	Lee Webster	11 th May 2023	Letter stating that we needed to work with the original timeframe we proposed
F6	Lee Webster	Adrienne Lamb	5 th June 2023	Lee reconfirming that he would not agree to our timeframe

G	Louise Vandervort	Adrienne Lamb	29 th June 2023	Letter confirming agreement reached on our original timeframe, after a meeting with Louise on 29 th June 2023 about all council matters we were dealing with
H	Adrienne Lamb	Various CODC staff	11 th August 2023	Change of my circumstance

Appendix Continuation for the 2025 Correspondence

Number	from	to	Date	Regarding
1	Compliance	Adrienne Lamb	21/1/ 2025 to 18 th Feb 2025	Various letters and responses from Compliance to me
2	Tania Copeland	Adrienne Lamb	19 th Feb 2025	Confirmation of a meeting regarding tyre with planning
3	Adrienne Lamb	Planning	28 th March 2025	Application for variation of resource consent
4	CODC	Adrienne Lamb	May 8 th 2025	Report & Decision on variation of resource consent
5	CODC	Adrienne Lamb	2 nd July 2025	Disputed Invoice

(A) 1

Adrienne Lamb

From: Lee Webster <Lee.Webster@codc.govt.nz>
Sent: Friday, 27 January 2023 3:20 PM
To: Adrienne Lamb
Cc: Tim Read
Subject: Response to January 16th 2023 Email

Dear Adrienne,

Further to your email, there are a few matters to consider to align your business to meet the requirements of the Food Act (MPI registrations) and the RMA (resource consent), in addition to the time frame to complete your tyre wall and the buildings on site that my team had requested to do a site visit to inspect in order to provide you with advise as to what does/ does not require building consent. These details are outlined below:

Rural Selling Place: RC210065

"We would like to make a change in general accordance with condition 1 – namely modifying what we sell – to match our extensive MPI 007207/1 Food control plan registration."

To clarify, modifying what you sell under RC210065 to include all 20 categories included in your MPI registration could only be considered through a section 127 application to amend your resource consent and cannot be considered as 'in general accordance'. This is due to there being various items that are outside of the following permitted categories in your consent

- Dairy products
- Processed meat, poultry & seafood products
- Raw meat, poultry & seafood

Please note: There are also certain caveats (based on the description of the activity under RC210065 application, page 5) that would apply to the 'other' categories in the MPI registration. For example, only takeaway foods produced on-site would be permitted for sale under RC210065. This would mean "baked products with filling or icing" produced in the commercial kitchen on site are permitted under RC210065, but "baked products with filling or icing" produced off-site are not permitted under RC210065.

This would apply to the following MPI categories

- Baked products, with filling or icing
- Baked products, without filling or icing
- Ready-to-eat meals & snacks
- Eggs
- Art and craft products – including Lavender & Saffron products

To address this, you could either make a section 127 application to amend condition 1 to align with your MPI registration or amend your MPI registration to comply with RC210065.

"We are requesting that it either be accepted that under 'Takeaway food produced in the commercial kitchen and on site – primarily the range of current products sold at the Alexandra and Wanaka Food Produce market' – could be considered to cover our MPI registration provisions and as such is in general accordance with condition 1 of RC210065."

The "Takeaway food produced in the commercial kitchen on-site – primarily the range of product currently sold at Alexandra and Wanaka Food Produce Market" provision from RC210065 application and given effect through condition 1 could not be used to consider all of your MPI registration provisions, therefore, deeming them in general

accordance with condition 1 of RC210065 for the reasons detailed above. Therefore, you would either need to make a section 127 application to amend your resource consent or amend your MPI registration.

"Option for Click and Collect from our chop as well as delivery"

Your resource consent (RC210065) does not provide for the Click and Collect option that you have provided for at 454 Letts Gully Road, in order enable this an amendment to condition 1 of RC210065 would also be required.

Tyre Wall: RC10313V1

The tyre wall provided for under RC150313V1 is required to be completed by 16th March 2023. If the scale of the wall is reduced, this must still screen the tyre storage area from view. For the tyre wall to be considered complete, it must have plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries. If the tyre wall cannot be completed by 16th March 2023, a section 127 variation to condition 5 of RC150313V1 must be obtained from CODC to provide a time extension. If you require a time extension, the associated section 127 application must be submitted to CODC for consideration as soon as possible to enable this to be considered.

Site visit to 454 Letts Gully Road

I understand that my team had endeavoured to undertake a site visit before Christmas (and following our conversation) as there may be buildings/ structure that require building consent e.g. the containers as we discussed. As this did not occur, my team will be in touch to undertake this visit in the near future in order that we can provide you with advice as to what buildings/ structures may have required building consent and the process to address this.

Adrienne, can you please advise me as to how you would like to proceed with the above matters by Friday 3 February 2023 in order that we can progress these matters as soon as possible to assist you.

Kind regards

Lee



LEE WEBSTER
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CODC supports flexible working arrangements, including working outside the office and sometimes at irregular hours. I may have sent this outside of your working hours and only anticipate a response during your working hours.

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

(A) 2

Adrienne Lamb

From: Tim Read <Tim.Read@codc.govt.nz>
Sent: Wednesday, 15 March 2023 4:48 PM
To: Adrienne Lamb
Cc: Lee Webster
Subject: RE: CODC's position following 16th February 2023 meeting

Hi Adrienne,

I wanted to get in touch regarding the site visit CODC wants to undertake to assess the building on-site to ensure compliance with Building Act requirements. You told us you and Andrew wanted to be on-site when the assessment occurs, so we'd forward a series of dates in our email sent on February 24th 2023.

We haven't heard back from you regarding which dates would be suitable. So please advise which of these dates (Now March 23rd or March 30th) would be preferable.

Please call me on 021 365 956 or reply to this email with any questions or concerns.

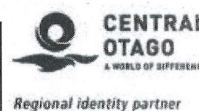
Kind regards



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From: Tim Read <Tim.Read@codc.govt.nz>
Sent: Friday, 24 February 2023 4:59 pm
To: Adrienne Lamb <aklamb@xtra.co.nz>
Cc: Lee Webster <Lee.Webster@codc.govt.nz>; jenny.k.grimmitt@gmail.com
Subject: CODC's position following 16th February 2023 meeting

Hi Adrienne,

Thank you for meeting with us on 16th February 2023 to discuss the outstanding planning and building control matters at 454 Letts Gully Road. During the meeting, you and Jenny Grimmitt raised several matters, outlined below with Council's response.

Tyre Wall

A question was raised as to the need for a consent regarding the tyre wall and whether the tyre wall required under RC150313V1 would be required once the tyre stockpile was removed.

The application for RC 150313 sought consent to establish residential activity, travellers' accommodation, and to store tyres temporarily within the Rural Residential Resource Area. The application indicated that the tyres stored on site were to be used to create a wall that would provide wind protection and a heat sink for activities on the site. The wall was also considered to also provide mitigation screening for the residential activity and travellers' accommodation activities proposed by RC 150313. The application noted that the tyre wall would be "...brick-style construction which would then be plastered with adobe to give an aesthetically appealing look". RC 150313 was granted on the basis that the wall would be plastered within five years of the issue of the decision. Because the tyre wall was not completed within this timeframe, a new resource consent was required. RC150313V1 was granted on 16th March 2021,

requiring the tyre wall to be completed by 16th March 2023. The tyre wall is considered to be a requirement of RC 150313.

If the tyre wall is can't be completed by 16th March 2023, and to avoid the risk of enforcement action being taken, one of the following will be required:

- If you wish to retain the tyre wall in its current state, i.e. no further rendering, this would require an application for a change of condition pursuant to section 127 of the Resource Management Act 1991 to amend condition 5 of RC150313V1. A visual impact assessment should accompany the application to determine if the current tyre wall would be appropriate when compared with the adobe plastered wall originally offered under RC150313. This application would need to be received prior to 16th March 2023 to avoid enforcement action being taken for breach of conditions of consent, alternatively;
- If you wish to seek more time to complete the work required under RC 150313V1, this would also require an application for a change of condition pursuant to section 127 of the Resource Management Act 1991. Any application for a further extension would be assessed on its merits in the context of section 125 of the Resource Management Act 1991. A clear timeframe for completion should accompany the application. It would need to be received prior to 16th March 2023 to avoid enforcement action being taken for breach of conditions of consent.

Pivot to Arts & Crafts

You indicated that the food market will close on 24th February 2023 and raised a question as to the ability to sell Arts & Crafts that involves you and Andrew making and selling various pieces of up-cycled furniture.

Having reviewed your application regarding this matter and your consent (RC210065) I can confirm that the change from food vendor to Arts & Crafts vendor would be accepted in general accordance with RC210065. However, please note that you or Andrew must make the arts and crafts products which must be produced on-site.

Site visit – Buildings

We discussed the reasoning for the need for a site visit, and you accept the reasoning for this. Council would like to undertake the assessment of the buildings on one of the following dates, after which Council will advise as to what action is required (or not) to ensure compliance with the Building Act.

March 9th
March 16th
March 23rd
March 30th

Please confirm which date would be acceptable and a time that will work for you.

Continued operation of the commercial kitchen

The continued operation of the commercial kitchen to produce products listed in RC210065's application to service markets and home deliveries would be accepted in general with condition one of RC210065.

If you have any further questions or concerns, please reply to this email.

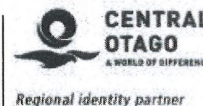
Kind regards



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(B1)

Application for Change or Cancellation of Resource Consent Condition



(Form 10)

Section 127, Resource Management Act 1991

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

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

DETAILS OF APPLICANT

Full name: A & A LAMB FAMILY TRUST ANDREW & ADRIENNE LAMB

Postal address for service of documents: 454 Letts Gully Road
RD 3 ALEXANDRA 9393

Contact details: Phone: 0272488815 Town Post Code
Fax: —
Email: aklamb@xta.co.nz

I/We As above
(full name and address of applicant)

apply for a change (or cancellation) of a resource consent.

This application related to the following resource consent:
(briefly describe the type and location of the resource consent and resource consent number)

RC 150313V1 LOT 1 DP 326042
Above address

The application relates to the following specific condition of the resource consent:

Condition 5 change

The proposed change is as follows:

The construction of The tyre wall shown on approved plan attached as Appendix 1 of This resource consent shall be completed including a plaster rendering to the top of the wall and the surfaces visible

* Delete if application is to cancel the condition. beyond the site boundaries
within 2 years of the granting of This resource consent

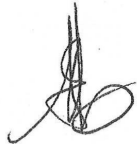
Application for Change or Cancellation of Resource Consent Condition
Revised 05/15

I/We attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that a change to, or cancellation of, the activity may have on the environment.

I/We attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under the Act.

(List all documents that you are attaching)

Copy of email sent to council including photos



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

Date

7th March 2023

Note to applicant:

An initial deposit is payable for an application to change or cancel a condition of resource consent. Please include this with your application.

B2

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)

7th March 2023

Planning and Regulatory Services Manager
Central Otago District Council
Attention: Mr Lee Webster
By Email Only: Lee.Webster@codc.govt.nz

Dear Lee

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)

Further to our recent correspondence and meeting with you, this letter sets out an application by Adrienne and Andrew Lamb to change Condition 5 of the above resource consent to delete reference to the requirement to apply a plaster rendering to the tyre wall at the above address. The consent approves temporary stock piling of tyres to allow a permitted tyre wall to be constructed.

Condition 5 currently reads:

The construction of the tyre wall shown on approved plan attached as appendix1 of the resource consent shall be completed, including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries, within two (2) years of the granting of this resource consent

We proposed that the following words be deleted “ including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries” and the amended version of condition will read as follows:

The construction of the tyre wall shown on approved plan attached as appendix1 of the resource consent shall be completed, ~~including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries,~~ within two (2) years of the granting of this resource consent

Section 127 of the Resource Management Act 1991 requires that only the effects of the requested change of the condition be required to be assessed. We have set out the assessment of this later in the letter. We note that the District Plan has not changed since the resource consent was granted so there is no new policy relating to the effects of stockpiling of tyres on the site.

The wall, which had been confirmed by the Council as a permitted solid wall, is now in place and effectively screens the interior of the application site. I attach photos showing the completed wall viewed from outside the site boundaries. This includes views of the wall that is inset from the property boundary on the southern side. This part of our property has a driveway over it, subject to an easement for Right of Way, which is used by some of our neighbours. The neighbours who use the driveway cannot see the tyre wall from their properties. The other photos show the wall from Letts Gully Road.

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)

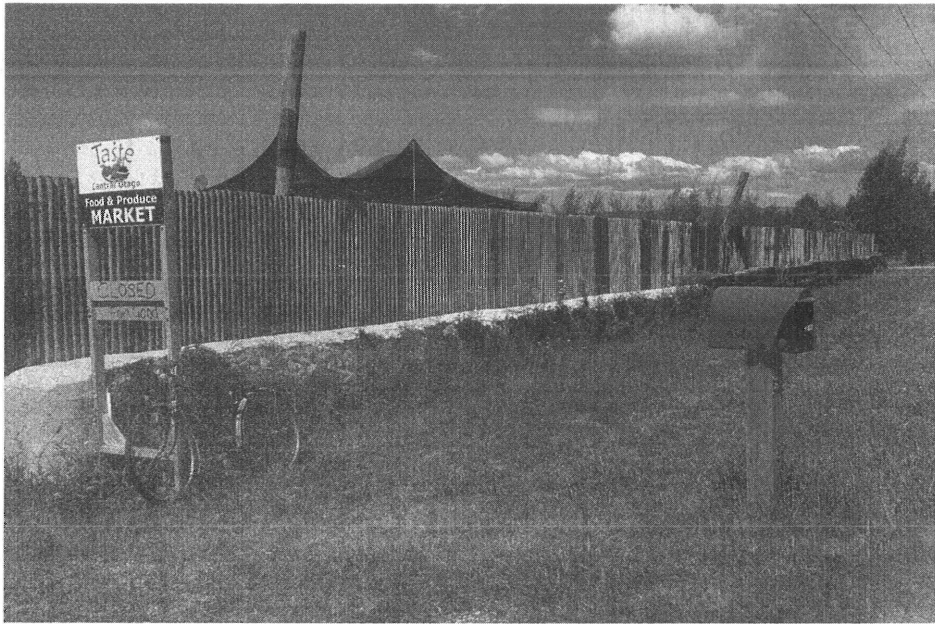


Photo 1 - Wall on boundary of Letts Gully Road from carpark entrance to private road easement access neighbours use

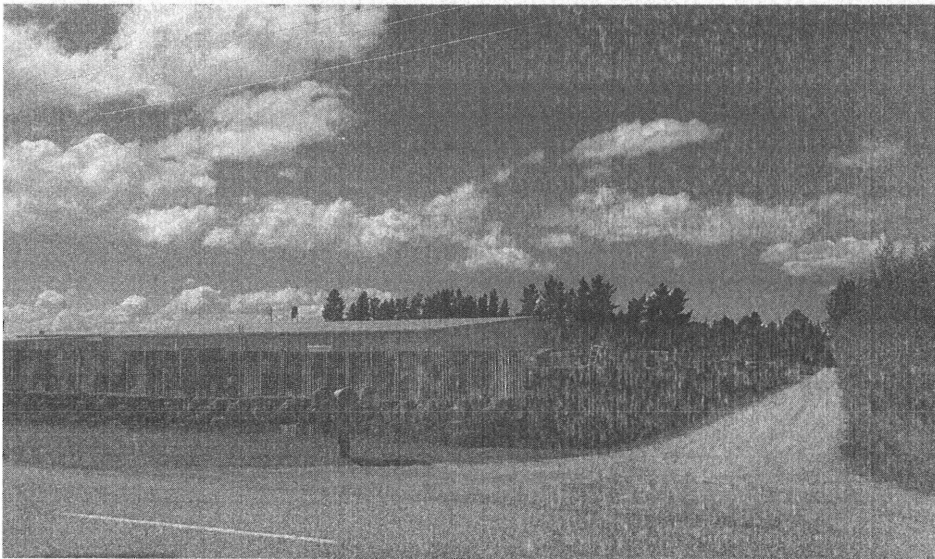


Photo 2 - View of wall at entrance to private road with wall inset from boundary along the private road

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)



Photo 3 - View from near the top of the private road looking back towards Letts Gully



Photo 4 - View of the wall from the other side of Letts Gully Road shows it screening property

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)



Photo 5 – View along Letts gully towards Springvale road

References to an adobe finish to the tyre wall date back to the original 2016 consent which covered a number of activities including stockpiling tyres. This reference was provided for context only and was not offered as a mitigation measure for any of the activities on the property that were subsequently consented, specifically the stockpiling of tyres. There was no requirement or reference in the 2016 consent for the tyre wall to be rendered.

Condition 28 of original resource consent

Tyre wall construction shall be completed within 5 years upon the commencement of this consent

In 2021 a new consent was sought to extend the timeframe for completing the tyre wall which was required as a condition of the stockpiled tyre component of the original consent.

Misunderstandings at the time led to a s127 change of conditions being submitted for approval and later replaced by a new stand-alone resource consent application for the temporary tyre stockpile. The application documentation on Council records includes a s127 application report and later an email correspondence between Jenny Grimmett of Down to Earth Planning and Council planner Olivia Stirling confirming that the solid wall is permitted.

At the time the plaster render information was included in parts of the s127 application documentation but it was again set out for information only. The use of the render was not related to the mitigation of the stockpile effects. It related to our original concept we wanted to do on the tyre wall surface, which has since proved impractical for us to complete. While it would change the appearance of the tyre wall, it should not be required

Proposed Change of Condition 5 RC150313V1 – 454 Letts Gully Road (Lot 1 DP 326042)

to be applied to a permitted wall as it has no purpose in mitigating effects of the consented activities.

The planning report for the new consent RC150313V1 does not refer to the plaster finish in any part of the “comments on the proposal” or the “assessment of effects” of the proposal. Yet, it does require the render to be applied in Condition 5. There is no rationale for this in the planning report.

In hindsight our consultant and ourselves should probably have tried to address / clarify this before the decision was issued.

We consider that the requirement to apply a plaster render is not valid for the tyre stockpile consent – as it does not add any mitigation to the effects of temporary stockpiling. Removal of the wording, as requested, will not alter the implied intentions of the resource consent that the tyres be screened from views beyond the site. The screening is already achieved by the permitted solid wall, as shown in the attached photographs. The wall is now in place as shown in photos within the consent timeframe, and with the proposed change means we are fully in compliance with the consent.

All effects of the proposed change to condition 5 will remain the same as originally assessed. In summary, not applying the plaster finish to the tyre wall will not change the visual or landscape amenity effects of the stockpiled tyres within the site, as they are already screened and the wall is permitted. There are no new effects on the adjoining neighbours or passers-by. There are no new traffic safety effects or health and safety related effects.

We consider that the need for the plaster finish on the tyre wall is not applicable to stockpiling tyres and therefore removal of the requirement is a reasonable request with less than minor, if not negligible adverse effects on the environment.

Please do not hesitate to contact us on 0272488815 or by email aklamb@xtra.co.nz if you require any further information.

Please arrange to invoice us for the application fee.

We look forward to your favourable response soon.

Yours faithfully

Adrienne and Andrew Lamb
454 Letts Gully Road, RD3 Alexandra 9393

4/4/2023

(C)

**CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC230091
454 Letts Gully Road, Alexandra**

BACKGROUND

The site is in the Rural Resource Area, located at the corner of Letts Gully Road and Springvale Road.

RC150313

Granted land use consent to establish temporary & permanent residential activity, travellers accommodation and temporarily stockpile tyres – the residential activity and tyre stockpiling were already taking place at the time the original application was lodged

RC150313v1

Incorrectly filed as a 'v1', was not a s127 application but rather a new land use consent for further "retrospective land use consent to temporarily store tyres on the site for the purpose of completing the construction of a tyre wall". Condition 5 required;

"The construction of the tyre wall shown on the approved plan attached as 'Appendix 1' of this resource consent shall be completed, including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries, within two (2) years of the granting of this resource consent."

The consent was granted on 16 March 2021, as such, at the time of writing this report, the 2 year timeframe has lapsed.

RC210065

Was lodged prior to the decision for RC150313v1 being made but was processed separately. It granted land use consent to establish a rural selling place and visitor accommodation. This application did not impose any conditions of particular relevance to the current proposal, however, I note that it is clear from the s42A report that the applicant had detailed that the tyre walls around the site were to be plastered and that this was relied upon as part of the 'receiving environment' which the planner assessed the application against. The following is an extract from the Planner's s42A report:

Visitor/Worker Accommodation

With regard to the visitor/ worker accommodation, the applicant identifies that up to 12 guests can be accommodated within the proposed accommodation set up. The accommodation units may breach the skyline when viewed from Letts Gully Road but these will be screened from Letts Gully and Springvale Roads by the plastered tyre walls along the site boundary of Letts Gully and the bund that runs along Springvale Road. Both the bund and the tyre wall will be approximately 2.0m in height. For completeness, I note that the tyre wall is a permitted activity under the District Plan.

THE PROPOSAL

The subject application was lodged as a s127 application to amend condition 5 of RC150313v1 by the deletion of the requirement for plaster rendering. Specifically, the following change is sought;

5. The construction of the tyre wall shown on approved plan attached as appendix 1 of the resource consent shall be completed, ~~including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the site boundaries,~~ within two (2) years of the granting of this resource consent.

The thrust of the applicant's justification for the proposed amendment is summarised as follows;

"At the time the plaster render information was included in parts of the s127 application documentation but it was again set out for information only. The use of the render was not related to the mitigation of the stockpile effects. It related to our original concept we wanted to do on the tyre wall surface, which has since proved impractical for us to complete. While it would change the appearance of the tyre all, it should not be required to be applied to a permitted wall as it has no purpose in mitigating effects of the consented activities."

Upon review of the application I have come to the view that there are several fundamental issues with the premise for the application.

Firstly, the contention that plaster render information was included in the application 'for information only'. Information such as descriptions of proposed works that are included in applications for resource consent are the basis from which Council forms an understanding of proposed activities and, in turn, are the basis of understanding what rules of the district plan are breached, and what the likely effects of these activities will be. I note that descriptions of a plaster rendered tyre wall have been consistently put to Council since the initial application for RC150313, as outlined in the following figures;

To support the horticulture aspect of the development it is proposed that 2m walls will be constructed on the boundaries and across the land to provide wind protection and provide a heat sync for ripening of figs. These walls will be constructed using tyres in a brick style construction. Filling them with stone and earth material – then plastering them with Adobe to give an aesthetically appealing look. This is using conventional Earth building techniques used in other parts of NZ.

Figure 1: Extract from page 1 of the applicant's AEE for RC150313 (my highlighting).

Landscape Effects:
It is our intention to extensively developing the site with solid 2m plastered Tyre construction walls around the boundary and through the property- detailed previously and shown on site plan. Fig trees will be planted as a commercial crop so foliage will be visible during the growing season. The walls will provide screening of the dwelling from all roads.

The first walls to be constructed will be in front of the dwelling to provide privacy then near the front of the property to provide wind protection for horticultural purposes.

Figure 2: Extract from page 2 of the applicant's AEE for RC150313 (my highlighting).

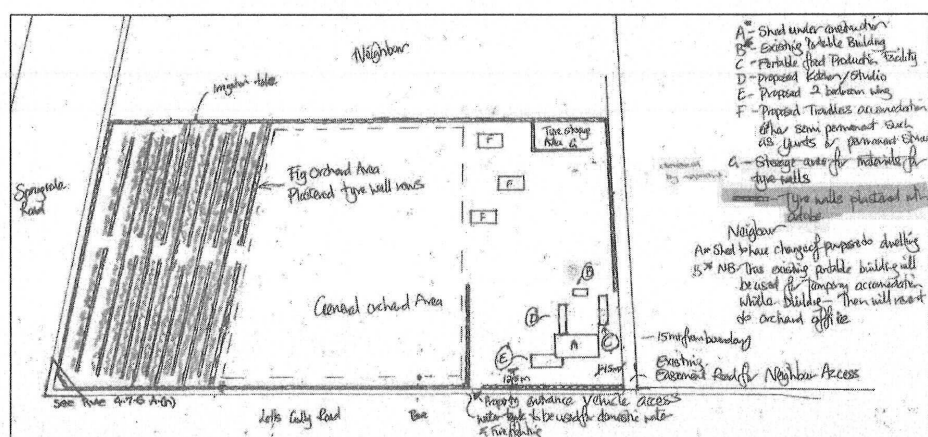


Figure 3: Extract from the site plan for RC150313 (my highlighting).

It is the attention of the applicants to develop the land for commercial horticulture purposes. The applicants intend to plant fig trees and possibly a commercial lavender crop. To support the fig crops the applicants intend to construct 2 metre high tyre walls along the boundaries of the properties so as to retain heat. The walls will be constructed with tyres in a brick style construction and will be filled with stone and earth material and the exterior of the walls will be plastered with Adobe. It is noted that the walls are not defined as a building under Section 8 of the Building Act 2004 and as a consequence the proposed walls are not required to meet the yard requirements in Rule 4.7.6A(a) of the Plan.

Figure 4: Extract from the Council Planner's s42A report for RC150313 (my highlighting).

The final wall construction will be extended up to a maximum height 2 metres and the surfaces will then be coated in a plaster rendering over a fine wire mesh. Timber and stones will be added into the gaps between the tyres and mesh to enable a more uniform finished surface to be achieved. A thick scratch coat of adobe is applied followed by a top coat to achieve the proposed rendered finish.

The applicant has explained they are aiming for a rustic finish, and they are using crusher dust which achieves a natural mid-grey colour which is consistent with the District Plan colour palette for the Rural Resource Area. The proposed finish is a long-term permanent surface with no maintenance required.

Photographs of the walls and render surface are attached later.

Figure 5: Extract from Page 6 of the applicant's AEE for RC150313v1 (my highlight).

4.1.4 Proposed Changes to Conditions 27 and 28 and Consequential Changes

The proposal to change the tyre wall requires changes to Conditions 27 and 28, which are set out as follows, using strikethrough to delete wording, and underlining to show new proposed wording:

27. Tyre wall construction shall begin on the boundaries of the property so as to screen the temporary tyre stockpiles on the property from public view and neighbouring properties, and the wall shall be limited to the extent illustrated on the approved plan titled "A & A Lamb Family Trust 454 Lett Gully Road: Alexandra – Updated Plan of Development of Lot 1 DP 325042" dated 31 January 2021.
28. ~~Tyre wall construction shall be completed within 5 years upon commencement of this consent.~~ The construction of the tyre wall shown on the approved plan listed in Condition 27 of this resource consent shall be completed, including a plaster rendering applied to the top of the wall and the surfaces visible from beyond the application site's boundaries, within 2 years of the plan being approved.

Figure 6: Extract from Page 6 of the applicant's AEE for RC150313v1, note the rendered finish is stipulated in changes to the conditions proposed by the applicant themselves (my highlight).

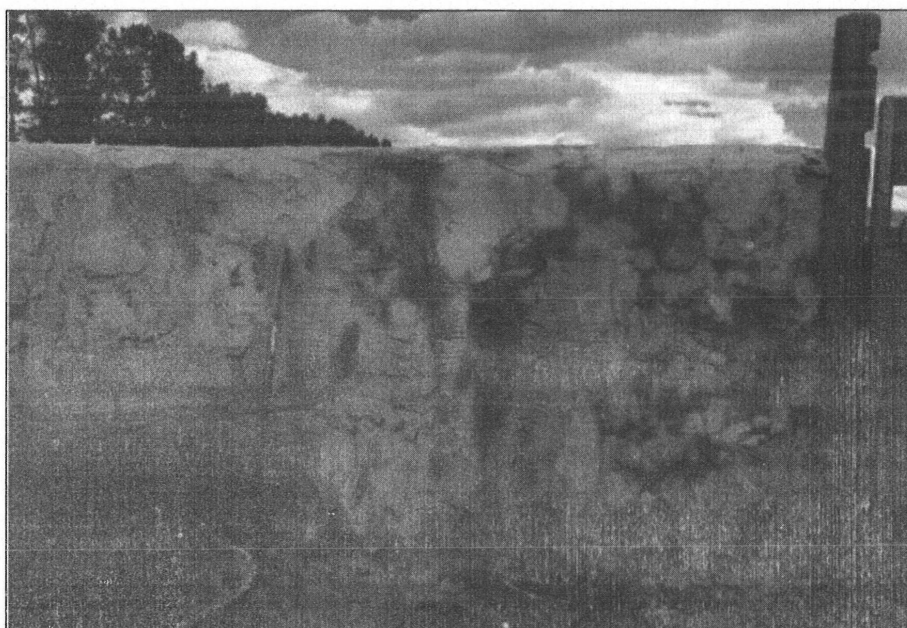
The completed tyre wall, together with the plaster coating and existing screen planting will in time settle into the rural environment and tie in with the surrounding environment's colour palette. As noted later, under the Mitigation Measures heading, the wall footprint is considerably smaller in scale than the originally approve wall and will have associated reduced visual effects (well below that originally approved), particularly in combination with the existing screen planting and the proposed plaster finish.

Figure 7: Extract from Page 7 of the applicant's AEE for RC150313v1 (my highlight).

Tyres stored on the site to date have been sorted and graded, and small neat stacks of suitable tyres (no more than 6 high) to complete the walls moved to strategic locations to enable completion of the wall to the maximum height prior to applying the plaster render coat.

The applicant is actively seeking out ways to remove all other stockpiled tyres from the site, and the majority of these have already been removed. In the meantime, a white netting has been placed over the stockpile to soften the appearance. The applicant has advised that the storage method used minimises fire risk, and when the Rural Fire Service representative inspected the tyres stored on the property in 2019 they were satisfied that the tyres had no point of ignition. Tyres fires need to be started by someone. All tyres will either be covered in plaster so will be unable to be ignited, or spread around the property where they could be easily controlled if someone did ignite them.

Figure 8: Extract from Page 8 of the applicant's AEE for RC150313v1 (my highlight).



(Top) Example of plaster render over tyre wall – intended finished rustic effect and colouring (Bottom) Planting in front of wall along shared access – difficult to see in images – This has irrigation and is a *Photinia* hedging species – some plants are at least four tyres high.

Figure 8: Extract from Page 6 of Appendix B of the applicant's AEE for RC150313v1 (my highlight).

Provision for Landscaping

The retail space is set back from the boundary 10m – the intention is to keep it reasonably free of landscaping to ensure the road visibility is clear for customers. There are some fruit trees planted on the property in the corner up to the easement road.

We grow Lavender as a commercial crop some Lavender is planted in the carpark area for aesthetics. Other herb and flower plants will be planted against plastered walls of carpark.

Figure 9: Extract from Page 2 of the applicant's AEE for RC210065 (my highlight).

Visual Effects:

The accommodation units may breach the skyline when viewed from Letts Gully road but they will be screened from Letts Gully and Springvale road by the tyre walls that will be plastered on the boundary of Letts Gully and the Bund that runs along Springvale road – these will be around 2 mts in height and may have black wind break on top which will add to minimising the visual impact from the roads.

All buildings will be coloured with in the District Plan Rule 4.7.6D exterior colour

There will be landscaping in the form of fences and plants to retail privacy around the individual and communal accommodation units.

This will act as visual and noise buffers to minimise adverse effects from the accommodation to the sole neighbour adjacent to the property (448)

Figure 10: Extract from Page 3 of Appendix B of the applicant's AEE for RC210065.

It is clear from the above extract that throughout time since the initial lodgement of RC150313 descriptions of a plastered render finish to the tyre walls have been put to Council in certain terms and has even been detailed within conditions of consent promoted by the applicant. In my reading of the historic consent documentation for this site it is clear that Council has accepted that the subject walls themselves would be a permitted activity on the basis that they would have a rendered finish that complies with Rule 4.7.6D and that they would have a maximum height no greater than 2m. I also note that the walls have been consistently described as being associated with horticultural activities, and that such planting do not appear to have been established against the majority of the subject walls.

Secondly, because the walls were always described as being rendered in compliant materials and colours no consent was ever issued for a bare tyre perimeter wall in breach of Rule 4.7.6D. Consequently, the proposed changes introduce a new rule breach that falls outside the scope of the original consent, and which introduces different effects to those originally considered. In my opinion, this new rule breach and additional effects fall outside the scope of what can be properly considered under section 127. For this reason, and as outlined below, the CODC have cancelled the application initially registered under 'RC150150313v1v1' and have assigned the application to a standalone file number 'RC230091' (the subject application).

DISTRICT PLAN RULES AND ACTIVITY STATUS

For the avoidance of any doubt this application was lodged as a section 127 application to change Condition 5 of 150313v1. Pursuant to s127(3)(a) sections 88 to 121 apply as if the application was an application for resource consent for a discretionary activity, however, only the effects of the change itself may be considered. Case law has highlighted that where an application made under s127 involves materially different effects it is preferable to treat it as an application for a new consent¹.

In this particular circumstance, the proposed change results in a breach of Council's materials and colours standards stipulated by Rule 4.7.6D, which had not been previously considered, and which introduces effects that are materially different from those that were considered under RC150313v1. As such, it is considered appropriate to consider this application as an application for a new consent for a breach of Rule 4.7.6D. In the event that the application is granted consent then, in order to avoid any inconsistencies between consents, it would be good practice to either make consequential changes to RC150313v1 or require that consent to be surrendered.

I note that the proposal also technically breaches Rule 4.7.6D(b), in that parts of the subject wall protrude onto the skyline when viewed from Letts Gully Road. Notwithstanding that a breach of this rule was never explicitly consented by a prior consent, I note that the prior consents clearly anticipated a solid filled, rendered, tyre wall up to 2m in height around the Letts Gully Road perimeter of the property. As such, I consider it is appropriate that this breach be explicitly considered by this application, but that this should be considered in the context of the site's existing environment².

Rule 4.7.6D(a) of the Plan stipulates;

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

i) Finish

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

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

(ii) Colour: Exterior Walls, Accents and Trim

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

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

¹ For an example of what has been widely regarded as leading caselaw on the subject see *Body Corporate 970101 v Auckland City Council* [2000] NZRMA 202.

² As modified by the consented baseline established by RC150313v1, and specifically Condition 1 and 5 of that consent, which anticipate a solid wall up to 2m in height with a rendered finish that complies with Council's materials and colours palette.

Rule 4.7.6D(b) of the Plan stipulates;

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

A breach of the materials and colours standards under Rule 4.7.6D(a) and breaches of skyline standards under Rule 4.7.6D(b) are a discretionary (restricted) activity pursuant to Rule 4.7.3(iii) of the Plan. The Council shall restrict its discretion to matters (1) to (3) outlined under Rule 4.7.3(iii) of the Plan.

1. *Whether or not the building or structure can be appropriately screened from public view by topographical features, appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.*
2. *Whether the building or structure will breach the form of or be visually prominent in public view on any skyline or terrace edge.*
3. *The colour scheme for the building or structure which should in general be darker than the background in which it is set.*

SECTION 95A NOTIFICATION**Step 1 – Mandatory public notification**

Public notification has not been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2 – Public notification precluded

There are no rules or national environmental standards precluding public notification (s95A(5)(a)).

The proposal is not exclusively for controlled activities and/or boundary activities (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

The application is not for a resource consent for one or more activities, where those activities are subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment under s95D is therefore made below.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)**MANDATORY EXCLUSIONS FROM ASSESSMENT (S95D)**

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) (the permitted baseline, refer to section below).*
- C: *In the case of a restricted discretionary activity, any adverse effect that does not relate to a matter for which a rule or national environmental standard has restricted discretion (s95D(c)).*
- D: *Trade competition and the effects of trade competition (s95D(d)).*
- E: *Adverse effects on any parties who have provided written approval must be disregarded (s95D(e)).*

PERMITTED BASELINE (S95D(B))

Under Section 95D(b) of the RMA, an adverse effect of the activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

Council has previously confirmed that a wall, no greater than 2m in height, constructed of filled and rendered tyres in a plaster finish that complies with Council's rural colour palette (per Rule 4.7.6D) would constitute a permitted activity. In this respect a permitted baseline which could

be considered to apply to this application would extend to the effects that would be associated with a solid boundary wall that fully complied with Council's permitted activity standards, including permitted materials, and colours under Rule 4.7.6D(a) of the District Plan, and located and sited and designed such that they do not breach the skyline as required by Rule 4.7.6D(b).

In my opinion, as this application is specifically for a breach of the standards listed under Rule 4.7.6D, the application of the above baseline is not particularly useful, however, it is important that the proposal be assessed against the existing receiving environment as modified by the resource consents previously granted for the site (which includes a rendered perimeter wall no more than 2m in height).

ASSESSMENT: EFFECTS ON THE ENVIRONMENT

As outlined earlier in this report, the application was initially lodged as a s127 application. Applications considered under s127 of the Act are to be considered as discretionary activities. For the reasons outlined above, Council has determined that the application requires a new land use consent for a restricted discretionary activity pursuant to Rule 4.7.3(iii). As the granting of this consent would still necessitate subsequent changes to RC150313v1, it is appropriate to consider the proposal overall as a discretionary activity.

Notwithstanding this I consider the restricted discretionary matters listed under Rule 4.7.3(iii) cover the matters of primary relevance to this proposal and provide a useful framework for the undertaking of an assessment of the effects of the proposed activity. My assessment below is set out accordingly:

1. *Whether or not the building or structure can be appropriately screened from public view by topographical features, appropriate planting or other screening having regard to the open space, landscape, natural character and amenity values of the rural environment.*

The subject structures (tyre walls) are located on the site's south and east boundaries. By virtue of their use of repurposed vehicle tyres, their height, opacity, length and proximity to the site's boundaries the walls are highly notable for their visual prominence and inconsistency with the character of prevailing boundary fencing and building materials in the surrounding receiving environment. Figures 11 – 14 are illustrative of the appearance of the site as it is seen from Letts Gully Road.



Figure 11: Tyre wall adjoining Letts Gully Road taken west of the entrance to the property and looking towards Springvale Road (O. McIntosh 15/03/23).

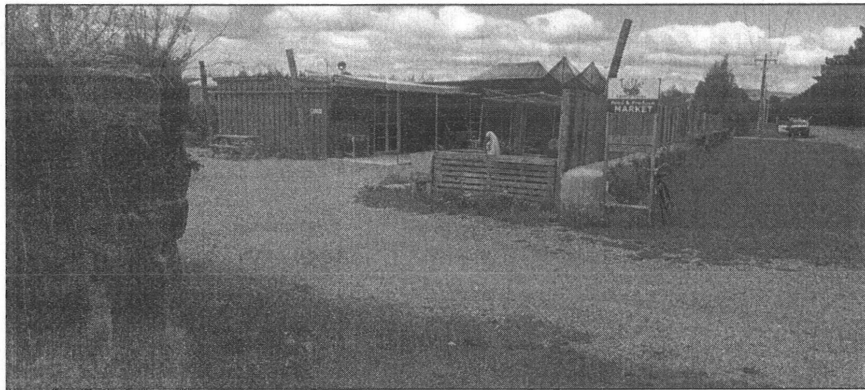


Figure 12: Entrance to the site. Note the tyre wall west of the entrance (left side) is full comprised of full height exposed tyres whereas the wall to the east (right side) is lower and has been partially rendered then topped with a weathered corrugated steel fence (O. McIntosh 15/03/23).

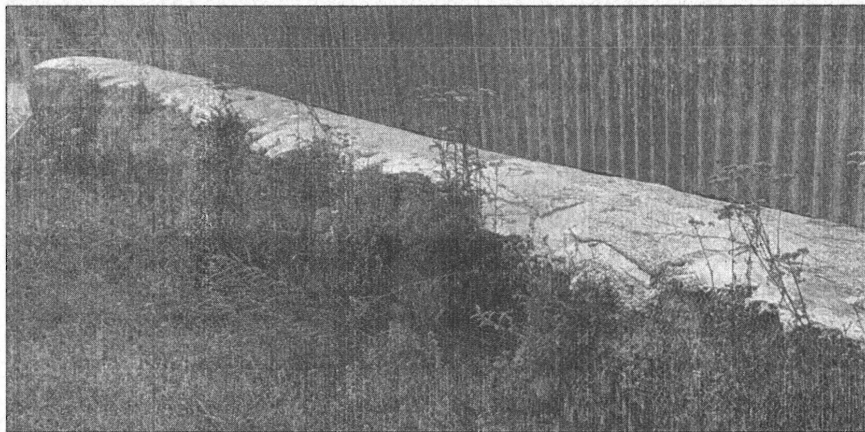


Figure 13: Tyre wall adjoining Letts Gully Road taken immediately east of the entrance to the property. Showing the partially clad lower section of wall topped by weathered corrugated steel fence. (O. McIntosh 15/03/23).

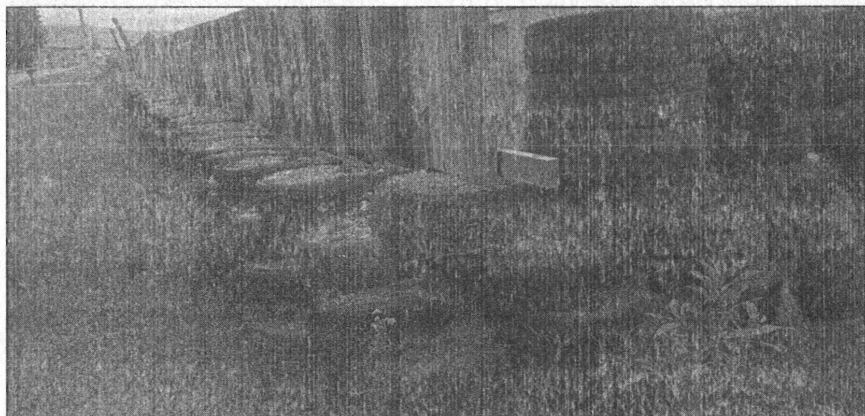


Figure 14: Tyre wall adjoining Letts Gully Road taken at the eastern corner of the property. The full height exposed tyres on the right hand side are located on the site's eastern boundary which adjoins a right of way. Note the tyres adjoining this end of the Letts Gully Road frontage are exposed but relatively low and are topped by a weathered corrugated steel fence. (O. McIntosh 15/03/23).

As the subject wall is located on the property boundary there is no space available to the applicant to screen the structure by way of plantings, bunding or the like. The logical methods which do remain available to screen the wall include covering, or cladding it in such a manner as would be likely to make it compliant with the very standard that is being proposed to be breached (i.e. Rule 4.7.6D(a) & (b)).

In my opinion, the tyre wall as it currently exists is resulting in significant adverse visual effects and is not consistent with the open space, landscape, natural character and amenity values of the surrounding rural environment. While I acknowledge that visual effects are inherently subjective, I note that Council has received numerous complaints regarding the subject tyre walls and I take some confidence in this that my own perspective is likely to be shared to a large extent by the public at large.

Notwithstanding my above assessment I note that a clear contrast can be drawn between the level of effects associated with the parts of the tyre wall that have been lowered and rendered (albeit only partially) and topped by weathered steel fencing and those parts that have been left full height and fully exposed. In my opinion, the partly clad part of the wall that has been constructed immediately to the right of the property entrance (as depicted in Figure 13), is vastly more aesthetically pleasing than those sections that have been left full height and exposed, and the use of stone, adobe, and weathered steel are all in keeping with the local architectural vernacular.

2. *Whether the building or structure will breach the form of or be visually prominent in public view on any skyline or terrace edge.*

As outlined above, and illustrated in Figures 11 – 14, the subject fence is highly prominent from the adjoining sections of Letts Gully and Springvale Roads. Notwithstanding that the Council has previously granted consents that anticipate a 2m high solid wall in this location, I note that these were granted on the basis that the wall would be clad in colours and materials that complied with Rule 4.7.6D and, presumably, any technical breaches of the skyline were deemed to be inconsequential and appropriate on this basis. In my opinion, leaving the walls as stacks of exposed tyres significantly changes this context, and significantly adds to the visual prominence of the structures.

3. *The colour scheme for the building or structure which should in general be darker than the background in which it is set.*

Notwithstanding that the tyres are a dark colour, I note that 'black' is a colour that is deliberately excluded from the colour palette outlined under Rule 4.7.6D(b) as it is not generally a colour that is prevalent in the natural environment and can actually stand out from typical rural landscapes found throughout Central Otago.

DECISION: EFFECTS ON THE ENVIRONMENT (S95A(2))

Overall the proposed activity is likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is required under Step 3.

Step 4 – Public Notification in Special Circumstances

Public notification is required if the consent authority decides such special circumstances exist as to warrant the application being publicly notified (s95(9)(a)).

Current case law has defined 'special circumstances' as those "outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique." The court has also found that special circumstances are deemed to apply where there is likely to be high public interest in the proposal [*Murray v Whakatane DC* [(1997)]

NZRMA 433 (HC), Urban Auckland v Auckland Council [(2015) NZHC 1382, (2015) NZRMA 235].

I note that the history of complaints supports anecdotal evidence that the subject tyre walls at this site are of potentially high public interest. Notwithstanding this, the assessment under step 3 has already concluded that public notification is warranted. As such, the question of whether or not the circumstances of this proposal so exceptional as to constitute 'special circumstances' is mute.

OVERALL DECISION - S95A NOTIFICATION

Pursuant to 95A(5)(b)(i), public notification is required as identified in the assessment above.

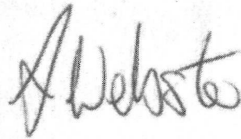
Prepared by:



Oli Monthule-McIntosh
Consultant Planner

Date: 29 March 2023

Approved under Delegated Authority by:



Lee Webster
Planning and Regulatory Services Manager

Date: 4 April 2023

**Adrienne Lamb**

From: Adam Vincent <Adam.Vincent@codc.govt.nz>
Sent: Thursday, 6 April 2023 5:13 PM
To: Adrienne Lamb
Subject: RC 230091 Follow up

Kia ora Adrienne,

Further to our meeting on Wednesday, I have discussed your application and the matters discussed at the meeting with Lee Webster. The outcomes of that meeting are as follows:

Council agrees that the tyre wall under 2.0m in height is not a building as defined in the District Plan. Council considers that the tyre wall is a structure for the purposes of Rule 4.7.6D of the District Plan. You dispute this. Council is the arbiter of how the District Plan is to be interpreted. If you wish to dispute this further, there are avenues in the Resource Management Act for requesting a determination on the interpretation from the Environment Court. Council considers that the presence of black tyres breaches Rule 4.7.6D(a)(ii) of the District Plan as black is not one of the colours listed in the rule.

Council considers that the tyre wall breaches Rule 4.7.6D(b) as it is located where it breaches the skyline from public view.

Council considers that leaving the tyre wall in its current condition instead of undertaking some treatment to make the exterior comply with Rule 4.7.6D(a)(ii) will require a new resource consent. Conversely, if the walls were made to have an exterior colour that complied with the colour palette, the application could be considered a change of conditions.

I understand you intend to investigate options for treating the tyre wall so it complies with Rule 4.7.6D(a)(ii). Council requests that you provide options you wish to pursue to it in writing. These would be considered amendments to the application and Council will make a new notification decision factoring in that information. Council will consider these measures on their merits. Council does not guarantee that it will come to a different notification decision. I understand that Council previously set a date for you to confirm whether you were happy to proceed with the current application. Please provide any proposed amendments within this same time period.

Council considers that the use of black weed mat specifically would be unlikely to result in a non-notification decision.

Unfortunately I was not able to get in touch with Oli McIntosh this week. From talking to Lee, I understand he will be on the same page as him and I.

At the end of the meeting I requested a copy of your recording of the meeting for our records. Can you please provide a copy of the recording.

Ngā mihi,
Adam



ADAM VINCENT
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(E)

+64 27 221 8387
Louise.VanderVoort@codc.govt.nz
1 Dunorling Street, Alexandra 9340
www.codc.govt.nz

CODC supports flexible working arrangements, including working outside the office and sometimes irregular hours. I may have sent this outside of your working hours and only anticipate a response during your working hours.

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From: Adrienne Lamb <aklamb@xtra.co.nz>
Sent: Wednesday, April 12, 2023 10:41 AM
To: Louise van der Voort <Louise.VanderVoort@codc.govt.nz>
Subject: RE: Request for a meeting

You don't often get email from aklamb@xtra.co.nz. [Learn why this is important](#)

Hi Louise,

Thank you for replying yesterday. Yes, Lee has responded to us regarding the site visit which has now happened. We would like a meeting with you regarding the planning side of our resource consents – we have concerns about the lack of consultation, clarity and transparency to date.

We have had meetings, conversations and emails with Lee along with Tim Read and now Adam. We would like to have resolution specifically about the resource consent RC150313V1 and are concerned with where it sits currently. I am planning to make a further addition to information report to carry on the variation of resource consent specifically relating to the letter sent by Adam last week. I would like there to be consultation with a meeting at CODC prior to my lodging the additional information, so we can have a degree of knowledge that it is likely to be acceptable, and if not explore what would be needed to make it so.

I expect to have the report completed next week and would like a meeting the following week if possible to present it.

Regards

Adrienne Lamb

454 Letts Gully Road; RD3; Alexandra PC 9393

Phone: 02724 88815

From: Louise van der Voort <Louise.VanderVoort@codc.govt.nz>
Sent: Tuesday, April 11, 2023 6:19 PM
To: Adrienne Lamb <aklamb@xtra.co.nz>
Subject: RE: Request for a meeting

Hi Adrienne

Thank for your emails. I see Lee has responded to you this morning about the site visit.

I think Lee is the person you should speak to in the first instance, because he is the Planning and Regulatory Services Manager, so he is familiar with all processes relating to your development.

I am happy to meet with you following your discussions with Lee should that be needed.

Regards

Louise

From: Adrienne Lamb <aklamb@xtra.co.nz>
Sent: Monday, 10 April 2023 2:46 pm

To: Louise van der Voort <Louise.VanderVoort@codc.govt.nz>

Subject: Request for a meeting

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Hi Louise,

I rang last week and spoke with your PA to arrange a meeting with you to discuss some issues we are trying to resolve with CODC staff. Since then, I have had a meeting with Adam Vincent (Tim Read) was present.

We are (as mentioned in 2 emails I have sent today with you being CCed into) concerned about the handling to date of issues and complaints regarding our 2 current resource consents RC150313V1 and RC210065.

We are requesting a more consultative, clear and transparent process going forward to gain a satisfactory and practical resolution for ourselves and CODC.

Can we please arrange a meeting at CODC offices with you to navigate a way forward.

Regards

Adrienne & Andrew Lamb

454 Letts Gully Road: RD3; Alexandra PC 9393

Phone: 02724 88815

Subject: Re: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Thank you for getting back to us on this matter.
We have been very mindful of putting forward a realistic timeframe, which we hope is acceptable to council.
Have a good weekend.

Regards
Adrienne Lamb

454 Letts Gully Road: RD3 Alexandra
ph 0272488815

From: Oli McIntosh <oli.mcintosh@codc.govt.nz>

Sent: Thursday, April 20, 2023 4:55:18 PM

To: Adrienne Lamb <aklamb@xtra.co.nz>

Cc: Lee Webster <Lee.Webster@codc.govt.nz>

Subject: RE: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Thanks Adrienne,

As discussed at our meeting, I will place the application on hold for the time being and discuss the situation with Lee Webster upon his arrival. Cladding the entire fence in a permitted and aesthetically pleasing material is obviously a good outcome all around. The main issue at this point will be agreement with respect to a reasonable timeframe, and this will ultimately be a call for Council's compliance team. I will liaise with them and get back to you ASAP, but no later than Friday 28 April.

Kind regards,

OLI MCINTOSH | Consultant Planner



Chat with me on Teams!

From: Adrienne Lamb <aklamb@xtra.co.nz>

Sent: Wednesday, 19 April 2023 12:08 PM

To: Oli McIntosh <oli.mcintosh@codc.govt.nz>

Subject: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Hi Oli,

Thank you for meeting with myself and our consultant Jenny Grimmett today. Further to our discussion and on your request, we are confirming details of the way forward discussed to achieve compliance with our tyre walls in place on Letts Gully Road and along the private access road within our property.

We now understand through this meeting today that although the District plan permits a solid fence the scale of our tyre walls, the fundamental issue is the use of tyres for the wall construction, which appears not to be provided for in the District Plan Rules. We have also established that if we cover the walls with weathered corrugated iron they would be permitted under the District Plan as that meets the materials and colour palette requirements.

Our variation of resource consent lodged to take the adobe condition 5 out and leave the tyre walls as they are, is now clearly not an option to obtain compliance with the District Plan. This has been a long process over 7 years with 2 resource consents to get to this point of understanding. As we discussed today, since the issue was raised in late November 2022, we have had numerous meetings with numerous people at CODC and have been extremely confused about what the actual issue is let alone a way forward.

Thank you, therefore, for your pragmatic approach in unravelling the rules and requirements and assisting us in coming up with a practical way forward.

The last few months we have been working towards getting the tyre walls finished to height all around by March 16th thinking that would be sufficient to be compliant with the resource consent. We did not realise from those meetings that the tyres themselves are the issue. Now that we know that, we propose the following solution to ensure the wall is a permitted structure.

The proposed plan going forward to achieve a "Permitted Wall" and avoid the need for any further consents:

- Uncovered sections of tyres will be covered with a cladding of weathered corrugated iron from the base to the permitted height (not more than 2 metres).
 - Cladding in weathered corrugated iron will require timber posts to be put in every 2-3 metres to fix the corrugate to ensure as straight a line as possible for the best appearance with a long fence.
- The following is a detailed plan for timing that we believe is realistic. We are both working day jobs 5 days a week as well as have on farm horticultural work to do.
- Therefore, this leaves 1- 2 days a week, weather permitting, to work on this project.
- We currently have enough weathered corrugate to cover 80 metres in length, which is approx half the Letts Gully Road requirement.
- We will need to source another 80 metres to complete Letts Gully Road and 90 metres to do the wall on our private access road.

To date we have posted on 16 local buy sell groups to source weathered corrugate. We have contacted Lauren from CODC about the possibility of getting corrugate from the transfer stations in Cromwell, Alexandra and Ranfurly. Andrew does work in Southland with farmers and will carry on actively sourcing from them when he repairs, replaces or demolishes sheds.

We propose to undertake the cladding in 3 stages

- Stage 1 use what we have to hand and start Letts Gully Road immediately
- Stage 2 source more weathered corrugate to carry on and complete Letts Gully Road
- Stage 3 source more weathered corrugated iron and progressively complete private road

Stage 1 - Letts Gully Fence 80 metres

- Posts put in - 1 man job - 80 man hours approx - 10 days
- Corrugate to be attached - 2 man job - 30 hours - 5 days

This equates to 15 days of work spread out as weekend work - 10 weeks minimum

Stage 2 - Letts Gully Fence 80 metres to Springvale corner

- Posts put in - 1 man job - 80 man hours approx - 10 days
- Corrugate to be attached - 2 man job - 30 hours - 5 days

This equates to 15 days of work spread out as weekend work - 10 weeks minimum

Stage 3 - Private road Fence 90 metres

- Posts put in - 1 man job - 90 man hours approx - 13 days
- Corrugate to be attached - 2 man job - 40 hours - 7 days

This equates to 20 days of work spread out as weekend work - 13 weeks minimum

We anticipate a worst case scenario of 9-11 months for the project to be completed based on the above and allowing for weather and availability of materials as previously mentioned.

We can report every 2 months on progress based on meterage finished.

As explained at the meeting, we want to ensure that the finished wall when viewed from beyond our property is. ... add the words you bolded in the email sent to Louise etc.

Please advise if we have missed anything or you require more details.

Regards

Adrienne Lamb

454 Letts Gully Road: RD3; Alexandra PC 9393

Phone: 02724 88815

Regards

Adrienne Lamb

454 Letts Gully Road: RD3; Alexandra PC 9393

Phone: 02724 88815

Adrienne Lamb

From: Oli McIntosh <oli.mcintosh@codc.govt.nz>
Sent: Friday, 28 April 2023 1:37 PM
To: aklamb@xtra.co.nz
Cc: Lee Webster
Subject: RE: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Hi Adrienne,

I just managed to have a quick catch up with Lee, however, he is currently off work sick with Covid. I've explained the details of what we discussed at our meeting and he agrees that working towards a fully compliant fence that completely does away with the need for a further consent is a logical and desirable outcome. He will consider the timeline you have put forward in your email below get back to you early next week with a formal response.

Kind regards,

OLI MCINTOSH | Consultant Planner



Chat with me on Teams!

From: aklamb@xtra.co.nz <aklamb@xtra.co.nz>
Sent: Friday, 21 April 2023 10:54 AM
To: Oli McIntosh <oli.mcintosh@codc.govt.nz>
Cc: Lee Webster <Lee.Webster@codc.govt.nz>
Subject: Re: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Thank you for getting back to us on this matter.
We have been very mindful of putting forward a realistic timeframe, which we hope is acceptable to council.
Have a good weekend.

Regards
Adrienne Lamb

454 Letts Gully Road: RD3 Alexandra
ph 0272488815

From: Oli McIntosh <oli.mcintosh@codc.govt.nz>
Sent: Thursday, April 20, 2023 4:55:18 PM
To: Adrienne Lamb <aklamb@xtra.co.nz>
Cc: Lee Webster <Lee.Webster@codc.govt.nz>
Subject: RE: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Thanks Adrienne,

As discussed at our meeting, I will place the application on hold for the time being and discuss the situation with Lee Webster upon his arrival. Cladding the entire fence in a permitted and aesthetically pleasing material is obviously a good outcome all around. The main issue at this point will be agreement with respect to a reasonable timeframe, and

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From: aklamb@xtra.co.nz <aklamb@xtra.co.nz>

Sent: Thursday, 11 May 2023 10:56 am

To: Lee Webster <Lee.Webster@codc.govt.nz>

Cc: Oli McIntosh <oli.mcintosh@codc.govt.nz>

Subject: Re: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

F5

Hi Lee,

I have just noticed your email sent on Monday. I am not sure how I missed it.

We have read your response in the email.

We have waited until a response before starting anything to ensure there is an agreement that is workable.

I indicated in my proposal that we would require a period of 9 to 11 months to do the work required.

From now that time frame would be February to April 2024.

We feel the October deadline to complete the whole of Letts Gully may be too short. We are extremely mindful that we in no way want to be in a position where deadlines agreed are not met by us.

Therefore we like you to respect that the timeframe deadlines given are workable for us, which is why we proposed them. Pressure to bring the deadline forward we believe may not result in a positive outcome. Winter weather, Andrews workload and sourcing suitable corrugate have all been factored into our timing.

We would make best endeavours to do earlier if we can of course.

Can you please reconsider the timeframe you are proposing now.

I look forward to your response

Regards

Adrienne Lamb

454 Letts Gully Road: RD3 Alexandra

ph 0272488815

From: Lee Webster <Lee.Webster@codc.govt.nz>

Sent: Monday, May 8, 2023 3:53:09 PM

To: Adrienne Lamb <aklamb@xtra.co.nz>

Cc: Oli McIntosh <oli.mcintosh@codc.govt.nz>

Subject: RE: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

F4

Dear Adrienne,

Further to the conversations regarding the tyre wall at 454 Letts Gully Road and your proposal below, Oli has discussed this matter further with me, to which we are keen to resolve this matter to achieve a "Permitted Wall" and avoid the need for any further consents, to provide a wall of cladding of weathered corrugated iron from the base to the permitted height (not more than 2 metres), with no visible tyres.

As the matter will take some months as you have explained, we must have milestones for each stage to be completed and deadlines to ensure there are no delays in its completion.

Consequently, I would advise of the following deadlines for each stage, and please note I have included the work for Letts Gully Fence as one stage rather than two stages, as this is the priority.

Stage 1 Letts Gully Road – **completion by 13 October 2023**

Stage 2 Private Road – completion by 12 January 2024

My team would look at the work undertaken each month, to ensure there is satisfactory progress. If the work is not progressing satisfactorily or completed by these times, then enforcement action would be considered, including infringements. However, you may also complete the works well in advance of these time frames, which I would encourage.

While I understand the challenges you have outlined and your proposal, I trust the above is a pragmatic and fair proposal to address this matter. If agreed, you would withdraw your resource consent application and progress these works to meet the above timeframes.

However, if you do not agree you would need to either remove all the tyres or progress your notified resource consent application.

I look forward to hearing from you to progress this matter by the close of business on Friday 12 May 2023.

Kind Regards

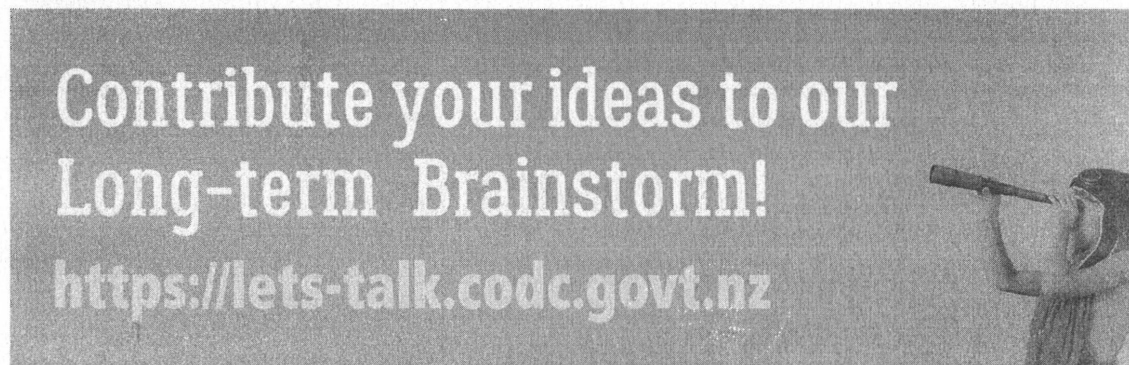
Lee



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From: aklamb@xtra.co.nz <aklamb@xtra.co.nz>
Sent: Friday, 21 April 2023 10:54 am
To: Oli McIntosh <oli.mcintosh@codc.govt.nz>
Cc: Lee Webster <Lee.Webster@codc.govt.nz>

Adrienne Lamb

From: Lee Webster <Lee.Webster@codc.govt.nz>
Sent: Monday, 5 June 2023 11:39 AM
To: aklamb@xtra.co.nz
Cc: Oli McIntosh
Subject: RE: Request to Amend Information to confirm compliance with District Plan with regard to Tyre Wall at 454 Letts Gully Road

Hi Adrienne,

Further to your response below. It would be beneficial to all if you did not wait any longer and proceeded with the work. I appreciate that this may take some time, however your reasoning below for potentially not meeting timeframes is a matter for you to resolve within the required timeframes, or infringements and further enforcement action will be undertaken.

Therefore, the details set in my previous email remain. However, if it is clear that significant progress is made for stage 1, then I will consider an extension of time, especially as you have sufficient materials to address "80 metres in length, which is approx half the Letts Gully Road requirement" and in your original email you advised that could start immediately.

Stage 1 Letts Gully Road – **completion by 13 October 2023**

Stage 2 Private Road – **completion by 12 January 2024**

My team will look at the work undertaken each month to ensure there is satisfactory progress. If the work is not progressing satisfactorily or completed by these times, then enforcement action will be considered, including infringements.

Adrienne, if you do not wish to proceed on this basis, then you may of course proceed with your notified resource consent.

Please confirm if you wish to proceed with your resource consent application or not. If you do not, then the application may be withdrawn and the timeframes I have set out above will remain to undertake these works.

Kind Regards

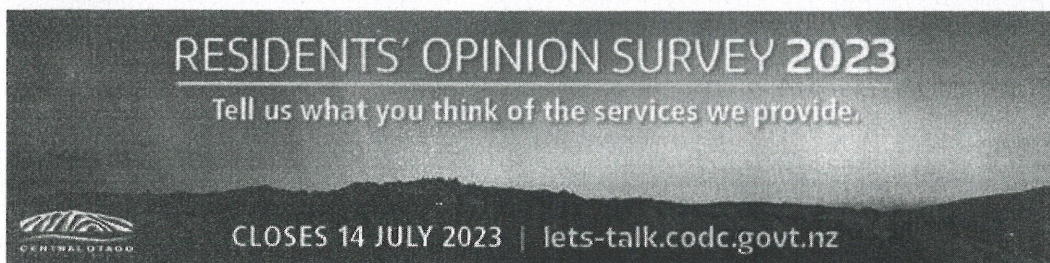
Lee



LEE WEBSTER
ACTING GROUP MANAGER - PLANNING AND INFRASTRUCTURE
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6
From: Louise van der Voort <Louise.VanderVoort@codc.govt.nz>

Sent: Thursday, June 29, 2023 5:13:05 PM

To: Adrienne Lamb <aklamb@xtra.co.nz>

Cc: Lee Webster <Lee.Webster@codc.govt.nz>

Subject: RE: Request for a meeting

Hi Adrienne

Thank you for coming in this afternoon to talk about your concerns.

I appreciate that this has been frustrating for you, and I will add has also been challenging for Council staff as the consent/district plan matters have spanned a number of years without resolution. However I think we need to move forward, and I am hoping we will find a way to progress this without Council having to resort to enforcement action.

At your request we will deal with one matter at a time, so I will focus on the tyre wall. I have looked into the complaint you referred to and advise that it relates to the fact that the wall is unsightly, and does not comply.

I do not intend to traverse all the matters raised in our conversation today but seek to find a solution. You have said you have enough steel to complete stage one, but will not progress the work until Council agrees with the time frame you have proposed, being 9 – 11 months to complete the work.

Adrienne can I remind you that Council has a legal obligation to undertake enforcement work, and we must investigate and respond to complaints. So when responding to you I must also consider the matters raised in complaints, which relate to the visual effects of the tyre wall (that does not comply with the colour palette in the district plan). I am also conscious of how many years this has gone on, and that we need to see some progress.

So taking this into account, and the issues you have raised today, I am going to propose a solution. Whilst you are not in a position to set the terms, I will agree to your having 10 months to complete the wall starting from today. You will appreciate that this is a more generous timeframe than previously set by Council and I understand is consistent with what you yourself promoted to Lee Webster and Oli McIntosh.

In order for this to happen, obviously you need to acquire enough materials to complete the whole job, which I understand is 250 metres including the private road. And we would need to see reasonable progress being made throughout the ten months, i.e. about 25 metres per month.

To demonstrate you are in agreement, please confirm the following:

- You will order/acquire materials before the end of July 2023.
- You will complete 25 metres per month, finishing the entire wall by end of April 2024.
- You accept that Council will be monitoring progress.
- You accept that failure to complete within these timeframes may result in Council taking enforcement action.

Please advise if you are agreeable to these terms?

Please respond to this email by Monday 3 July 2023

I have copied in Lee Webster who will follow up on this matter.

You will appreciate that Council is taking a liberal approach to this matter so that we can all get to the desired outcome

Regards

Louise van der Voort
Interim Chief Executive Officer

Adrienne Lamb

From: Adrienne Lamb <aklamb@xtra.co.nz>
Sent: Friday, 11 August 2023 2:16 PM
To: 'Louise van der Voort'; 'Lee Webster'; 'Tim Read'; 'Adam Vincent'; 'Kevin O'Connor'
Subject: Advisement of change of circumstance - Adrienne Lamb

Tracking:	Recipient	Read
	'Louise van der Voort'	
	'Lee Webster'	
	'Tim Read'	
	'Adam Vincent'	
	'Kevin O'Connor'	
	Lee Webster	Read: 11/08/2023 2:18 PM

To Whom it concerns – you are receiving this email as you as an employee of the CODC have been in meetings or done site visits in the last few months with regard to our property 454 Letts Gully Road: RD 3 Alexandra – Andrew & Adrienne Lamb - Please do not reply to this email

I am emailing you to advise that my husband Andrew died suddenly and unexpectedly of a heart attack on the 26th of August aged 64.

Andrew and I had both been put under immense pressure by the CODC since November 2020 over matters that we believe could and should have been handled differently.

As ratepayers (your customers) we felt bullied and intimidated by individuals employed by CODC and as a collective at the CODC. As we were told many times by CODC staff - you as our District council have rights like doing enforced entry onto our private land – which we believe to be an invasion of our human rights.

Andrew said that in his mind 'Rights come with responsibility' and in our case he felt things were not done responsibly by CODC staff at times.

As you will probably know I was the face of us, with anything to do with the CODC as Andrew was a private man who found it extremely difficult to align his values with how the CODC operated. The last physical meeting we had with CODC he attended, as we had got to the point where the stress on me with dealing with CODC by myself had got too hard and he had decided he needed to be physically present to reinforce we were both affected by the way things were being handled. Pressure was being exerted over a period of 2 months to do something we had agreed to do, but CODC was insisting on a time frame that was unrealistic for us to achieve. We could not understand why this time pressure was being exerted, as it was unreasonable and contrary to our proposal. At that meeting on the 29th of June 2023, I mentioned to Louise that CODC were lucky we were such tough resilient people or 'you could have had blood on your hands' with the treatment we had received – I now feel differently about that statement.

Andrew and I have been landowners together in Southland since we married at 18. 44 odd years – we have owned the land at 454 Letts Gully Road since 2005 – it sat as bare land untouched until 2015 – as soon as we started to develop it into not just a home but a useful productive piece of land with a sustainable income, we have come to know the CODC as an organisation we believe have endemic issues and a bullying and intimidating culture to ratepayers. Our dealing with CODC have left us feeling that you work on the basis of lack of transparency, lack of clarity, lack of consultation and lack of consistency. We believe that there is a need for change as the CODC culture is not serving this region well in the current difficult times in our country. The last 3 years have been extraordinary in New Zealand and world history and being self employed like we were and in the food business has been extremely difficult. We are aware of many other people who are also unhappy with how they have been treated by CODC.

Specifically, since November 2022 when we were randomly rung by CODC staff and confronted with many 'issues' at once, we have both been under immense pressure about not only the place we live but also our source of income generated from our land. I will reiterate we have felt bullied and intimidated by individual CODC staff and

collectively by CODC during this period – if you look back at emails and meetings held, you may recall we told you and asked for you to consider that, we were not only ratepayers but also people.

With the matters presented to us and the way things were handled by CODC, Andrew and I both felt under duress, extremely stressed, lost sleep, spent a lot of time, energy and money in an effort to get your organisation off our backs. We were told by various people at CODC to apply for resource consents and variations that in the end were not needed. Too many people from CODC involved, misinformation and reversals of what was required, was the common theme that ran through all the issues raised by CODC staff. We found this frustrating and challenging in our efforts to reach workable solutions. I need to now consider what that all means.

Andrew's sudden death has been a shock – he had no history of heart disease, was not on medication but was under immense pressure as mentioned above.

At this point in time with Andrew's death my circumstances have changed immensely – since closing our Taste central Otago shop in February partly due to pressure exerted by CODC – Andrew was our main income earner and I am one of the 'under employed' people in New Zealand in this financial crisis only working part time - not by choice.

At this point with regard to our land - I do not know what I can do financially and physically - two ratepayers have become one. This is life changing for me.

I do not want a reply to this email and I am asking for a period of at least 6 months before anyone from CODC contacts me. This is all uncharted territory for me and I need space with no harassment from CODC at this time.

Regards

Adrienne Lamb

454 Letts Gully Road: RD3; Alexandra PC 9393

Phone: 02724 88815

To: aklamb@xtra.co.nz; aklamb77@gmail.com
Cc: Monitoring <Monitoring@codc.govt.nz>
Subject: FW: 454 Letts Gully Road

①

Hi Adrienne

I hope this email finds you well.

The below discussed resource consent condition requirement (tyre wall) has been handed over to our team for further follow ups. From the below email chain and discussing with the team I understand that you were planning to construct corrugated iron sheet wall to resolve the non-compliance.

Can you please confirm whether you are still planning to proceed with the corrugated iron sheet (as agreed in the past)? If so, what is the timeframe you are looking to complete this ?

Looking forward to hearing from you.

Please respond to this email by 21/01/25

Kind regards

JP

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer



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Please ring me to discuss this matter further.

Adrienne Lamb

On Mon, 3 Feb 2025, 4:52 pm Jayakrishnan Puthiyakulathil,
<Jayakrishnan.Puthiyakulathil@codc.govt.nz> wrote:

Hi Adrienne

Further to the below email and our phone call on 27th January 2025 , council understand that you are still non- complying with the tyre wall /proposed fencing requirement.

Council is of the view that, we have provided considerable amount of time to resolve this issue. However no satisfactory response has been provided, or progress has been made to date . Consequently, we have decided to issue an **"abatement notice"** for the non- compliance. Once the notice is ready, we will send it you.

If you have any questions about this email , please let me know.

Kind regards

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer



+64 21 659 571

jp@codc.govt.nz

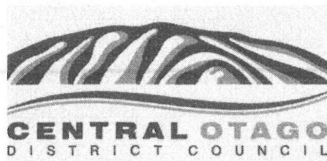
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From: Jayakrishnan Puthiyakulathil
Sent: Tuesday, 14 January 2025 8:58 am



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From: Adrienne Lamb <aklamb77@gmail.com>
Sent: Monday, 3 February 2025 5:35 pm
To: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>
Cc: aklamb@xtra.co.nz; Monitoring <Monitoring@codc.govt.nz>
Subject: Re: 454 Letts Gully Road- RC 150313V1

Hi in response to this email.

I stated in my phone call to you last week that I had completed 30m of covering the tyre wall on Letts Gully with corrugated Iron in the last 2 weeks. See photo attached.

I felt through this conversation that it was difficult for me to understand you at times- possibly you may have been in the same position of not understanding what I was saying.

This is progress and not doing nothing.

I also stated that I am currently working on the balance of the road side to comply with the district plan with no tyres visible, and have a time frame of 2 months.

I would prefer that you did not issue an abatement notice as this would seem to be aggressive in the situation.

You only emailed me 3 weeks ago. I was in hospital at that time, as I mentioned I am still under medical care and am working on getting my health back. You rang me last week- where I indicated that I had done work on the fence and clarified my situation with also moving towards selling my property in the next few months. Part of that process for me is to have the roadside on Letts Gully compliant.

I believe in my situation I am doing my best to comply and get this matter resolved.

On Tue, 4 Feb 2025, 10:01 am Jayakrishnan Puthiyakulathil,
<Jayakrishnan.Puthiyakulathil@codc.govt.nz> wrote:

Hi Adrienne

Thank you for your email.

Yes, I remember you mentioned that you have completed 30 meters of the fencing. While some progress has been made, as stated previously, the council considers it unsatisfactory given the timeframe provided for this issue.

You also mentioned in the phone call about the discussion and what you agreed with council (stated in the "email from Louise dated June 29, 2023, attached below ") is no more valid and you do not intend to complete the corrugated iron fencing as previously agreed.

You also mentioned that you plan to use iron sheets , bunding and planting more trees to make the fencing requirement compliant. Other than this you were not willing to provide any additional information. Please note that, there is a resource consent non- compliance (specifically condition 5 of RC 150313V1) and associated district plan breach ,as the required tyre wall has not been completed in accordance with RC 150313V1

From our records , I understand that it is not possible to complete the tyre wall according to the condition requirement , that is why council discussed and agreed to cover it using corrugated iron sheet(as stated in the "email from Louise dated June 29, 2023, attached below ") . As you are now deviating from this agreement and have not provided specific details on how you will comply, the council has decided to proceed with issuing an abatement notice as the next enforcement step.

Any variation from what is agreed with the council (as stated in the email dated June 29 , 2023) needs to be discussed and approved.

I understand that being in the hospital and managing your health is challenging. However, please note that, as a council we have the legal responsibility to enforce the relevant rules that come under our jurisdiction.

Given the situation , if you can provide specific information on how you are going to cover the tyre wall / comply with tyre requirements as soon as possible , we may reconsider our decision.

Kind regards

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer

From the other side of the driveway, is the used corrugated Iron fence that has been in place since 2022. The only thing I still need to do is put a lower tin fence from ground to 1m - this will be completed in the next week.

The combination of the bund and corrugate fencing should bring the Letts Gully road side of our property into compliance with the district plan for fences on boundaries.

Within 1 week this will be fully completed and compliant.

The wall which is 8m in from the boundary of our land to allow the neighbour's access on the road which is on our property is as it was, except it is lower for 20m at the front now at 1m high. See the following to explain this.

At the time of the complaint in 2022 to you from 2 neighbours about the tyres - The Donnellys and the Butlers and also from the time of June 2023 when we met with Louise - things have changed.

First Andrew my husband and sole income earner at that time [I had closed my business on site in February) died - within 6 weeks of that meeting with Louise.

We felt that we were bullied and intimidated by council into including this fence on our private land - we mentioned this at each meeting with planning, but it was still included against what we believed was right.

Both neighbour's who complained could not physically see the fence from their properties - they only saw it when they drove down the private access road on our land. It has been planted with shrubs that screen it. We felt it was unreasonable to include it as needing any covering, as it is on our private land. We understood that the complaining neighbour's prompted you to include it, but did not agree with it.

Both the complaining neighbour's have sold their properties and no longer live there. Both properties new owners brought their properties with full knowledge of the existing fence. - to confirm they also can not see the fence from their properties.

I have reduced the height at the front of the private road to minimize any view of tyres from the public road from passerby. I can put a gate of corrugated Iron 1.8m high at the entrance so no view of the fence is visible from the public road if required by you - I would prefer not to.

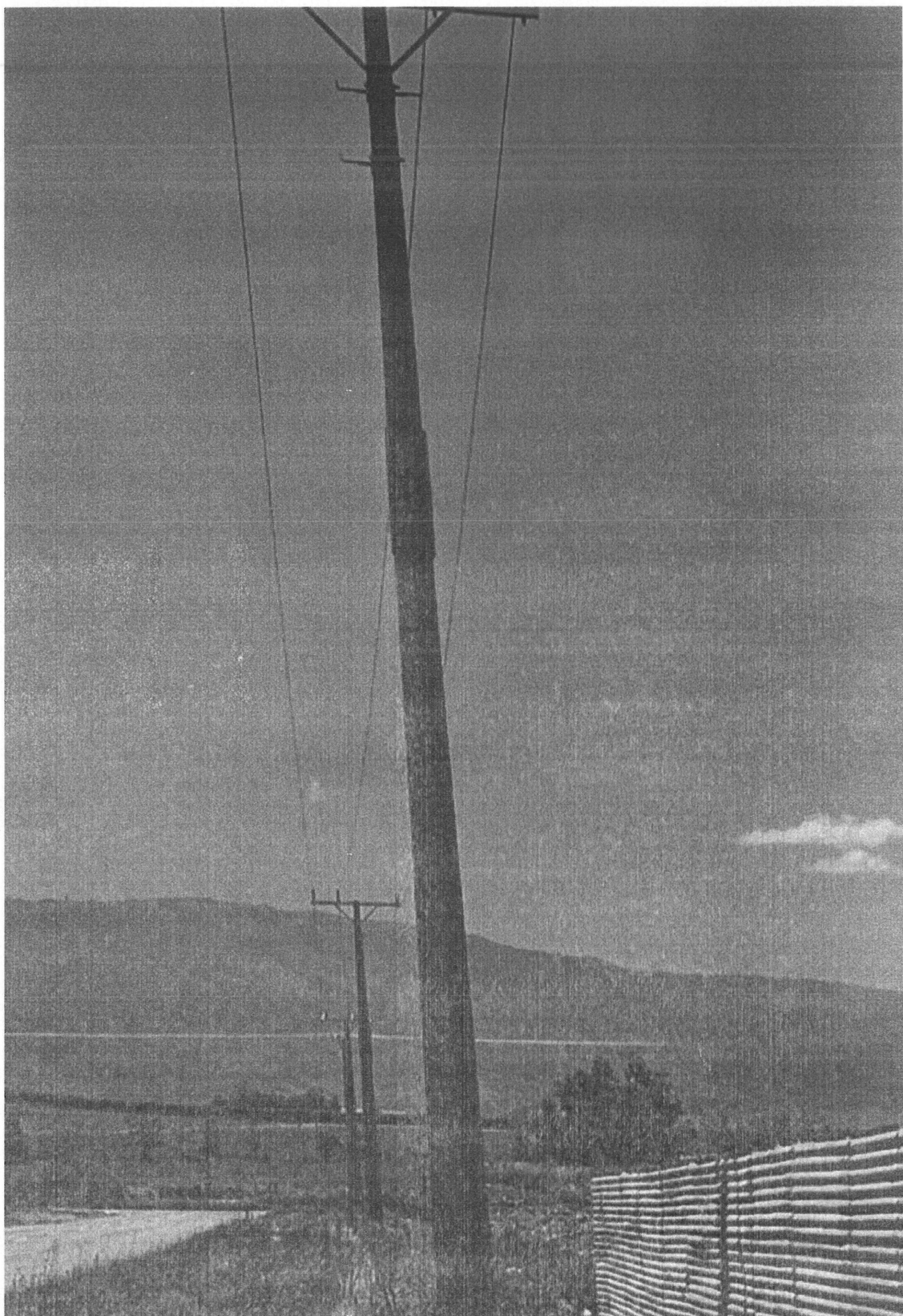
I have used all the resources I had to complete the Letts Gully public road side which has always been our intention and since Andrew died my priority.

I found my previous dealing with CODC extremely stressful as did Andrew. I have taken till now to work out how I can make Letts Gully Road compliant - this will be completed in 1 week.

I would like to be able to move on from this - I currently have no job, and am planning to rebuild my life elsewhere. I have done everything I can to resolve this issue.

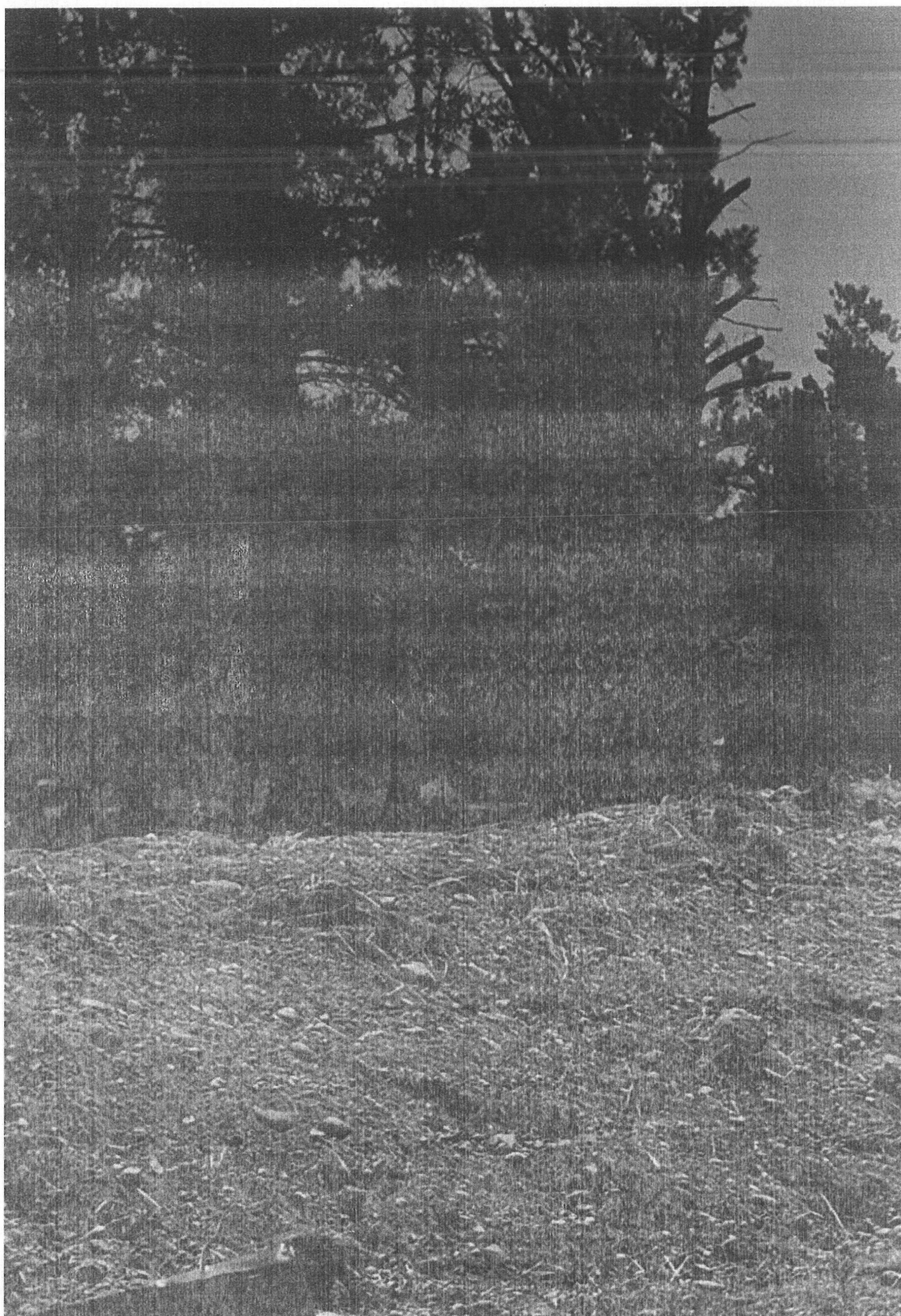
Regards

Adrienne Lamb

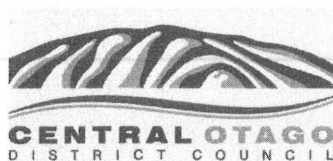


View of bund from inside property

I have completed 30 - 40 m of used corrugated fence from bund to my driveway



5



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From: Adrienne Lamb <aklamb77@gmail.com>

Sent: Tuesday, 4 February 2025 5:56 pm

To: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>

Cc: aklamb@xtra.co.nz; Monitoring <Monitoring@codc.govt.nz>

Subject: Re: 454 Letts Gully Road- RC 150313V1

You don't often get email from aklamb77@gmail.com. [Learn why this is important](#)

Hi - I am providing the information requested today to resolve the matter of the tyre wall on Letts Gully Road.

I have completed 90% of the work in the last 2 weeks that I mentioned to you last week.

A plan is attached.

I have had a digger in to create the 100m bund which is .5m high and goes from springvale end to the taller corrugated Iron fence.

- The intent of the plastered tyre wall (Condition 5 of RC 150313V1) was also to screen the storage area within the site. I drove past the site last week , and I observed that , even with the new 0.5 metered partial bund the tyres stored inside the property were still visible from Letts gully road. So we have to conclude that the current 0.5 metered bund is not effectively screening the tyres stored inside. You can either vary the condition of the consent or propose a new solution to resolve this issue.

Please let me know if you have any further questions about this email.

Please respond to this email by 18/02/25

Kind regards

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer



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✉ jp@codc.govt.nz

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From: Monitoring

Sent: Wednesday, 5 February 2025 4:21 pm

To: Adrienne Lamb <aklamb77@gmail.com>; Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>

Cc: aklamb@extra.co.nz; Monitoring <Monitoring@codc.govt.nz>

Subject: RE: 454 Letts Gully Road- RC 150313V1

Hi Adrienne

Thank you for the information.

As mentioned yesterday, as your new plan varies from the original agreement with the council, I have forwarded it to my manager for further assessment and to make decision. Once I have further information, I will get back to you.

Kind regards

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer

aklamb77@gmail.com

From: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>
Sent: Tuesday, 11 February 2025 2:09 PM
To: Monitoring; Adrienne Lamb
Cc: aklamb@xtra.co.nz
Subject: RE: 454 Letts Gully Road- RC 150313V1

Hi Adrienne

As previously mentioned , I have discussed the new plan provided with my manager and planning team .The council's position is outlined below.

In summary , unfortunately, council has decided to not to approve the new plan provided. The main reasons for this decision are listed below for your information.

Private road

- Tyres facing the private road area also needs to be covered. Our planning team has confirmed that corrugated iron fence at the entrance to the right of way would not be adequate, as Condition 5 of RC 150313 has implications for the amenity of neighbouring landowners, including those who have use of the right of way.
So, to resolve the issue , you have to either cover tyres in this area using the corrugated iron sheet as previously agreed with council, or propose an alternative solution to cover the tyres in this area and I can confirm whether the new proposal is acceptable.

New earth bund

The new proposed/ constructed earth bund is not acceptable to council because of following reasons.

- I understand that the base of the earth bund/ tyre wall facing the Letts gully road is covered using with black weed-mat like material. This method of covering the tyres is not acceptable, as the black material would breach the District Plan colour requirements (Rule 4.7.6.D).



To: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>
Cc: Monitoring <Monitoring@codc.govt.nz>
Subject: Re: 454 Letts Gully Road- RC 150313V1

Thank you for your reply.

I am not sure that painting the weedmat is a practical solution. That is why I have used the windbreak instead to change the colour to fit the district plan.

With regard to durability - yes I am using commercial grade of both weed mat and windbreak. They are both readily available products that people use on bunds and fence lines.

Just a note that orchards use black windbreak on roadsides right through central otago, so I am surprised that planning in my case has said no. Under the Law of inconsistency - I would like them to reconsider their stand on this matter.

Thank you

Adrienne Lamb

On Mon, 17 Feb 2025, 9:02 am Jayakrishnan Puthiyakulathil,
<Jayakrishnan.Puthiyakulathil@codc.govt.nz> wrote:

Hi Adrienne

Thank you for sharing the information and for your time on phone on 11/02/25.

I haven't had chance talk to the team about the topics we discussed last week. I will discuss these with team and get back to you. As mentioned earlier, as your current proposal varies from what was previously agreed to council (agreed to Louise), it needs to be reassessed for approval.

Regarding our phone conversation, yes colour of the material was one of the topics we discussed. You mentioned you were willing to paint the weed mat to comply with council requirements if that is acceptable to the council. I also expressed concerns regarding the durability and longevity of the material (weed mat) and I recall that you confirmed that it is proper high quality commercial weed mat material , which last longer and have capacity to withstand extreme weather events.

Tyre wall facing the private road was also another topic we discussed, and you indicated that covering this wall also with the weed mat material is the only practical option for you.

I will talk to the team about all of this as soon as I can and can come back whether your plans are acceptable to council. Until then , I would recommend you do not carry out any further work on the tyre wall.

If you have any question about this email , please let me know.

aklamb77@gmail.com

From: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>
Sent: Tuesday, 18 February 2025 10:39 AM
To: Adrienne Lamb
Cc: Monitoring
Subject: RE: 454 Letts Gully Road- RC 150313V1
Attachments: 210065 .pdf; 210065 Planners report.pdf; 150313.pdf

Hi Adrienne

As mentioned earlier, I have had the opportunity to speak with the planning team about your proposal. As a best effective way to move forward, they have recommended you to lodge a variation application to vary the tyre wall condition of the consent, so that the team can reassess this condition requirement again and make a decision on whether your new proposal is acceptable.

Planning team has advised the consented 2-meter tyre wall requirement came in existence through the original consent granted in 2016 (RC 150313) and carried through all other subsequent consents/ variations as a screening/mitigation method for the activities consented on site. The purpose of the plastered tyre wall was not only to cover the tyre storage but also to screen/mitigate the effects of other consented activities (like the residential activity and travellers' accommodation consent granted in 2021) and skyline breach of the buildings consented on site.

Therefore, measures such as reducing the height of this fence to 0.5 metres will not fulfil the intended purpose of the fencing requirement or the tyre wall condition and therefore current proposal is not acceptable. That is why the planning team recommended to lodge a variation application to vary this condition. This will allow the team to reassess all the effects related to the tyre wall and determine whether the new proposal is acceptable to the council.

I have attached few screen shots from the planners' report of various consents below for your information.

- Screen shot from planner's report of RC 150313, granted in 2016 January (from page 5 of the document attached)

The proposed dwelling will not be visually dominant within the surrounding landscape. The applicants intend to utilise colours that will blend in with the surrounding landscape being natural timber and Colorsteel 'Smokey'. Upon completion of the orchard including the maturity of fig trees and the completion of tyre walls, the dwelling will be screened from public view and will therefore minimise the visual effect of the skyline breach.

- Screen shot from planner's report of RC 150313, granted in 2016 January (from page 5 of the document attached)

Assessment under Rule 4.7.2(vii)- accommodation facilities

Information provided in support of the application confirms the applicants also wish to establish travellers accommodation on the subject site. The applicants intend to construct semi permanent yurt type structures that are able to accommodate 2 people each. The yurts will be sited approximately 10 metres from the boundary adjoining 448 Letts Gully Road. The applicants have advised that the yurts will breach the skyline when viewed from Letts Gully Road. As previously highlighted the proposed orchard development including the proposed tyre walls and the planting of fig trees will screen the buildings when viewed from any public place or public road.

The exterior of the yurts will be finished in a waterproof canvas material. The applicants have advised that the actual colour of the canvas is yet to be chosen however the colour will meet the reflectivity requirements of the District Plan. I consider it appropriate to apply a condition of consent confirming the exterior colour of the yurts shall meet District Plan Rule 4.7.6D.

The applicants intend to fence and provide landscaping between each yurt to retain privacy. The proposed landscaping will also aid in minimising the visual effects of the yurts.

As previously highlighted 2 metre high tyre walls are proposed along the boundary of the property. The walls will screen the travellers accommodation to minimise any potential effects on privacy of the neighbouring properties. The walls will also act as a noise buffer to minimise any adverse noise effects resulting from the travellers accommodation.

- Screen shot from the planner's report of RC 210065 , granted by council in March 2021 (Screen shot from page 6 of the planners report attached)

Visitor/Worker Accommodation

With regard to the visitor/ worker accommodation, the applicant identifies that up to 12 guests can be accommodated within the proposed accommodation set up. The accommodation units may breach the skyline when viewed from Letts Gully Road but these will be screened from Letts Gully and Springvale Roads by the plastered tyre walls along the site boundary of Letts Gully and the bund that runs along Springvale Road. Both the bund and the tyre wall will be approximately 2.0m in height. For completeness, I note that the tyre wall is a permitted activity under the District Plan.

I have attached 3 documents with this email and will attach the planner report of RC 150313 in a separate email , as the size of the email already exceeded the allowed limit.

If you have any questions about this email, please let me know

Looking forward to hearing from you.

Kind regards

Jayakrishnan Puthiyakulathil
Monitoring and Enforcement Officer



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From: Adrienne Lamb <aklamb77@gmail.com>

Sent: Monday, 17 February 2025 11:13 am

(2)

aklamb77@gmail.com

From: Tanya Copeland <Tanya.Copeland@codc.govt.nz>
Sent: Wednesday, 19 February 2025 4:23 PM
To: Adrienne Lamb
Cc: Monitoring; Jayakrishnan Puthiyakulathil
Subject: RE: 454 Letts Gully Road- RC 150313V1

Hi Adrienne,

I have booked a meeting with you for Friday 21st February from 10am to 11am. Both Adam Vincent and I will be in attendance.

I am not accepting of the meeting being recorded by way of audio. I will ensure that there is a complete and accurate written record of the meeting. This written record will be circulated to all parties following the meeting. Please confirm you are happy with this prior to Friday.

Thanks

Tanya Copeland
Team Leader - Planning - Alexandra



☎ +64 21 273 2034
✉ Tanya.Copeland@codc.govt.nz
📍 1 Dunorling Street, Alexandra 9320
🌐 www.codc.govt.nz

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From: Adrienne Lamb <aklamb77@gmail.com>
Sent: Tuesday, 18 February 2025 12:53 pm
To: Jayakrishnan Puthiyakulathil <Jayakrishnan.Puthiyakulathil@codc.govt.nz>
Cc: Monitoring <Monitoring@codc.govt.nz>; Tanya Copeland <Tanya.Copeland@codc.govt.nz>
Subject: Re: 454 Letts Gully Road- RC 150313V1

You don't often get email from aklamb77@gmail.com. [Learn why this is important](#)

Thank you for arranging the time. I am able to make Friday morning work. I will have 1 to 2 support people with me and will be recording the meeting. Can you please confirm who will be at the meeting.
Adrienne Lamb

On Tue, 18 Feb 2025, 12:32 pm Jayakrishnan Puthiyakulathil,
<Jayakrishnan.Puthiyakulathil@codc.govt.nz> wrote:

Hi Adrienne,

(3)

Apply for a change or cancel consent conditions - Form

10

APP250354975



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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



Apply for a change or cancel consent conditions - Form 10

Reference

APP250354975

Submitted

28 Mar 2025 11:48 a.m.

Introduction

Use this form to apply to change or cancel consent conditions in accordance with Section 127 of the Resource Management Act 1991.

The applicant must be the consent holder.

Information required

Information required to complete this application may include:

- Updated description of activity and Assessment of Environmental Effects (AEE).
- Relevant plans and drawings.
- Signed affected party approval forms and plans, if required.
- Any other documentation relevant to your proposal.

Enter the resource consent number that your application relates to. This will be similar to RC250021.

Resource consent number

RC150313

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

Privacy

Page 1 of 2

1 Dunorling Street, PO Box 122, Alexandra, NZ | www.codc.govt.nz | info@codc.govt.nz | +64 3 440 0056

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.

What is your role in this application? Applicant

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

Applicant details

Is this applicant an individual or an organisation?	Individual
First name	Adrienne
Last name	Lamb
Phone number	0272488815
Email address	aklamb77@gmail.com
Postal address:	454 Letts Gully Road, RD 3, Alexandra 9393

Invoicing

Who is paying the invoice?	Applicant
Short description of the change required	Vary condition 5 of the RC150313 V1 - to have 100mt of no wall on boundary of Letts Gully Road
Supporting plans and documentation	Application for variation of resource consent RC150313V1.pdf (123 kb)
Supporting plans and documentation	appendix.pdf (918 kb)
Supporting plans and documentation	plan 454 Letts Gully Road Alexandra.pdf (319 kb)

**Proposed Variation of Resource Consent RC150313 V1 :
To Vary condition 5 to have no Tyre wall on 100mt of the Letts Gully Boundary**

454 Letts Gully Road: RD3: Alexandra 9393

Lot 1 DP 326042

This document is prepared by the owner: Adrienne Lamb

Email aklamb77@gmail.com Ph: 0272488815

Overview:

This document describes the proposal by the applicant to change the conditions of Resource Consent RC150313 V1 - the Proposed Change is to reduce the amount of Tyre Wall by 100mt on the Letts Gully Boundary from the Springvale corner as previously approved. All other walls on Letts Gully Road boundary have now been completed with recycled Corrugated Iron as agreed with Council.

Application Site:

454 Letts Gully Road: lot 1 Dp 326042 held in record of title 105432

Area: 2.042 H

Land is within Rural Residential area of the operative district plan.

The attached Plan - is an amended plan from the original resource consent showing the change of 100mt less tyre wall.

The following application includes photographs of what is in place now, with the plan showing what is proposed in the tyre wall configuration.

The Proposal

The applicant proposes to amend the approved plan of the tyre wall constructed at 454 Letts Gully road to reduce the tyre wall configuration on the boundary by 100mt from Springvale Corner back along Letts Gully.

As per amended Plan.

Mitigation Measures

Reducing the tyre wall by the 100mts previously approved, by itself mitigates the visual effect from Letts Gully Road for passerby's.

There is no activity on this part of the property to screen.

There are no stored tyres to screen.

Additional information.

This proposal and document are focused on **condition 5** and reducing the boundary tyre all by 100mts on Letts Gully Boundary

Conditions - 1/ 2/ 3/4/6 all reference the land use consent to temporarily store tyres at 454 Letts Gully road, which was the primary purpose of the resource consent – there are now no stored tyres on the property, so this has been completed.

Photo's in Appendix: A area no wall now wanted

The Tyre walls constructed to screen that activity from the public and neighbouring properties was a mitigation that is no longer required for that purpose.

Photo B

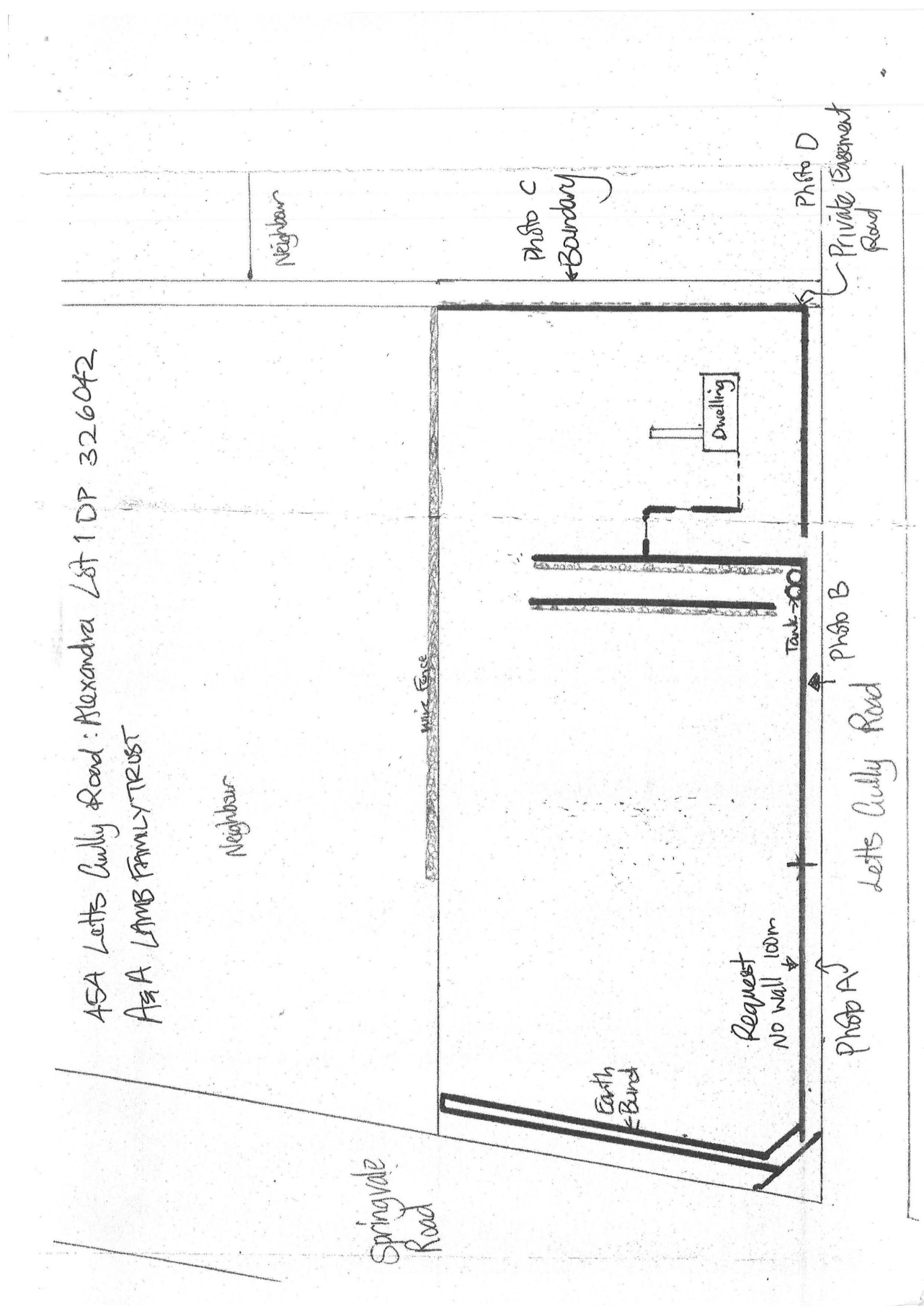
The walls constructed now on the back ½ of the property on Letts Gully Road from the private road to approximately ½ way down the property, and the south wall 8mts in from the boundary, along the private access road, act as wind protection and privacy for the land owners.

Photos in Appendix:

Photo C / D

The tyre wall on the private road is screened with planting as noted in the resource consent. The neighbouring properties A & B have new owners who purchased their properties with the wall being as it currently is – both need to drive along the road to get access to their properties, but cannot view the wall at all from their properties.

This wall on private land, cannot easily be seen from Letts Gully Road – it has been reduced in height at the front 20mt so it is the same height as the plants in front to mitigate viewing it from Letts Gully – Commercial quality weed mat and windbreak have been used to cover this lower wall once again to mitigate. As these materials are under no strain and will not be walked on they provide a long term solution. They can also be replaced easily at a point when needed.



4

8 May 2025

Adrienne Lamb
454 Letts Gully Road
RD 3
Alexandra 9393

Via email: aklamb77@gmail.com

Dear Adrienne



**SECTION 127 APPLICATION: RC 150313V2 BEING A VARIATION OF RC150313
454 LETTS GULLY ROAD, ALEXANDRA**

Your application for a variation of a resource consent, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by Planning Manager, under delegated authority, on 8 May 2025.

The Council has granted consent to the variation of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the varied conditions is attached.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Planning Manager, Central Otago District Council at:

resource.consent@codc.govt.nz
1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that if you request independent commissioner, you may be required to pay for the full costs of the incurred for independent hearings commissioner.

Section 120 of the Resource Management Act 1991 sets out the rights of appeal to the environment court for resource consent decisions. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to be 'TC' followed by a wavy line.

Tanya Copeland
TEAM LEADER - PLANNING - ALEXANDRA

APPLICATION	RC 150313V2 BEING A VARIATION AND RC150313
APPLICANT	ADRIENNE LAMB
ADDRESS	454 LETTS GULLY ROAD, ALEXANDRA
LEGAL DESCRIPTION	LOT 1 DP 326042 (HELD IN RECORD OF TITLE 105432).
ACTIVITY STATUS	DISCRETIONARY

BACKGROUND

Land use consent RC150313 was granted in 2016 to establish a residential activity, travellers' accommodation and to temporarily store tyres on the site located at 454 Letts Gully Road. A critical aspect of the proposal was the construction of a 2-metre-high tyre wall along all boundaries of the property. The wall was to be constructed with tyres that would be filled with stone and earth material. The exterior of the walls was to be plastered with Adobe. The wall was consented to have a dual purpose; to act as mitigation screening for a skyline breach resulting from the proposed dwelling and traveller's accommodation, and to provide wind and heat protection for a proposed fig orchard. A condition of consent required the walls to be completed within a 5-year timeframe from the commencement of the consent.

A further land use consent (RC150313V1) was granted in 2021¹. This land use consent sought to retrospectively extend the storage of tyres on the property, to allow for the completion of the construction of the tyre wall. The application proposed extending the timeframe to construct the walls by a further two years from the date of grant. As part of this consent, a revised site plan was approved within Appendix 1 of the consent documentation. The Appendix 1 plan included the construction of tyre walls along the length of the Letts Gully Road boundary and along the northern side of the access easement running along the southern boundary of the property. The applicant surrendered this consent on 8 May 2025.

DESCRIPTION OF ACTIVITY

The subject application seeks to amend RC150313. The applicant seeks to revise the approved plans to change the following:

- reduce the length of tyre wall along the Letts Gully Road boundary of the site, reduce the height of the tyre wall along the Letts Gully Road boundary of the site, and
- remove the requirement to plaster the tyre wall along the Letts Gully Road boundary of the site and along the extent of the access easement along the southern boundary of the site.
- remove reference to tyre storage on the property, which is no longer occurring.

Concurrent land use consent is required to:

- allow the tyre wall to be covered in a black covered weed mat fabric.
- allow for the retention of the uncladded section of the tyre wall.

The proposal will necessitate the amendment to conditions of the land use consent. Amendments are shown as underlined and ~~strike through~~. It is appropriate and efficient to consider the new land use consent required for the finish/colour of the fence concurrently with the variation application, as the effects are inextricably linked.

¹ RC150313V1 referenced as a variation, although it was lodged and approved as a new land use consent.

RC150313

The applicant has not provided specific changes to the conditions of consent. Based on the information provided in support of the application and the changes to the activities described, I have proposed the following changes to Condition(s) 4, 27 and 28 that I consider would meet the intent of the application. The applicant has accepted these changes, and I now consider these changes to the conditions to be volunteered by the applicant.

4. The dwelling shall be sited in accordance with the site plan and elevation plans submitted with the application attached as Appendix 1 as amended by RC150313V2 and shall be located no closer than 10 metres from the boundaries of the property.
27. Tyre wall construction shall begin on the boundaries of the property so as to screen the tyre stockpiles built form on the property from public view and neighbouring properties, in the locations, materials, extent and height detailed in Appendix 2 as amended by RC150313V2; subject to the following:
 - The weed mat must be repaired or replaced at any time that it becomes degraded or damaged. The repair or replacement must occur within 2 weeks of the degradation or damage becoming apparent. The replacement material is permitted to be black but must be of a matte finish, or otherwise must fully comply with Rule 4.7.6D of the District Plan, or any equivalent replacement rule.
 - The landscaping along the northern side of the access easement (along the southern boundary of the site) must be maintained in perpetuity. Any dead or diseased plants must be replaced with a replacement plant of a similar size and species to the one removed. Irrigation must be provided to all the plants referenced in this condition.
28. Tyre wall construction, in the locations, materials, extent and height detailed in Appendix 2 as amended by RC150313V2 shall be completed within 5 years upon the commencement of this consent. Despite this, nothing in this consent will preclude the complete removal of the tyre wall, and the replacement with a fence of the same height, and that also fulfils the screening requirement of Condition 27.

REASONS FOR APPLICATION

Land use consent is required as follows:

- As a restricted discretionary activity pursuant to Rule 4.7.3 (iii) for the use of black weed mat fabric on the fence structure and the retention of the unclad parts of the tyre wall, which both fail to comply with performance standards in Rules 4.7.6D(a)(i) and 4.7.6D(a)(ii) of the District Plan.

Section 127 of the Resource Management Act 1991 states:

- (1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following:*
 - (a) *The holder of a subdivision consent must apply under this Section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under Section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed.*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*

- (a) *The application were an application for a resource consent for a discretionary activity; and*
- (b) *The references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who-*
 - (a) *Made a submission on the original consent application; and*
 - (b) *May be affected by the change or cancellation.*

In accordance with the provisions of section 127(3)(a) of the Resource Management Act 1991, the application to vary resource consents RC150313 is a discretionary activity.

EFFECTS ON THE ENVIRONMENT

Consideration is required of the relevant assessment matters in Rule 4.7.3.iii of the District Plan, as it relates to the visual effect of the proposed exterior materials. The assessment of the variation application is limited to the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent. This assessment is informed from a site visit that I undertook on 17 April 2025. No regard has been given to any trade competition or any effects of trade competition.

1. Visual effect of the wall structure

The applicant has covered portions of the tyre wall structure with black weed matting, a material and colour that does not comply with the performance standards set out in Rules 4.7.6D(a)(i) and 4.7.6D(a)(ii) of the District Plan. The applicant seeks approval for the weed matting to be used as a permanent cladding on the tyre walls, replacing the previously approved plaster render. Weed matting is a synthetic, woven fabric primarily used in landscaping to suppress weed growth. The material is matte, and not particularly reflective. Weed matting is not typically used as a visible vertical cladding material for a permanent structure, but use of the material as ground cover is frequent in the rural areas of the District. Typically it is only visible for short periods of time whilst vegetation grows and covers the material. As can be seen from Figure 1 and 2 below, the weed matting is approximately 1m in height. In the context of the wider area, I consider that it does not present as an overly prominent feature within the receiving environment.

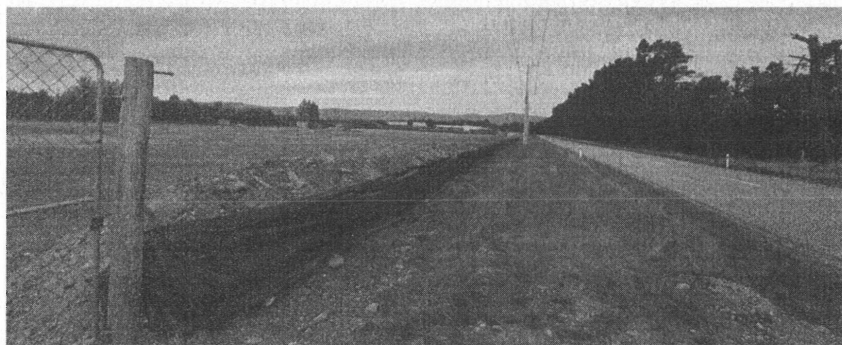


Figure 1: Weed matting along Letts Gully Road boundary (Source: Site visit 17 April 2025)



Figure 2: Weed matting along access easement (Source: Site visit 17 April 2025)

Whilst the material is frequently used in the rural area and its use is not prominent on the site, I hold concerns about the appropriateness of using the material as a permanent cladding material for the tyre wall structure. In my experience, the material is known to not be particularly durable in the face of long term exposure to the elements and there is a risk of the material degrading, sagging, tearing and collecting debris over time. The rural character and amenity values of the area may be impacted more if the material is left to degrade. The application states that the weed matting can be replaced as needed, and I consider it vital that provision is made within the amended consent conditions to ensure that the weed matting is repaired and replaced when it degrades, tears, or sags to mitigate against adverse visual effects from the cladding material. Provision also needs to be made to ensure that the replacement material is a similar matte finish to avoid glare and reflectivity effects. Subject to compliance with volunteered consent conditions, adverse visual effects, including temporary effects are likely to be adequately mitigated and less than minor.

The applicant also seeks approval for the portion of the tyre wall along the access easement to remain unclad. The exposed tyres are black rubber, both a colour and material that fails to comply with Rule 4.7.6D of the District Plan. In terms of visual effects, the rubber is a matte finish that is not highly reflective or likely to result in glare. The exact colour is not able to be specified, but assumed to be black. In assessing the visual effects of the tyre wall it is critical to consider the permitted baseline created by the District Plan colour palette for a fence/structure. The difference between a flaxpod fence (permitted baseline) and the black tyre wall is shown in the images below.

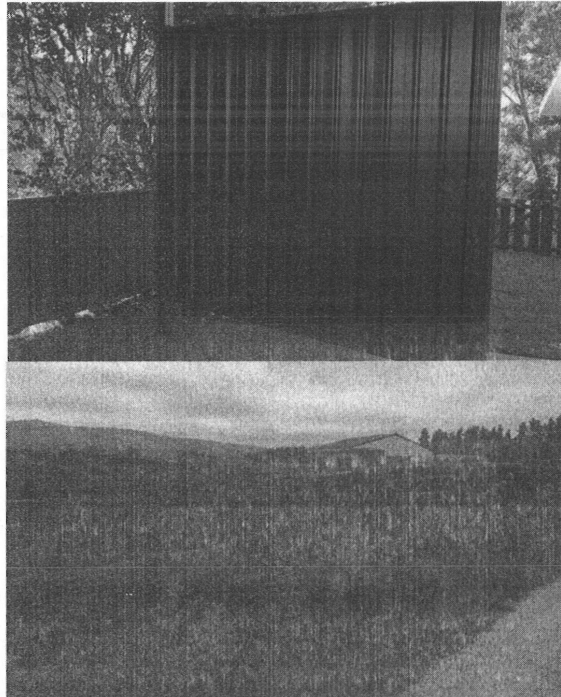


Figure 3: Difference between Flaxpod fence and black tyre wall

The receiving environment is highly modified and presents a broad range of darker greens, browns and greys as its predominant colours. Generally speaking, darker colours may stand out more and be less appropriate where the surrounding landscape is dominated by much lighter tones, such as tussocks or lighter scrub and herbfields. Taking the permitted baseline into account, my assessment is that the difference in adverse visual effects between the colour and material of the proposed tyre wall and the permitted baseline is unlikely to be materially discernible within the receiving environment.

The tyre wall along the access easement (southern boundary) is approximately 2 metres in height. The applicant has planted a row of shrubs, with the intention that these will grow and screen the appearance of the black tyres. It is unclear from the application whether these shrubs are irrigated to support their continued growth. The height of the shrubs are currently typically much lower than the height of the wall, resulting in large portions of the black tyre wall currently being visible. Some specimens have grown taller than the wall, indicating that the plantings are likely to form a good level of screening in front of the wall in the future. I consider that short term visual effects are likely whilst the landscaping grows to screen the full height of the wall. In terms of these short term visual effects, Letts Gully Road is perpendicular to this section of the tyre wall and public viewpoints are fleeting and at an obscure angle to line of sight for motorists. Visual effects felt by the public at large are assessed as less than minor.

The application does not address the temporary or short-term visual effects of the wall whilst the landscaping matures on users of the access easement. These users include people accessing the properties located at 446 and 448 Letts Gully Road. For these parties, the easement arrangements do not allow users of the accessway to linger adjacent to the tyre wall, and the tyre wall is not visible from view inside either of these properties including from either indoor or outdoor living areas. In this regard, any adverse

visual impacts of the tyre wall are only experienced temporally as these parties pass by. Taking into account the permitted baseline for the colour and material of the wall and the temporal nature of private viewing opportunities, short term adverse effects are assessed as less than minor with respect to the parties who own 446 and 448 Letts Gully Road.

In terms of long term effects, Figure 4 below depicts the level of mitigation which is expected to eventuate once the landscaping is mature. An amended condition of consent is recommended/volunteered to secure the retention and support of the landscaping in perpetuity. Subject to compliance with these conditions, long term visual effects are adequately mitigated to a point where effects are less than minor as felt from public viewpoints and on identifiable parties.



Figure 4: Mitigation screening provided by mature shrub (Source: Site visit 17 April 2025)

2. Visual effects of the reduced extent and height of the tyre walls

As outlined above, the tyre walls were proposed as a mitigation measure for a skyline breach resulting from the dwelling and travellers' accommodation activity, to insulate a proposed orchard and to screen tyre storage.

The existing earth bund along the northern boundary of the site acts to screen the dwelling and other sheds on the site from breaching a skyline as viewed from Springvale Road. The earth bund along this boundary has established with vegetation and positively contributes to rural character and amenity values. Adverse effects from this aspect of the proposal are not identified.



Figure 5: Earth bund along Springvale Road (Source: Site visit 17 April 2025)

The reduced height of the tyre wall along a portion of the western boundary allows for views across the site, however there is no longer any tyre storage or resulting skyline breach from the built form on the site (noting that the travellers' accommodation activity has not been given effect to). The lower height of the wall is considered appropriate given that skyline breach mitigation for the travellers' accommodation buildings is no longer required. As discussed above, the tyres in this location have been covered with soil and weed matting. The applicant has agreed to the imposition of wording within the consent conditions requiring the weed matting to be maintained in an acceptable state. Subject to conditions of consent, adverse effects are considered to be mitigated to a point where they are less than minor on both the wider environment and on identifiable parties.

A portion of the tyre wall along the access easement has been constructed to a lower height, and covered in weed mat, as shown in Figure 2 above. The applicant has planted shrubs which are successfully acting to screen this portion of wall from users of the access easement and users of Letts Gully Road. Temporary or short term effects are adequately mitigated by the existing height of the shrubs. The applicant has agreed to amended wording of the consent condition to ensure that these plants are maintained in perpetuity and that they are provided with irrigation to ensure continued growth and survival. Additionally, I consider that the same conclusions reached above with respect to the lower wall along Letts Gully Road apply to this portion of wall also. Overall, subject to compliance with conditions of consent regarding the maintenance of the weed matting and retention of landscaping, effects are assessed as less than minor.

A portion of the tyre wall has been replaced with a corrugated iron fence. The corrugate is unpainted, yet has been weathered and is unlikely to produce glare effects. The iron fence screens a tyre wall sited behind in some places, and exposes a rendered tyre wall in other places. Overall, the visual appearance of this section of the wall complies with the District Plan performance standards in relation to visual appearance of structures and visual effects are therefore acceptable. The height of the wall matches the height that the tyre wall was required to be, ensuring that the fence provides at least equal screening of the built form and activities on the site to that of the previously approved tyre wall. Adverse effects in this regard are adequately mitigated.

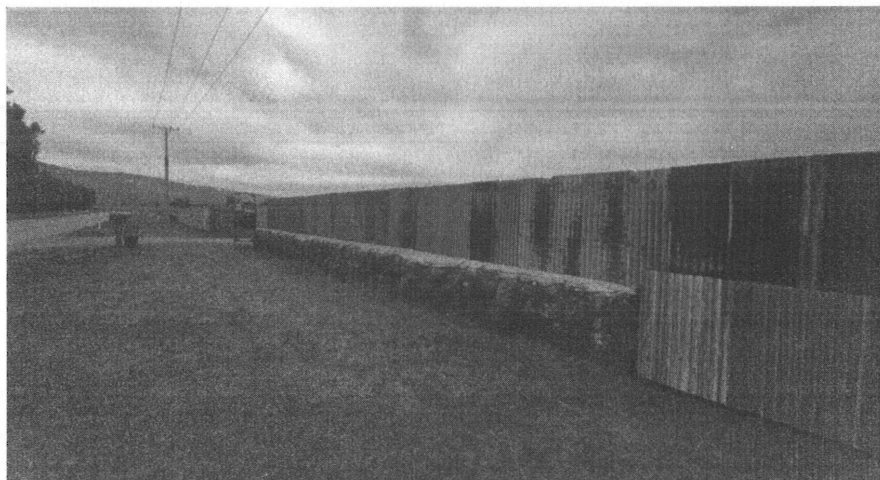


Figure 6: Corrugate iron fence along Letts Gully Road (Source: Site visit 17 April 2025)

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application is for a discretionary activity and public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor for the reasons set out above.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the change of conditions which makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application is for a discretionary activity and limited notification is not precluded.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

Affected Persons

Section 127(4)(b) of the Resource Management Act 1991 directs Council to only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties. No parties were considered to be affected by the granting of the consent, and no written approvals have been submitted with this application. The assessment above does not identify any affected parties. The adverse effects are assessed as less than minor.

Section 127(4)(a) of the Resource Management Act 1991 also directs the Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was processed non-notified, and accordingly there are no submitters who could be adversely affected by the variation.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT**Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposal have been assessed and outlined above. The variation will not result in a fundamentally different activity or one having materially different adverse effects. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The variation raises no new issues in terms of the objectives and policies of the District Plan or any other relevant planning documents.

Part 2

Based on the findings above, it is evident that the proposal satisfies Part 2 of the Resource Management Act 1991.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant the variation to the resource consent under delegated authority, in accordance with sections 104 and 127(1) of the Resource Management Act 1991.



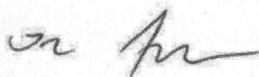
Tanya Copeland
TEAM LEADER - PLANNING - ALEXANDRA

Date: 8 May 2025

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of the variation to the resource consent:



Tim Anderson
TEAM LEADER - PLANNING

Date: 8 May 2025



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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



Consent Type: Land use consent

Consent Number: RC150313 as varied by 150313V2

Purpose: Land use consent to establish residential activity, travellers accommodation and to temporarily store tyres within the Rural Residential Area.

Variation: to amend conditions 4, 27 and 28.

Location of Activity: 454 Letts Gully Road

Legal Description: LOT 1 DP 326042 (Record of Title 105432)

Lapse Date: Not applicable.

[Additions are shown underlined and deletions shown as struck through]

Conditions:

Temporary residential activity:

1. This consent authorises temporary residential activity utilising the existing portable building on the property as shown on the site plan attached as Appendix 1.
2. Prior to the occupation of the main dwelling the residential activity associated with the building identified in Condition 1 shall cease.

Residential activity:

3. This consent authorises the construction of a new residential dwelling on Lot 1 DP 326042.
4. The dwelling shall be sited in accordance with the site plan and elevation plans submitted with the application attached as Appendix 1 as amended by RC150313V2 and shall be located no closer than 10 metres from the boundaries of the property.
5. The dwelling shall be constructed in accordance with the elevation and floor plans submitted with the application attached as Appendix 2 and 3.
6. The exterior roof of the dwelling shall be finished in Colorsteel 'Smokey' and thereafter maintained accordingly.
7. The exterior walls of the dwelling shall be finished in a combination of macrocarpa timber cladding and Colorsteel 'Smokey' and thereafter maintained accordingly.
8. The potable water supply is to be drawn from the bore located on the property which has been tested and confirmed to comply with the Drinking Water Standards for New Zealand 2005 (revised 2008).

9. At the time the residential activity (new dwelling) is constructed fire fighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve. Alternatively an 11,000 litre fire fighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A fire fighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with New Zealand Fire Service equipment the fittings are to comply with the following standards:
- (a) Either: 70 mm Instantaneous Couplings (Female) NZS 4505, or 100 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling (e.g. 100 mm coupling has 100 mm hose tail) provided that the consent holder shall provide written confirmation from the New Zealand Fire Service to the Chief Executive to confirm that the couplings are appropriate for fire fighting purposes.
 - (b) The connection shall have a hardstand area adjacent to it to allow a New Zealand Fire Service appliance to park on it. The hardstand area shall be located at the centre of a clear working space with a minimum width of 4.5 metres. Access shall be maintained at all times to the hardstand area.

Note: For more information on how to comply with Condition 7 above or on how to provide for NZFS operational requirements refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://www.fire.org.nz/CMS_media/pdf/da516e706c1bc49d4440cc1e83f09964.pdf. In particular, the following should be noted:

- For more information on suction sources see Appendix B, SNZ PAS 4509:2008, Section B2.
 - For more information on flooded sources see Appendix B, SNZ PAS 4509:2008, Section B3.
10. Fire fighting water supply may be provided by means other than that provided for in Condition 9 above if the written approval of the New Zealand Fire Service is obtained for the proposed method.
11. At the time of construction of a dwelling, an on-site wastewater disposal system that complies with the requirements of AS/NZ 1547:2012 "On-site Domestic Wastewater Management" shall be designed by a suitably qualified professional.
12. A copy of the design and designer producer statement for the waste water disposal system shall be supplied to the Chief Executive. The dwelling shall not be constructed until the design and producer statement have been supplied to the Chief Executive.
13. The designer shall supervise the installation and construction of the system and shall provide a construction producer statement to the Chief Executive.

14. An operation and maintenance manual shall be provided to the owner of the system by the designer and a copy supplied to the Chief Executive. This manual shall include a maintenance schedule and an as-built of the system dimensioned in relation to the legal property boundaries. A code of compliance certificate for the dwelling and/or disposal system shall not be issued until the construction producer statement and a copy of the owner's maintenance and operating manual have been supplied to the Chief Executive. The maintenance and operating manual shall be transferred to each subsequent owner of the disposal system.
15. Disposal areas shall be located such that the maximum separation (in all instances greater than 50 metres) is obtained from any water course or any water supply bore.
16. Any new power and telecommunications lines required to service the site shall be located underground.
17. Access for the dwelling shall be provided from Letts Gully Road to the standard of Figure 12.2 and in compliance with Table 12.1 (Sight Distances) of the Operative District Plan.

Travellers accommodation:

18. This consent authorises travellers accommodation in the form of yurt structures on Lot 1 DP 326042 for no more than six fee paying guests.
19. The travellers accommodation shall be located in accordance with the site plan attached as Appendix 1 and shown as area 'F' on the site plan.
20. The yurt structures shall be located no closer than 10 metres from the site boundaries.
21. The yurt structures shall be constructed in accordance with the elevation plans attached as Appendix 4 and shall have a maximum height of 3.9 metres.
22. The yurt structures shall be finished in a colour that meets Rule 4.7.6 D (a)(ii) and (iii) of the Operative District Plan.
23. Signage shall be constructed in general accordance with the description provided in support of the application attached as Appendix 5, provided such signage shall not exceed 3m² in area.
24. A minimum of three on-site car parking spaces shall be made available for guests at all times.
25. Effluent disposal from the travellers accommodation shall be disposed of in an approved sewerage disposal system designed and sited to comply with the Building Code and AS/NZS 1547:2012 "On Site Waste Water Management" and shall be sited in a position that will comply with the Otago Regional Council rules.

Note: The septic tank system identified in BC150268 has a design occupancy of 6 day staff and as a consequence a new septic tank system maybe required for the travellers accommodation.

Tyre storage

26. Tyres shall be stockpiled in a manner that does not attract or significantly increase the habitat for flies, rodents, vermin or insects and birds to a level that causes a nuisance or adversely effects the adjoining property and/or the general public.

Note: For more information in regarding to storing end of use tyres please see the Ministry for Environment document End of life tyre management: Storage options retrieved from <http://www.mfe.govt.nz/node/7200>.

27. Tyre wall construction shall begin on the boundaries of the property so as to screen the ~~tyre stockpiles~~ **built form** on the property from public view and neighbouring properties, **in the locations, materials, extent and height detailed in Appendix 2 as amended by RC150313V2; subject to the following:**

- **The weed mat must be repaired or replaced at any time that it becomes degraded or damaged. The repair or replacement must occur within 2 weeks of the degradation or damage becoming apparent. The replacement material is permitted to be black but must be of a matte finish, or otherwise must fully comply with Rule 4.7.6D of the District Plan, or any equivalent replacement rule.**
- **The landscaping along the northern side of the access easement (along the southern boundary of the site) must be maintained in perpetuity. Any dead or diseased plants must be replaced with a replacement plant of a similar size and species to the one removed. Irrigation must be provided to all the plants referenced in this condition.**

28. Tyre wall construction, **in the locations, materials, extent and height detailed in Appendix 2 as amended by RC150313V2** shall be completed within 5 years upon the commencement of this consent. **Despite this, nothing in this consent will preclude the complete removal of the tyre wall, and the replacement with a fence of the same height, and that also fulfils the screening requirement of Condition 27.**

29. The tyre wall shall not be constructed in the triangle of land identified on the intersection of Letts Gully Road and Springvale Road on the site plan attached as Appendix 1.

Note: For the avoidance of doubt this consent does not authorise Tyre Storage Area G on the site plan attached as Appendix 1.

General

30. Unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's expense.

31. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
32. Upon completion of the dwelling, travellers accommodation and tyre walls, the consent holder shall advise the Chief Executive in writing (quoting RC 150313) that all conditions of this consent have been adhered to.

It is further advised pursuant to Section 221(3)(a) of the Resource Management Act 1991 Condition 1 of CONO 6301522.5 is hereby varied as this relates to Lot 1 DP 326042 to state as follows:

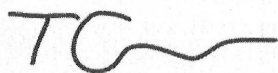
"1. That Lots 2 & 3 shall obtain their access over the formed access from Letts Gully Road to the right of way R shown on plan."

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357 of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent.

~~Issued at Central Otago on 8 January 2016~~

Reissued at Central Otago on 8 May 2025 pursuant to Section 127(1) of the Resource Management Act 1991



Tanya Copeland
TEAM LEADER – PLANNING – ALEXANDRA

As A Land Tenure Trust
Proposed Site Plan Development
454 Lefts Gully Road, Alexandra.
Scale 1:100

← N

Neighbour

Fig Orchard Area
Planted fig tree rows

General Orchard Area

15m fire boundary

Proposed entrance vehicle access
new hole to be used for domestic water
in this wing

0 10m

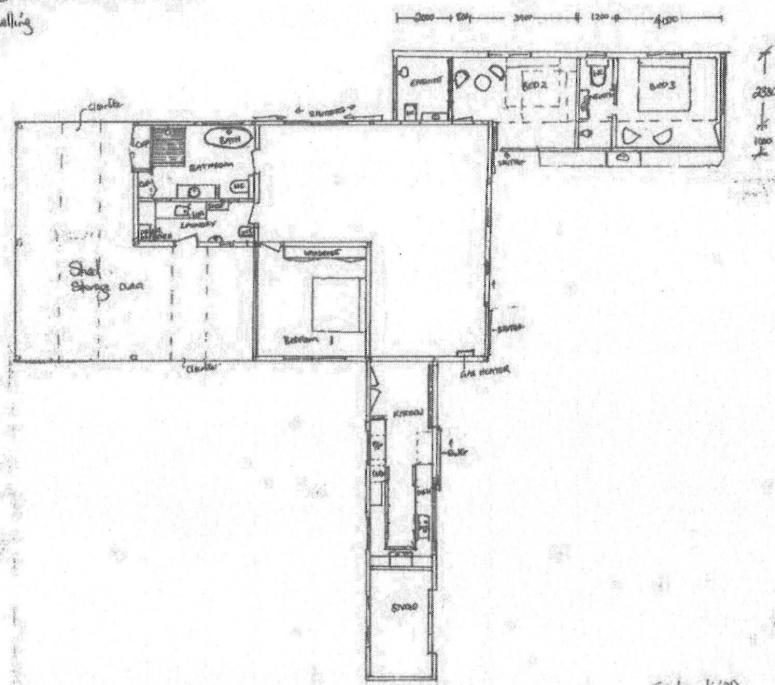
Legend:

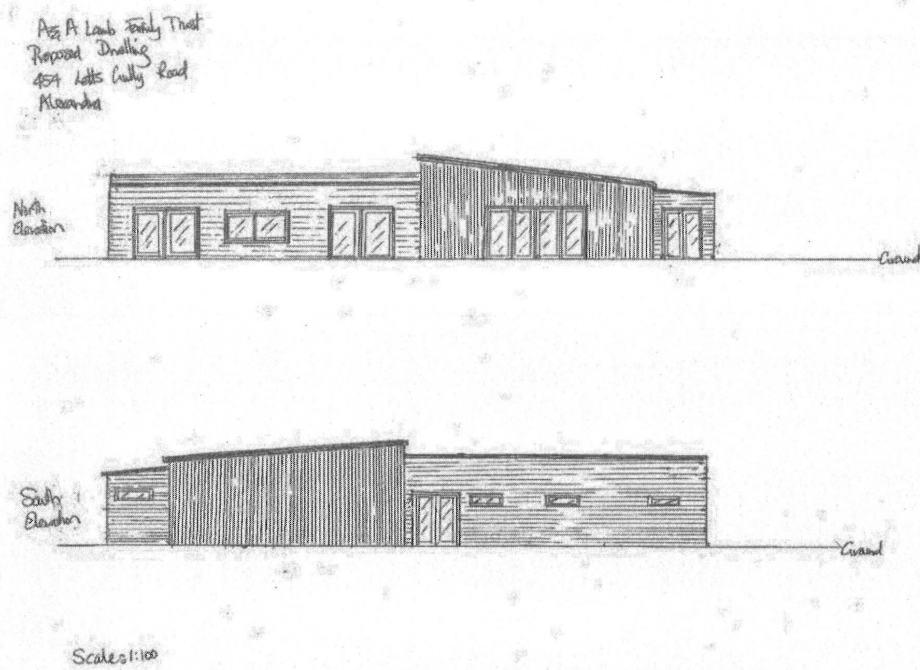
- A - Shed under construction
- B - Existing Toilet Building
- C - Portable Toilet Products Facility
- D - Proposed Kitchen/Studio
- E - Proposed 2 bedroom wing
- F - Proposed Tandem accommodation
- G - Strong area for materials for fig mills

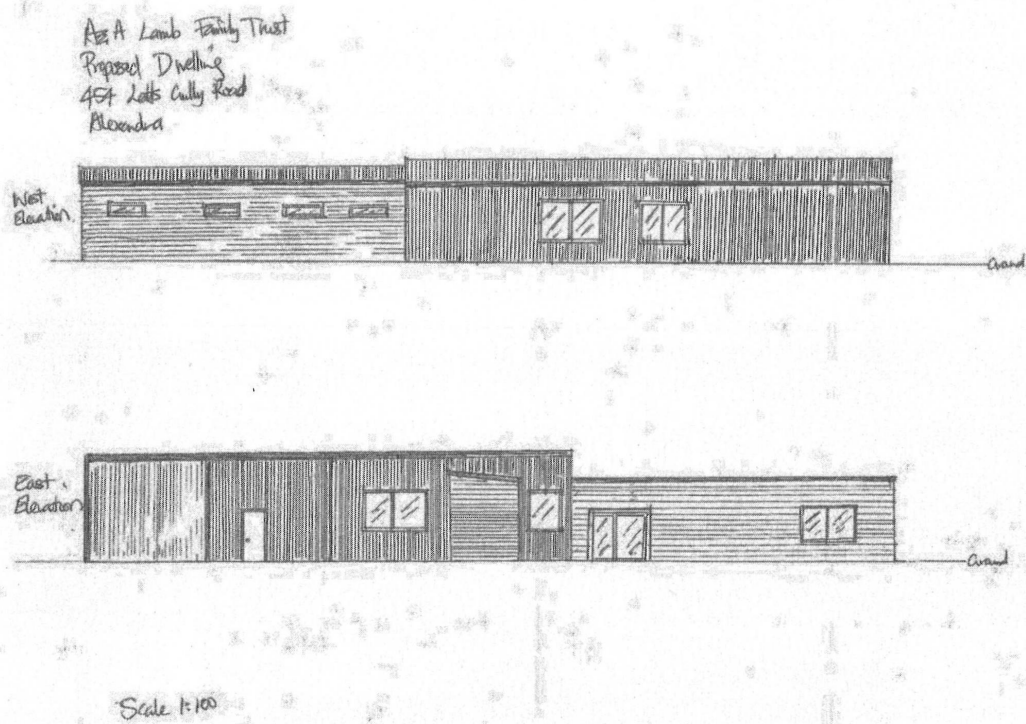
Notes:

- As Shed to be changed proposed to dwelling
- NB: Two existing portable buildings will be used for temporary accommodation while dwelling is then will revert to orchard office
- Existing Excavated Road for Neighbour Access

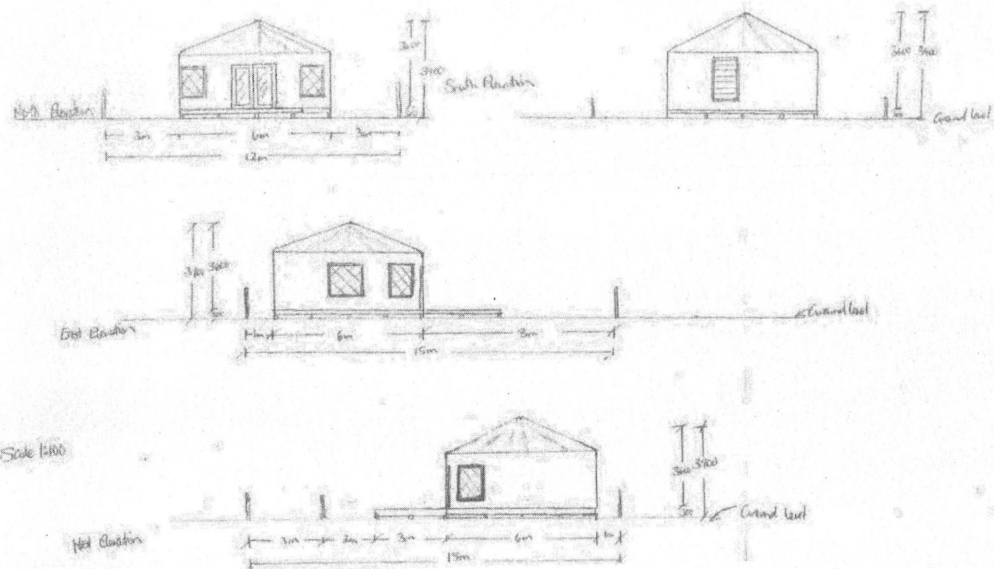
As A Lamb Family Trust & Andrew & Adrienne Lamb
Proposed Plans for Drilling
454 Little Calf Road
Nassau.

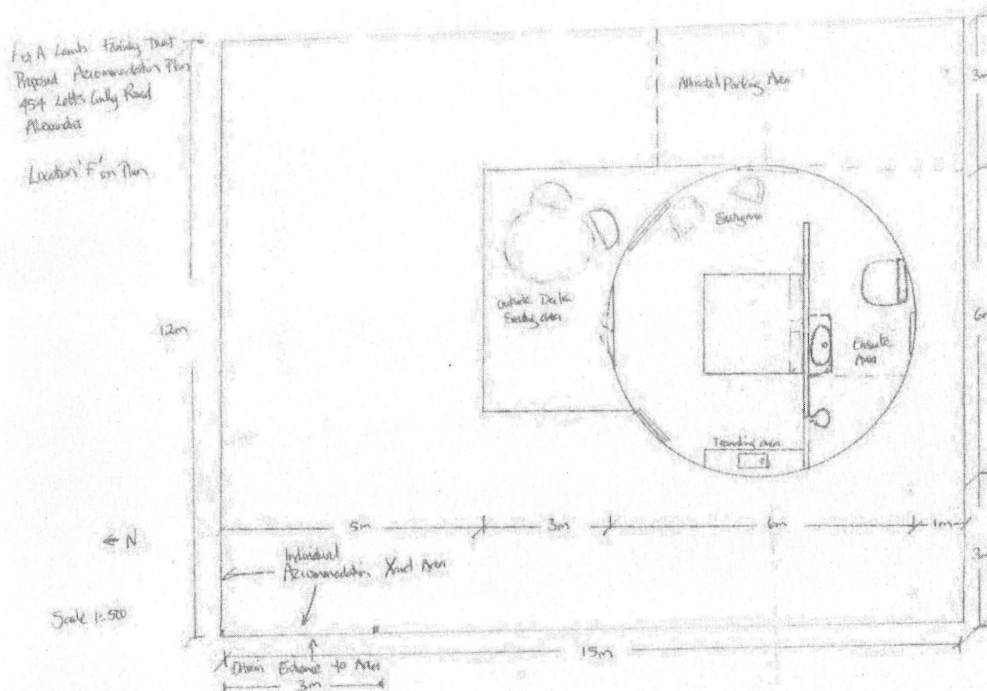




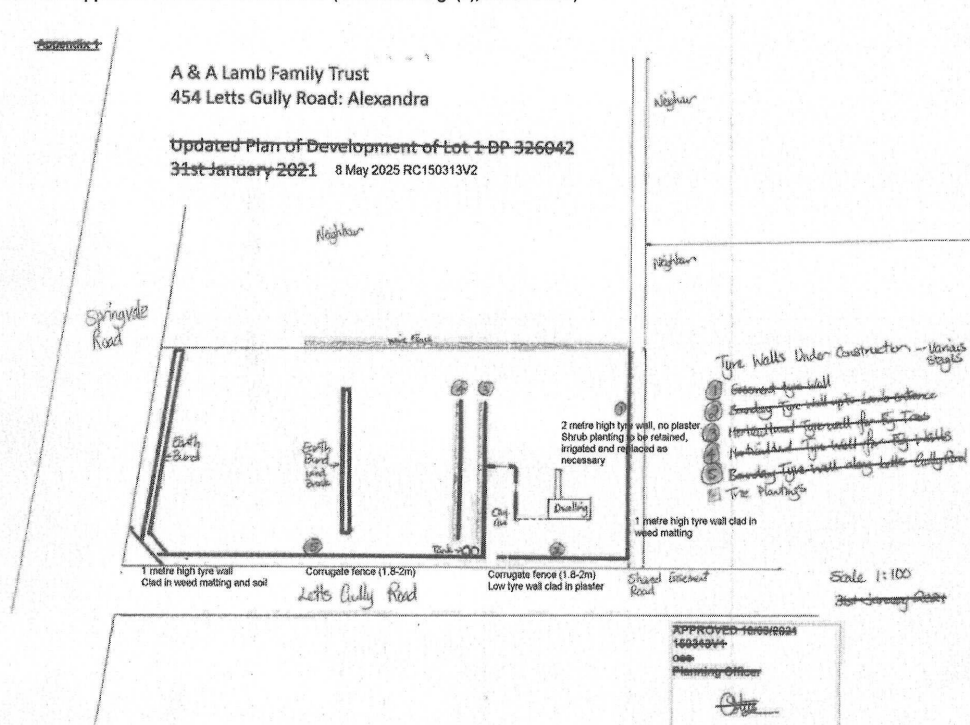


1914 Lands, Family Trust
Apprent Accommodation Block
454 Little Gully Road, Alacran





Appendix Two: Approved Plan/s for RC150313V2 (scanned image(s), not to scale)



aklamb77@gmail.com

From: Tanya Copeland <Tanya.Copeland@codc.govt.nz>
Sent: Monday, 12 May 2025 10:45 AM
To: Adrienne Lamb
Subject: RC230091

Hi Adrienne,

Can you also please confirm via return email that you wish to withdraw this application – RC230091. This was the application that was never progressed. We would just like to get it off our system.

Thanks

Tanya

Tanya Copeland
Team Leader - Planning - Alexandra



☎ +64 21 273 2034
✉ Tanya.Copeland@codc.govt.nz
📍 1 Dunorling Street, Alexandra 9320
🌐 www.codc.govt.nz

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

5

Adrienne Lamb
454 Letts Gully Road
RD 3
Alexandra 9393



1 Dunorling Street
PO Box 122
Alexandra 9340
New Zealand

Tel: +64 3 440 0056
Email: info@codc.govt.nz
Web: www.codc.govt.nz

GST No: 51-442-970

DEBTOR NUMBER:
RC150313V2

DATE:
2/07/2025

TAX INVOICE 185381

Resource Consent Application 454 Letts Gully Road, Alexandra
Processing of both RC230091 & 150313V2

Qty	Description	Rate	GST	Amount
	Deposit paid		52.17CR	400.00CR
	Planning Administration		27.07	207.50
	Planning Officer Time		162.72	1,247.50
	04/05/2023 Communication with applicant (meeting)			
	05/01/2025 Background research & review of previous consents			
	17/04/2025 site visit and milage			
	08/05/2025 s42a report writing, review and decision.			
	Planning Consultants		281.61	2,159.00
	OMM Consulting INV 23030 processing RC230091			

* See Documents 1, 2, 3, 4

Subtotal 2,794.77
GST 419.23
Total Amount \$3,214.00

Internet Banking: 02-0916-0081744-00

Please quote **RC150313V2** as reference.

Payment due on or before the 20th of the month following.



If paying at a CODC Service Centre via
cash or eftpos, please detach and
present with payment.

Please use **RC150313V2** as your reference

REMITTANCE ADVICE

DEBTOR NO.: RC150313V2 TAX INVOICE: 185381

FROM:
Adrienne Lamb
454 Letts Gully Road
RD 3
Alexandra 9393

TOTAL NOW DUE \$3,214.00

AMOUNT PAID CASH / EFTPOS

Adrienne Lamb
454 Letts Gully Road
RD 3
Alexandra 9393



1 Dunorling Street
PO Box 122
Alexandra 9340
New Zealand

Tel: +64 3 440 0056
Email: info@codc.govt.nz
Web: www.codc.govt.nz

GST No: 51-442-970

DEBTOR NUMBER:
RC150313V2

DATE:
2/07/2025



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GST	419.23
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REMITTANCE ADVICE

DEBTOR NO.: RC150313V2 **TAX INVOICE:** 185381

FROM:
Adrienne Lamb
454 Letts Gully Road
RD 3
Alexandra 9393

TOTAL NOW DUE **\$3,214.00**

AMOUNT PAID CASH / EFTPOS

Fees and Charges 2022-23

While Council has aimed to provide an exhaustive and accurate schedule of charges, if any errors or omissions are identified, charges will be calculated by reference to the appropriate underlying authority/resolution. Council reserves the right to vary and introduce fees and charges at its discretion.

All fees and charges referred to are inclusive of goods and services tax (GST) at 15%.

		2022/23 Includes GST	2021/22 Includes GST
	THREE WATERS		
	DESIGNATED WASTEWATER TREATMENT PLANT		
<i>Where a service connection for water and/or wastewater, or a wheelie bin is provided to a rating unit in the course of a rating year, the rating unit will be charged a proportion of the full year cost the service as scheduled in the rating section of the 10 year Plan, based on the number of complete months remaining in the financial year.</i>	Disposal of septage tank load less than 3,000 litres	130	130
	Every additional 1,000 litres discharges (or part thereof)	40	40
	Designated Septage station disposal cost/litre	0.04	0.04
	TRADE WASTE		
	Application fee deposit (invoiced at actual cost)	240	240
	Application to transfer trade waste discharge consent	80	80
	Annual fee	160	160
	THREE WATERS - PER APPLICATION		
	Approved contractors (per application)	80	80
	Non-approved contractors (per application)	160	160
	Non-approved contractors (per application)	At cost	At cost
	BULK TANKER WATER FROM FIRE HYDRANTS		
	Bulk water application fee	No charge	No charge
	Tanker / Standpipe Inspection (at least annual)	100	100
	Hydrant Standpipe Hire / month (excluding water usage)	30	30
	Water Usage Per m ³	1.80	1.80
	BULK WATER SUPPLY		
	Network connected bulk water rate (per m ³)	0.86	0.86
	REMOVAL OF WATER RESTRICTOR		
	Temporary restrictor removal fee	At cost	At cost
	WATER METER ACCURACY TESTS		
	House visit and assessment	55	55
	Meter removal and calibration	525	525
	Meter validated as accurate	80	80
	Meter validated as inaccurate	No charge	No charge
	Final meter read	40	40
	OTHER		
	Unauthorised and other activities	At cost	At cost

	2022/23 Includes GST	2021/22 Includes GST
CAPITAL CONTRIBUTIONS – NEW CONNECTIONS (SEE DISTRICT PLAN ALSO)		
Financial Contributions - Reserves		
Urban	2380	2380
Rural	1190	1190
Note: Financial Contributions are inflated annually based on Statistics NZ Construction Index. They are indexed from the December 2019 quarter in the table above.		
DEVELOPMENT CONTRIBUTIONS - NEW CONNECTIONS		
Water Supply		
Lake Dunstan Water Supply (Alexandra / Clyde)	7131	7131
Cromwell	3877	3877
Naseby	4044	4044
Omakau / Ophir	10917	10917
Patearoa	3267	3267
Ranfurly	2492	2492
Roxburgh	3321	3321
Wastewater		
Alexandra / Clyde	7536	7536
Cromwell	3139	3139
Naseby	3399	3399
Omakau / Ophir	4992	4992
Ranfurly	796	796
Roxburgh	4670	4670
THREE WATERS AND WASTE MANAGEMENT PART CHARGES IN LIEU OF RATES		
The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1 st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.		
Water Supply – per month		
If already rated as serviceable	23.12	23.12
If not rated as serviceable before	37.91	37.91
Wastewater – per month		
If already rated as serviceable	27.20	27.20
If not rated as serviceable before	54.40	54.40

	2022/23 Includes GST	2021/22 Includes GST
Waste Management – per month		
Additional household rubbish bin	23.57	22.24
Additional mixed recycling bin	4.95	4.67
Additional glass recycling bin	4.95	4.67

	2022/23 Includes GST	2021/22 Includes GST
ENVIRONMENTAL SERVICES		
TRANSFER STATION CHARGES		
Standard size refuse bag (60 litres)	8	8
Prepaid Council approved 60 litre refuse bag (for Tarras and Patearoa use only)	8	8
Child car seat recycling (Alexandra and Cromwell only)	10	10
Car body (all tanks pierced and drained)	20	20
Whiteware and separated metal (excludes fridges, freezers and air-conditioning units)	No charge	No charge
Fridges, freezers and air-conditioning units (disposal charge)	16.5	-
Gas bottle disposal (any size)	11	-
Transfer Station with Weigh Facility		
General waste charge by weight per tonne	345	334.61
Tyres by weight by tonne	-	444.72
Transfer Station without Weigh Facility		
General waste charge by volume per cubic metre (assessed by operator)	70	67
Car tyres (per tyre)*	6	5
4x4 and small truck tyres (per tyre)*	10	21
Large truck tyres (per tyre)*	20	
Tractor / Loader tyres*	115	86
<i>* Charges for tyres without rims.</i>		
<i>Note: Tyres that contain rims at the time of disposal will incur an additional fee twice that of the charge listed above.</i>		
GREENWASTE DEPOSITED IN GREENWASTE AREA		
Car load	No charge	No charge
Trailer or Ute load	5	5
Trailer-load charge by volume per cubic metre	5	5
CLEANFILL DEPOSITED IN CLEANFILL AREA		
Charge by volume per cubic metre	15	15
HAZARDOUS WASTE		
Up to 20kg or 20 litres	10	10
Greater than 20kg or 20 litres (charge per kg over 20kg or 20 litres up to a maximum of 100kg or 100 litre).	10	10
WHEELIE BIN CHARGES		
Replacement of bin due to damage (not wear and tear)	50	50
Initial change of bin size	No charge	No charge
All subsequent changes to bin size	N/A	N/A
Additional mixed recycling bin (per annum)	59.41	56.06
Additional glass recycling bin (per annum)	59.41	56.06
Additional rubbish (red) bin (per annum)	282.80	266.85
Administration fee	50	50

	2022/23 Includes GST	2021/22 Includes GST
ROADING		
LICENCE TO OCCUPY		
Single owner	180	180
Multiple owner	At cost	At cost
TRAFFIC MANAGEMENT PLAN APPROVAL		
Commercial organisations and events	90	90
Non-profit community events	No charge	No charge
TEMPORARY ROAD CLOSURE		
Commercial organisations and events	280	280
Non-profit community events	No charge	No charge
CORRIDOR ACCESS REQUEST <i>(as defined in the National Code of Practice for Utility Operators' Access to Transport corridors)</i>		
Minor Works	No charge	No charge
Major Works (trenches exceeding 20m in length)	80	80
Project Works	At cost	At cost
ROAD STOPPING		
Time and disbursements plus legal and survey costs	At cost	At cost
Miscellaneous fees	At cost	At cost
(other consents, certificates, authorities, services or inspections not specifically provided for to be charged at the cost of time and disbursement)		
RAPID NUMBER		
New	70	70
Replacement	50	50
DUST SUPPRESSION		
Residential house with 100m of road to Council programmed timetable	No charge	No charge
Residential house with 100m of road outside programme works	At cost	At cost
Commercial and other applications to Council programmed timetable	At cost	At cost
OTHER		
Commercial fingerboard signs	At cost	At cost
DEVELOPMENT CONTRIBUTIONS		
Roading		
Residential	1719	1719
Business	NIL*	NIL*
* Fixed business contributions are non-longer applicable. All contributions are calculated on the basis of a Household Unit Equivalent (HUE).		

	2022/23 Includes GST	2021/22 Includes GST
PLANNING AND REGULATORY		
<i>Estimated value of work, includes Project Check Fee. The cost of any peer review of professional documents is at the applicant's cost. All Building Control Fees are based on the average time taken to complete administration, processing and inspections based on the value of the building consent or other building work. Work in excess of this time may be charged for at time and disbursements. Any other charge for information, certification or inspection, or recording of safe and sanitary certificates not specifically provided for to be charged at time and disbursements (\$140 minimum).</i>	BUILDING CONTROL CHARGES	
Residential alterations and new		
Up to and including \$5,000	450	316
Over \$5,000 and not exceeding \$10,000	691	691
Over \$10,000 and not exceeding \$20,000	1141	1141
Over \$20,000 and not exceeding \$40,000	1671	1671
Over \$40,000 and not exceeding \$80,000	1971	1971
Over \$80,000 and not exceeding \$200,000	2651	2651
Over \$200,000 and not exceeding \$350,000	3556	3556
Over \$350,000 and not exceeding \$500,000	3712	3712
Over \$500,000 and not exceeding \$750,000	4017	4017
Over \$750,000 and not exceeding \$1,000,000	4467	4467
Exceeding \$1 million (minimum deposit plus additional time if necessary)	4852	4852
Rural farm shed with engineers PS1, conservatories, new swimming pools, other consents with <3 inspections (no amenities)	953	953
Commercial alterations and new		
Up to \$10,000	841	841
\$10,000 - \$20,000	1441	1441
\$20,000 - \$40,000	1971	1971
\$40,000 - \$80,000	2121	2121
\$80,000 - \$200,000	3251	3251
\$200,000 - \$350,000	3406	3406
\$350,000 - \$500,000	3636	3636
\$500,000 - \$750,000	4167	4167
Exceeding \$750,000 (minimum deposit plus additional time if necessary)	4242	4242
BRANZ Levy - (exempt from GST) (projects under \$20,000 are exempt)	\$1 for every \$1000.00 or part thereof	\$1 for every \$1000.00 or part thereof
MBIE Levy - (projects under \$20,444 are exempt)	\$1.75 for every \$1000.00	\$1.75 for every \$1000.00
OTHER BUILDING CONSENT CHARGES		
Multi-proof building consents actual cost of work to be recovered (value of work less processing apportionment)	As required	As required
Amendments to Building Consents actual cost of work to be recovered at time and disbursements	\$150 deposit + \$150 / hour	\$150 deposit + \$150 / hour
Erection of marquee	316	316
Heating / fire appliances - free standing	241	241
Heating / fire appliances - inbuilt and second-hand	391	391
Wetback fire / diesel boilers	391	391
Wind machines (horticultural)	N/A	N/A
Inspection cancellation (same day) no fee if cancelled the previous day	150	-

	2022/23 Includes GST	2021/22 Includes GST
Other building charges		
Certificate of Acceptance		
Minor work up to \$5,000	1103	1103
Residential \$5,000 to \$20,000	1478	1478
Residential \$20,000+	2453	2453
Commercial – \$615 deposit plus hourly rate	\$675.00 + hourly rate	\$675.00 + hourly rate
Change of Use (initial fee)	252	252
Relocation report within the district	\$150 (report) plus \$150 per hour of inspection	\$150 / hour
New compliance schedule	\$150 / hour	\$150 / hour
Amended compliance schedule	110	110
Warrant of Fitness monitoring features and renewal	\$150 / hour	\$150 / hour
Certificate for Public Use	504	504
Notice to Fix	225	225
Fire Service assessment of building consents (plus costs)	150	150
Demolition	300	300
Inspection of unsatisfactory work (per visit or inspections not already provided for)	150	150
Swimming pool exemption (referred to Council)	N/A	N/A
Swimming pool inspection barriers and compliance (each inspection)	\$150 / hour	\$150 / hour
Swimming pool registration	55	55
Water test fee (fee plus actual test cost)	120	120
Assessment of building consent exemption application (deposit) + \$150.00 / hour processing or inspection	\$150 / hour	\$150 / hour
Title search	27	27
Minor variations (to building consents)	\$150 / hour	\$150 / hour
Building Consent Report (annual fee)	69	69
Project Information Memorandum – Residential	412	412
Project information memorandum – Commercial	525	525
Time and disbursements		
Hourly rates for processing all applications	150	150
Mileage (dollar(s) per km)	1	1
Hourly rates for processing all applications	105	105
ENVIRONMENTAL HEALTH		
Annual inspection		
Camping grounds	336	336
Hairdresser shops	225	168
Offensive trades	225	168
Funeral directors	225	168
Follow up inspection fee (hourly rate)	150	168
Change of ownership	150	168

	2022/23 Includes GST	2021/22 Includes GST
ANNUAL REGISTRATION		
Camping grounds	168	168
Hairdresser shops	168	168
Offensive trades	168	168
Funeral directors	168	168
Miscellaneous Bylaw and general licence fees	N/A	N/A
Late payment fee	N/A	N/A
FOOD CONTROL PLANS / NATIONAL PROGRAMMES		
Initial registration	403	403
Annual registration	201	201
Audit fee		
Food control plan (single-site)	504	504
Food control plan (multi-site)	804	804
National Programme 1	336	336
National Programme 2	420	420
National Programme 3	504	504
Subsequent verifications and enforcement (hourly rate)	168	168
Site rental fee	N/A	N/A
BYLAW AND POLICY		
Trading in Public Place General Bylaw		
Application fee		
Fee per annum	420	420
Class 4 Gambling and Board Venue application fee (deposit)	336	336
Hourly rates for processing all applications	168	168
Additional sandwich board	N/A	N/A
ALCOHOL LICENSING		
Local Authority Compliance Certificate		
Building	150	150
Planning	150	150
Public notification fee	125	125
ANIMAL CONTROL		
Dog Registration Fees		
Non-working dogs	55	55
Working dogs	12	12
Late penalty fee (percentage of base fee)	150% of annual registration fee	150% of annual registration fee
Dog Impounding Charges		
First impounding (for each 12 months)	100	100
Second impounding (for each 12 months)	150	150
Third and subsequent impounding (for each 12 months)	200	200
Sustenance	22	22
Destruction of dog	At cost	At cost
Notification	N/A	N/A
Microchipping	32	32

Any dog classified as dangerous under the Dog Control Act shall pay 150% of the registration fee prescribed in this.

	2022/23 Includes GST	2021/22 Includes GST
Licence to keep more than 3 dogs		
Application	75	75
Inspection fee	\$150 / hour	\$150 / hour
Annual permit fee	150	150
REFUNDS		
Refund administration fee	Refer to Governance and Corporate Services section	Refer to Governance and Corporate Services section
NOISE CONTROL		
Return of Seized Equipment		
Administration charge	84	84
Storage fee	5 (per day)	5 (per day)
Non-compliance with Excessive Noise Direction	500	-
Non-compliance with Abatement Notice regarding unreasonable noise	750	-
Contractor charge (add to administration charge)		
Alexandra / Clyde	60	60
Cromwell	70	70
Ranfurly	100	100
Roxburgh / Naseby	80	80
ENFORCEMENT		
Monitoring and enforcement - hourly rate	150	150
PLANNING (all deposits non-refundable)		
Subdivision Charges		
Land Subdivision Consent		
Consent application deposit (notified to formal hearing)	2000	2000
Consent application deposit (non-notified to formal hearing)	1500	1500
Consent application deposit (under delegated authority)	900	900
Minor boundary adjustment	430	430
Plan Certification - 223	150	150
Plan Certification - 224(c) (deposit)	260	260
Minor amendment to cross lease / unit title plan (deposit)	510	510
Other Charges		
Completion certificates	80	80
Overseas Investment Regulations Certificates (deposit)	150	150
Compliance certificates / Certificate of Compliance (S139) (deposit)	550	550
Certified copy of Council resolution	80	80
Registered bond	At cost	At cost
Release from registered bond	At cost	At cost
Right of way consents (deposit) (Section 348 LGA)	225	225
Certificate of approval of survey plans (s.226(1)(e)(ii))	150	150

All applications for resource and subdivision consent and changes to the District Plan will be charged on a time charge, plus disbursements basis although a minimum payment is required as set out below. Applications will not be processed unless accompanied by the appropriate application or deposit fee. In accordance with Section 36 of the Resource Management Act where a charge is payable, the Council will not perform the action to which the charge relates until the charge has been paid in full. Note:

		2022/23 Includes GST	2021/22 Includes GST
<i>This applies to all fees and charges in relation to Resource Management functions. Applications which are incomplete or require the applicant to undergo remedial works will incur further costs on a time and disbursement basis.</i>	Change or cancellation of amalgamation condition (deposit) (Section 241)	160	160
	Cancellation of easement (Section 243)	160	160
	Cancellation or amendment of consent notice (Section 221)	180	180
	Land Use Consent		
	Consent application deposit (notified to formal hearing)	2000	2000
	Consent application deposit (non-notified to formal hearing)	1500	1500
	Consent application deposit (under delegated authority)	600	600
	Non-compliance with bulk and location requirements - deposit (under delegated authority)	N/A	N/A
	Minor breach of standards (deposit)	350	350
	Application for extension of lapse date (deposit (section 125)	300	300
	Minor Change or Cancellation of Consent Condition (delegated section 127) (deposit)	400	400
	Complex Change or Cancellation of Consent Condition (delegated section 127) (deposit)	600	600
	Change or Cancellation of Consent Condition to Formal Hearing (section 127) (deposit)	1000	1000
	Monitoring Consent Holders (per hour + mileage)	\$150 / hour + mileage	\$150 / hour + mileage
	Hearing of Objection to Resource Consent (deposit)	800	800
	Resource consent exemption (section 87BB) (fixed fee)	225	225
	Boundary activity (section 87BA) (fixed fee)	300	300
	Application for Heritage Orders and Designations (deposit)		
	Outline plan approval (deposit)	390	390
<i>Because such procedures are lengthy and involved, it is appropriate that provision be made for ongoing fee charging, for the processing, report preparation, briefing of Chairperson, attendance of planning consultant and / or staff at hearing or in preparation of</i>	APPLICATION FOR DISTRICT PLAN CHANGE (DEPOSIT)		
	<i>Minor effect</i> – not requiring research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	2500	2500
	<i>Moderate effect</i> – requiring limited research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors fees. Applicant to provide all documentation to Council's satisfaction).	7500	7500

		2022/23 Includes GST	2021/22 Includes GST
<i>application to the Chief Executive Officer in the event of an application under delegated authority and for the preparation and drafting of the decision and release to all parties. DBH and BRANZ levies apply to work over \$20,000.</i>	<i>Major effect</i> – affects significant part of District Plan / major land use effects (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	15000	15000
	Information Charges		
	Resource Management Act information	At cost	At cost
	All other information requested in writing (time charge + disbursements basis min)	80	80
	NES record search	150	150
	LAND INFORMATION MEMORANDUM (LIM)		
	Residential Search		
	Provided in 10 working days (electronic)	185 (non-refundable)	185 (non-refundable)
	Provided in 5 working days (electronic)	263 (non-refundable)	263 (non-refundable)
	Provided in 10 working days (paper)	315 (non-refundable)	315 (non-refundable)
	Provided in 5 working days (paper)	420 (non-refundable)	420 (non-refundable)
	Commercial Search		
	Provided in 10 working days (electronic)	263 (non-refundable)	263 (non-refundable)
	Provided in 5 working days (electronic)	368 (non-refundable)	368 (non-refundable)
	Provided in 10 working days (paper)	368 (non-refundable)	368 (non-refundable)
	Provided in 5 working days (paper)	420 (non-refundable)	420 (non-refundable)
	Other charges (engineering, technical consultancy and valuation fees) – to be in addition to all fees where additional information may be required or a report commissioned, or where attendance at a meeting is requested and for administration, inspection and / or supervision.	At cost	At cost

	2022/23 Includes GST	2021/22 Includes GST
POOLS, PARKS AND CEMETERIES		
DISTRICT CEMETERIES		
Plot Charge (Standard) - all cemeteries in the district		
Standard plot fees - including memorial structures plot, Cromwell Cemetery	900	900
Memorial Structures Plot - Cromwell Cemetery	N/A	N/A
Ashes plot	400	400
Memorial wall (plinth which allows for 32 plaques) - Alexandra Cemetery	100	100
Memorial wall (which allows for 88 plaques double-sided) - Cromwell Cemetery	100	100
RSA Plot - Cromwell Cemetery	No charge	No charge
Stillborn babies	No charge	No charge
Burial Fees District		
<i>Monday to Friday and Saturday mornings only and excluding Saturday afternoon's. No burials Sundays, statutory public holidays.</i>		
Standard re-opening and burial - Double Depth Standard	950	950
Casket larger than standard (213cm x 76.2cm x 50.8cm) – additional to above fee	120	120
Burial of ashes	400	400
Out of District Fee (6 months or more)	95	95
Burial of infants (up to 10 years / re-opening)	300	300
Disinterment costs / re-interment	At Cost	At Cost
Breaking concrete	At Cost	At Cost
Memorial Permit processing fee	10	10
NASEBY CEMETERY		
Plot Fees		
Standard plot fees	300	300
Ashes plot	156	156
Burial fees invoiced directly by Sexton	N/A	N/A
RANFURLY CEMETERY		
Plot Fees		
Standard plot fees	300	300
Ashes plot	156	156
Burial fees invoiced directly by Sexton		
PARKS		
Sports Grounds (Alexandra and Clyde)		
First class cricket wicket per ground (per day - wickets 1 & 2)	250	250
Casual (per ground per day)	123	123
Cricket wickets (per day - wickets 3 & 4) per wicket	135	135
Changing rooms (per room) including showers	15	15
Athletics (per day)	135	135
Litter collection (per litter bin per day) - Additional fee	30	30
Schools and school aged children exempt from charges	No charge	No charge

Cricket rates are variable depending on level of pitch preparation; seasonal rates available on application and by negotiation.

	2022/23 Includes GST	2021/22 Includes GST
Club Seasonal Rates (Including club training, regular season fixtures)		
Rugby - Senior teams only	850	850
Football - Senior teams only	1500	1500
Softball - Senior teams only	500	500
Athletics - Senior teams only	500	500
Club Cricket only (excludes first class cricket) - Senior teams only	1600	1600
Touch Rugby – per season	500	500
Use of showers per day	5	-
End of season cleaning fee	200	-
Other Parks and Reserves Alexandra and Clyde – including Pioneer Park – per day		
Commercial activity or event including circus, gypsy fair, Blossom Festival	400	400
Non-Profit Community Groups	No charge	No charge
Commercial market days	\$55.00 including power	\$55.00 including power
Commercial – car displays, advertising, vendors	146	146
Basic space hire – no preparation / services required	No charge	No charge
Non Commercial – community group activity includes rubbish and area preparation, e.g. school fairs	No charge	No charge
Amusement devices (activity or device)	\$11.50 application fee for one device and \$2.30 per extra device For longer periods \$1.15per week per device Engineering fee at cost	\$11.50 application fee for one device and \$2.30 per extra device. For longer periods \$1.15per week per device. Engineering fee at cost
Council power box (power already connected per hour)	5	5
Electricity boxes (if available) (power and connection)	At cost	At cost
Bond to cover potential damage - refundable upon inspection grounds are in good condition	400	N/A
CROMWELL SPORTS PAVILIONS		
Alpha Street Pavilion		
Football Club per annum	573	573
Casual day hire	58	58
Anderson Park Pavilion		
Club per season	574	574
Casual day hire	58	58

	2022/23 Includes GST	2021/22 Includes GST
ANDERSON PARK (junior sport free) - school and school age children exempt		
Sports Club Rentals (per player per season)		
Anderson Park grounds	51	51
Netball / tennis courts	20	20
Club Seasonal Rates (Including club training, regular season fixtures)		
Rugby - Senior teams only	1500	1500
Football - Senior teams only	1500	1500
Softball - Senior teams only	500	500
Athletics - Senior teams only	500	500
Club Cricket only (excludes first class cricket) - Senior teams only	1200	1200
Touch Rugby – per season	500	500
Casual Users (per day)		
Non-sporting activities (per ground plus electricity)	75	75
Touch (per field)	45	45
Rugby (per field)	69	69
ALPHA STREET RESERVE (per day) - school and school age children exempt		
Commercial activity or event including circus and gypsy fair, circus	400	400
Club Seasonal Rates (Including club training, regular season fixtures)		
Football - Senior teams only	1500	1500
Touch Rugby – per season	500	500
Sports Club Rentals (per player per season) (junior sports free)		
Alpha Street grounds	51	51
Alpha Street ground lights - per hour	N/A	N/A
Other Parks and Reserves – Cromwell per day		
Basic space hire – space only no preparation required	No charge	No charge
Non-Profit – community group activity including rubbish and area preparation e.g. school fairs	No charge	No charge
Commercial – Market days	55	55
Commercial – Car displays / advertising, vendors	145	145
Amusement devices (activity or device)	\$11.50	\$11.50
	application fee for one device and \$2.30 per extra device.	application fee for one device and \$2.30 per extra device.
	For longer periods \$1.15 per week per device	For longer periods \$1.15 per week per device.
	Engineering fee at cost.	Engineering fee at cost.

A \$400 bond is required for circuses and fairs, amusement device operators are also required to pay the appropriate inspection licensing fees to operate devices in the district.

	2022/23 Includes GST	2021/22 Includes GST
MANIATOTO PARK		
Sports clubs (per annum)	907	907
Sports ground (per day)	117	117
Outdoor netball / tennis courts	150	150
Basic space hire – no preparation required	No charge	No charge
Non-Profit Community activity (general use including rubbish and ground preparation)	No charge	No charge
Commercial activity	122	122
Athletics (per day) - Schools	No charge	No charge
Athletics (per half day)	No charge	No charge
Other Parks and Reserves – Māniatoto per day		
Basic space hire – space only no preparation required	No charge	No charge
Non-commercial – community group activity including rubbish and area preparation e.g.; school fairs	38	38
Junior Cricket – Naseby	No charge	No charge
Commercial – Market days, Vendors	55	55
Commercial – Car displays / advertising	145	145
Rugby Clubrooms		
Rugby clubrooms (per day)	86	86
TEVIOT VALLEY		
King George Park - Community activity	No charge	No charge
King George Park - Commercial activity	80	80
Basic space hire – no preparation required	No charge	No charge
Commercial Market, Vendor	55	55
ALEXANDRA POOL AND CROMWELL POOL		
Single Admission		
Adult (18 years old)	6.5	6.5
Child (School Age)	3.5	3.5
Pre-schooler (with maximum of 2 per 1 paying parent / caregiver)	No charge	No charge
Gold Card and tertiary student 17% off entry	5.5	5.5
Community Services Card holder 17% off entry	5.5	5.5
Shower	5	5
Family - maximum 2 adults and 4 children	17	17
Family - 1 Adult and 4 children	16.4	16.4
Replacement swim card if lost	2	2
BBQ Hire - per event	N/A	N/A
Gym/Swim Pass 30% off adult entry only		
Membership Card and Yearly Pass		
Adult - 10 swims	58.5	58.5
Adult - 25 swims	138	138
Adult - 50 Swims	260	260
Adult yearly pass (includes Aqua Fit classes)	480	480
Child - 10 swims	30	30
Child - 25 swims	74.5	74.5
Child - 50 Swims	140	140
Child yearly pass	240	240

	2022/23 Includes GST	2021/22 Includes GST
Prepaid Swim Membership Prices		
Family - 6 Months	429	429
Family - 12 Months	709	709
Direct Debit Swim Membership Prices		
Child - 6 Months	5.00 / week	5.00 / week
Child - 12 Months	4.00 / week	4.00 / week
Adult - 6 Months	12.00 / week	12.00 / week
Adult - 12 Months	10.00 / week	10.00 / week
Family - 6 Months	19.00 / week	19.00 / week
Family - 12 Months	16.00 / week	16.00 / week
Gold Card, Community Services Card and Tertiary Students Card Holders		
10 swims	17% off the above adult prices	17% off the above adult prices
25 swims	17% off the above adult prices	17% off the above adult prices
Yearly pass	17% off the above adult prices	17% off the above adult prices
Aquarobics and Aqua Fit		
Casual Adult entry and class	11	11
Adult - 11 class membership concession (includes pool entry)	110	110
Aqua class only when used with 10/25/50 swim concession card	4.5	4.5
Gold Card, Community Services Card, tertiary student entry and class	17% off the above adult prices	17% off the above adult prices
Gold Card, Community Services Card, tertiary student - 11 class membership concession (includes pool entry)	17% off the above adult prices	17% off the above adult prices
Aqua Fit Class only excluding pool entry	No charge	No charge
School Hire		
District primary schools per lane / block per hour – min charge 1 hour (excludes pool entry)	9	9
District high schools per lane / block per hour – min charge 1 hour (excludes pool entry)	9	9
Non-district schools –Min charge 1 hour (excludes pool entry)	13	13
Therapeutic pool per hour	36	36
Central Otago Swimming Clubs / Non-Commercial (as per definition)		
Tues, Thurs non-competitive club nights per lane, excludes entry (does not include development or squad coaching sessions)	9	9
Lane hire per lane per hour excludes pool entry minimum 1 hour (including development or squad coaching sessions)	9	9

	2022/23 Includes GST	2021/22 Includes GST
Swim meets / competition nights full 25 metre pool hire includes pool entry min 1 hour (or by agreement with Aquatics Manager), includes staff time	150	150
Kayak Polo	Pool entry plus staff time	Pool entry plus staff time
Commercial Operators		
Lane hire per lane per hour excludes pool entry min 1 hour (or by agreement with Aquatics Manager)	30	30
Students - 10 swim pool entry concession card	10	10
Additional Charges		
Additional staff after hours	\$50 per hour per staff member	\$50 per hour per staff member
Meeting Room Charges (where available)		
Kitchen surcharge per half day	45	45
Kitchen surcharge per hour	15	15
Meeting room hire per half day	45	45
Meeting room hire per hour	15	15
SWIMMING LESSONS – CENTRAL SWIM SCHOOL (includes pool entry) Payment in advance or by direct debit		
10 x toddler / preschool lesson - Starfish, Turtles, Seals, Dolphin, Goldfish, Clownfish, Pufferfish and Rainbowfish	111	111
- 10 swim pool entry concession card	10	10
TOTAL	121	121
10 x school age lessons - Seahorse, Otter, Snapper, Crocodile, Barracuda, Piranha, Stingray, Marlin	111	111
- 10 swim pool entry concession card	10	10
TOTAL	121	121
10 x 45 minute stroke development - Sharks Squad	118	118
- 10 swim pool entry concession card	10	10
TOTAL	128	128
Weekday private lesson		
15 minutes	19	19
30 minutes	39	39
5 day block holiday classes	55	55
- 5 swim pool entry concession card	5	5
Family Discount:		
<i>If you have 3 or more members of your family learning to swim, only the first two members will pay standard price, then all additional children will receive 30% off standard price.</i>		

	2022/23 Includes GST	2021/22 Includes GST
Multi-Lesson Discount:		
<i>Students attending more than one lesson per week are eligible for a 20% discount off their second lesson that week.</i>		
Direct Debit fees for payment of lessons above will incur these additional charges	0.6	0.6
Direct Debit Transaction Fee - successful transaction from bank account, credit union or building society	2.35%	2.35%
Direct Debit Transaction Fee - successful transaction from Visa / Mastercard	4.22%	4.22%
Direct Debit Transaction Fee - successful transaction from Amex / Diners Card	0.6	0.6
Failed Transaction Fee	11.5	11.5
Dishonour Fee by customer	44	44
Investigation Fee - charged back to customer		
RANFURLY SWIM CENTRE		
Admission		
Child	2.5	2.5
Adult	5	5
Child - 11 x swims (swim card)	25	25
Adult - 11 x swims (swim card)	50	50
Season pass (single)	95	95
Season pass (family) plus \$10 per child	118	118
Mānīatoto Area School	522	522
St John's School	154	154
Aquabelles (per season)	412	412
Other groups (per season)	412	412
Professional coaching per hour	27	27

	2022/23 Includes GST	2021/22 Includes GST
PROPERTY AND COMMUNITY FACILITIES		
<i>A \$25 booking fee is applicable for non-payment on landing</i>	AIRPORT LANDING FEES (PER LANDING)	
Private aircraft	10	10
Commercial light aircraft / twin engine	20	20
Passenger planes < 18 passenger capacity	30	30
Passenger planes >18 passenger capacity	60	60
Emergency services (Police, Rural Fire, Air Ambulance)	No charge	No charge
New Zealand Armed Forces	No charge	No charge
APPLICATION FOR EASEMENT OR LEASE FOR ACCESS OR INFRASTRUCTURE PURPOSES (ROADING, SERVICES, TELECOMMUNICATIONS, POWER ETC)		
Time plus legal, survey and advertisement costs	At cost	At cost
Deposit - no reserve status	500	500
Deposit - reserve land	1000	1000
COMMUNITY FACILITIES		
<i>A \$200 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours. Bookings for the Jordan Lounge are made with the Senior Citizens on (03) 448 7007.</i>	ALEXANDRA COMMUNITY CENTRE	
Hall and Bar		
Commercial whole day	275	275
Commercial half day	170	170
Commercial hourly rate	35	35
Non-commercial whole day	160	160
Non-commercial half day	100	100
Non-commercial hourly rate	20	20
Hall, Kitchen and Bar		
Commercial whole day	300	300
Commercial half day	200	200
Non-commercial whole day	180	180
Non-commercial half day	125	125
Hall, Reading Room, Kitchen and Bar		
Commercial whole day	345	345
Commercial half day	225	225
Non-commercial whole day	225	225
Non-commercial half day	135	135
Whole Complex		
Commercial whole day	455	455
Commercial half day	300	300
Non-commercial whole day	280	280
Non-commercial half day	170	170
Hire of equipment (away from hall, daily rate)		
Trestles (each)	5	5
Chairs (each)	2	2
Portable stage pieces (each)	5	5

	2022/23 Includes GST	2021/22 Includes GST	
ALEXANDRA MEMORIAL THEATRE			
Commercial / non-local or by agreement with Chief Executive Officer			
Evening performance	670	670	
Matinee performance (afternoon)	505	505	
Rehearsal (includes heating)	225	225	
Hourly rate (includes heating)	105	105	
Hourly rate (no heating)	50	50	
Amateur local non-profit making incorporated societies and educational institutes			
Evening performance	235	235	
Matinee performance (afternoon)	180	180	
Rehearsal (no heating)	60	60	
Rehearsal (with heating)	125	125	
Hourly rate (includes heating)	60	60	
Hourly rate (no heating)	30	30	
CENTRAL STORIES BUILDING			
Meeting room and theatre			
Commercial hire	\$40 / hour	\$40 / hour	
Non-commercial hire	\$20 / hour	\$20 / hour	
<i>A \$200 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours.</i>	CROMWELL MEMORIAL HALL		
	Whole complex (auditorium, supper room, west wing, kitchen)		
	Commercial whole day	470	470
	Commercial half day	315	315
	Non-commercial whole day	190	190
	Non-commercial half day	140	140
	Sporting events - tournaments whole day	145	145
	Sporting events - club nights / half day tournaments	115	115
	Sporting events - schools	115	115
	Hourly rate (only available on application to the Cromwell Community Board)	25	25
	After 1am charge per hour	25	25
	Auditorium (not including kitchen)		
	Commercial whole day	300	300
	Commercial half day	185	185
	Non-commercial whole day	160	160
	Non-commercial half day	105	105
	Sporting events - tournaments whole day	115	115
	Sporting events - club nights / half day tournaments	85	85
	Sporting events - schools	85	85
	Sporting events - tournaments whole day	115	115
	Hourly rate (only available on application to the Cromwell Community Board)	20	20
After 1am charge per hour	20	20	

	2022/23 Includes GST	2021/22 Includes GST
Supper Room or West Wing (not including kitchen)		
Commercial whole-day	155	155
Commercial half day	115	115
Non-commercial whole day	90	90
Non-commercial half day	75	75
Supper Room and Kitchen		
Commercial whole day	180	180
Commercial half day	125	125
Non-commercial whole day	115	115
Non-commercial half day	90	90
Commercial whole day	180	180
Hourly rate (only available on application to the Cromwell Community Board)	90	90
After 1am charge per hour	25	25
Kitchen per hour	25	25
Stage per hour	25	25
Hire of trestles and chairs (away from hall)		
Trestles (each)	5	5
Chairs (each)	5	5
Refundable deposit for 1-20 chairs	85	85
Refundable deposit for more than 20 chairs	115	115
Crockery breakages (at hall)	At cost	At cost
NASEBY HALL		
Whole day hire (not exceeding 24 hours)	105	105
Half day hire (not exceeding 4 hours)	40	40
Hourly rate if less than half day	20	20
NASEBY PAVILION		
Whole day hire (not exceeding 24 hours)	35	35
Half day hire (not exceeding 4 hours)	20	20
WAIPIATA HALL		
24 hour period	105	105
Hourly rate	8	8
Waipiata Darts Club per annum	405	405
WALLACE MEMORIAL HALL		
Whole day hire (not exceeding 24 hours)	35	35
Half day hire (not exceeding 4 hours)	20	20
<i>A \$200 bond is required for social functions.</i>		
RANFURLY HALL		
Meetings	55	55
Meetings in supper room (hourly rate)	20	20
Furniture auctions	55	55
Local concerts	90	90
Visiting artists and concerts	120	120
Weddings and cabarets etc	180	180
Local schools: sports day / events (subject to conditions)	No charge	No charge

	2022/23 Includes GST	2021/22 Includes GST
PATEAROA HALL		
Whole day hire and funerals	105	105
Half day hire	35	35
Meeting room (locals)	20	20
Meeting room (non-locals)	30	30
Discretionary bond	260	260
Hire of tables and chairs (away from hall)		
Tables	10	10
Padded chairs	2	2
Plastic chairs	1	1
<i>This hall is now under Council management. Fees last set by community hall committee in 2007. Fees in line with other provincial halls but with a discount as hall is in poor condition.</i>		
OMAKAU HALL		
Whole day hire (not exceeding 24 hours)	60	60
Half day hire (not exceeding 6 hours)	25	25
Hourly rate	7	7
Hire of trestles and chairs (away from hall)		
Trestles (each)	5	5
Chairs (each)	1	1
<i>A \$200 bond is required for social functions.</i>		
ROXBURGH ENTERTAINMENT CENTRE		
Theatre		
Evenings	310	310
Conferences	310	310
Matinees, meetings and rehearsals	150	150
Hourly rate for non-profits groups only	20	20
Dance Hall		
Commercial whole day (social functions, weddings, funerals)	310	310
Commercial half day (social functions, weddings, funerals)	150	150
Hourly rate for non-profit groups only	20	20
Track lighting (per day) room (per day)	55	55
Track lighting - supper	30	30
Track lighting - dance hall (per day)	30	30
<i>Track lighting is additional to all other fees.</i>		
Kitchen		
Commercial hire whole day (social functions, weddings, funerals)	150	150
Commercial half day (social functions, weddings, funerals)	105	105
Hourly rate for non-profit groups only	20	20
Whole complex (non-discountable)	570	570
ROXBURGH MEMORIAL HALL		
Whole Hall		
Whole day hire (not exceeding 24 hours)	105	105
Half day hire (not exceeding 6 hours)	40	40
Hourly rate	20	20

	2022/23 Includes GST	2021/22 Includes GST
<i>A \$200 bond is required for social functions in the Stadium</i>	MANIATOTO STADIUM	
	Stadium sports session (not exceeding 2 hours)	20
	Stadium sports session (not exceeding 4 hours)	35
	Stadium only (day rate – not exceeding 24 hours)	115
	Stadium / kitchen / bar (day rate) weddings, cabarets	170
	Stadium frost cloth canopy	300
	Local schools sports day / events (subject to conditions)	No charge
	Rugby Clubrooms	
	Rugby clubrooms (day rate – not exceeding 8 hours)	85
	Rugby clubrooms (half day rate – not exceeding 4 hours)	45
	Rugby clubroom / kitchen / bar (day rate not exceeding 24 hours)	145
	Rugby clubroom / kitchen / bar (half day rate not exceeding 4 hours)	70
	Local schools sports day / events (subject to conditions)	No charge
	Kitchen	
	Kitchen whole day (not exceeding 24 hours)	55
	Kitchen half day (not exceeding 4 hours)	27
	Hire of trestles away from the Stadium	
	Hire of trestles away from the stadium (per trestle)	3
	Hire of chairs away from the stadium (per chair)	1
	Charges per annum	
<i>A whole day is more than 6 hours, half day is less than 6 hours. The stadium has a wooden gymnasium floor and is therefore not suitable for events requiring seating or furniture unless provision is made to protect the floor.</i>	Māniatoto Squash Club	1550
	A&P Association (per show)	825
	Māniatoto seasonal toilets	
	Māniatoto Summer seasonal toilets (Nov-May) - open toilets outside of the season	30
	Service toilets outside of season - daily fixed charge	15
	MOLYNEUX PARK	
	Stadium	
	Commercial - hourly rate	35
	Non-commercial - hourly rate	25
	Gas heating token (20 mins)	2
	Electric heating token (15 mins)	0.5
	Commercial - whole day	305
	Commercial - half day	205
	Non-commercial - whole day	170
	Non-commercial - half day	125
	Kitchen - whole day (includes foyer toilets)	55
	Kitchen - half day (includes foyer toilets)	30
	Changing rooms (per room)	15

	2022/23 Includes GST	2021/22 Includes GST
COUNCIL OFFICE HIRE		
William Fraser Building		
Council Chambers whole day	115	115
Council Chambers half day	55	55
Tea making facilities (per person per tea break)	2	2
Cromwell Service Centre		
Council Chambers whole day	115	115
Council Chambers half day	55	55
Tea making facilities (per person per tea break)	2	2
Ranfurly Service Centre		
Council Chambers whole day	55	55
Council Chambers half day	35	35
Meeting room whole day	35	35
Meeting room half day	25	25
Roxburgh Service Centre		
Council Chambers whole day	55	55
Council Chambers half day	35	35

	2022/23 Includes GST	2021/22 Includes GST
SERVICE CENTRES, i-SITES AND LIBRARIES		
VISITOR INFORMATION CENTRES		
Booking commission (on operator bookings)	10-20%	10-20%
Cancellation fee (payable by customer)	10-20%	10-20%
Event tickets	Up to 20%	Up to 20%
Booking fee	6	6
DISPLAY		
Wall / poster (6 months) A1	310	310
Wall / poster (full year) A1	520	520
Local operators (per brochure per centre per annum)	115	115
Outside region operators (per brochure per centre per annum)	200	200
Commercial series publications per centre	562	562
Commercial series publications all four centres	1405	1405
Commercial individual publications (per centre per annum)	172	172
BIG FRUIT EVENT SIGNS (Includes install / removal costs)		
6 signs available (maximum 2 signs per event booking)		
Commercial event per event, per sign frame	350	350
Non-commercial event per event, per sign frame	50	50
EVENT BANNERS		
Banner install / removal and fixings per sign - Big Fruit Reserve	50	50
Banner install / removal and fixings per sign on FlagTrax system	10	10
PLASMA TV OPERATOR ADVERTISING		
Per month	42	42
Per 6 months (summer / winter)	187	187
Per year	338	338
One-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As Required	As Required
FAX CHARGES		
All locations up to 3 pages (per fax)	3	3
Additional pages per page	N/A	N/A
LIBRARIES		
Interloan books from outside district (plus and externally imposed charges per book)	Up to \$15	Up to \$15
Replacement cards	5	5
OVERDUE BOOKS (per book per day)		
Adults	0.2	0.2
DVDs (per week)	3	3
Lost / Damaged books	Replacement cost & \$10.00 processing fee	Replacement cost & \$10.00 processing fee
COMPUTER USE		
Half-hour	2	2
PHOTOCOPYING AND PRINTING		
A4 per sheet up to 20 sheets (black and white)	0.2	0.2

	2022/23 Includes GST	2021/22 Includes GST
A4 per sheet up to 20 sheets (colour)	1.3	1.3
A4 per sheet more than 20 sheets (black and white)	0.1	0.1
A4 per sheet more than 20 sheets (colour)	0.6	0.6
A3 per sheet up to 20 sheets (black and white)	0.4	0.4
A3 per sheet up to 20 sheets (colour)	2	2
A3 per sheet more than 20 sheets (black and white)	0.2	0.2
A3 per sheet more than 20 sheets (colour)	1	1
A4 double sided (black and white)	0.3	0.4
A4 double sided (colour)	2	2
A3 double sided (black and white)	0.8	0.8
A3 double sided (colour)	4	4
A2, A1 & A0 per sheet (black & white)	N/A	N/A
A2, A1 & A0 per sheet (colour)	N/A	N/A
Own paper per sheet (black and white)	0.10	0.10
Own paper per sheet (colour)	0.60	0.60
Own paper double sided per sheet (black and white)	0.10	0.20
Own paper double sided per sheet (colour)	0.60	1.00
Providing of regular meeting agenda (per agenda)	36	36
SCANNING		
A4 per sheet	0.20	0.20
A4 per sheet more than 20 sheets	N/A	0.20
A3 per sheet	0.50	0.50
A2, A1 & A0	N/A	N/A

	2022/23 Includes GST	2021/22 Includes GST
COMMUNITY, ECONOMIC AND STRATEGIC DEVELOPMENT		
TOURISM CENTRAL OTAGO		
Booking commission on operator bookings via website booking engine	N/A	N/A
Central Otago related products / operators registration fee (outside region operators as approved by Tourism Central Otago)	up to \$1000.00	up to \$1000.00
There may be one-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required

	2022/23 Includes GST	2021/22 Includes GST
GOVERNANCE AND CORPORATE SERVICES		
PHOTOCOPYING AND PRINTING		
A4 per sheet up to 20 sheets (black and white)	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
A4 per sheet up to 20 sheets (colour)	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
A4 per sheet more than 20 sheets (black and white)	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
A4 per sheet more than 20 sheets (colour)	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
Additional pages per page	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
WORD PROCESSING		
Per hour	Refer to Service Centres and Libraries	Refer to Service Centres and Libraries
REFUNDS		
Administration fee	25	25
RATING SERVICES		
Water rates final read	40	40
Water rates final self-read	No charge	No charge
Printed copy of complete Rating Information Database	460	460
MAPS / AERIAL PHOTOGRAPHY		
Printing as per the above photocopying charges		
Custom maps (per hour cost)	102	102
Electronic copies of aerials	POA	POA
PROJECTOR		
Projector hire (per day)	51	51
RECORDS, ARCHIVES AND LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT		
<i>Records, archives and official information request time spent by staff searching for relevant material, abstracting and collating, copying, transcribing and supervising access where the total time involved is in excess of one hour should be charged out as follows, after the first hour. This is at the discretion of Council and will be discussed at time of engagement.</i>		
First 1 hour	No charge	No charge
Every half hour after the first 1 hour	38	38
For additional half hour or part thereof	N/A	N/A
<i>Council's preferred method for delivery of the requested information is digitally for sustainability purposes. If you require the information to be printed or posted, please refer to Service Centres and Libraries section.</i>		

FEES AND CHARGES 2024-25

THREE WATERS		2024/25	2023/24
		Includes GST	Includes GST
DESIGNATED WASTEWATER TREATMENT PLANT			
Disposal of septage tank load less than 3,000 litres		165	135
Every additional 1,000 litres discharges (or part thereof)		55	45
Designated Septage station disposal cost/litre		0.055	0.045
TRADE WASTE			
Application fee deposit (invoiced at actual cost)		293	240
Application to transfer trade waste discharge consent		97.5	80
Annual fee		195	160
<i>Where a service connection for water and/or wastewater, or a wheelie bin is provided to a rating unit in the course of a rating year, the rating unit will be charged a proportion of the full year cost the service as scheduled in the rating section of the 10-year Plan, based on the number of complete months remaining in the financial year.</i>	THREE WATERS - PER APPLICATION		
	Approved contractors (per application)	N/A	80
	Non-approved contractors (per application)	N/A	160
	Non-approved contractors (per application)	N/A	At cost
	THREE WATERS NEW CONNECTIONS - Each Individual Property Connection (in addition to Development Contributions if these are applicable)		
Initial fee for the first service connection to a property		340	No charge
for each additional service connection to a property (up to a total of 3)		145	No charge
BULK TANKER WATER FROM FIRE HYDRANTS			
Bulk water application fee		340	No charge
Tanker / Standpipe Inspection (at least annual)		122	100
Water usage per m ³		2.19	1.8
BULK WATER SUPPLY			
Network connected bulk water rate (per m ³)		1.05	0.9
REMOVAL OF WATER RESTRICTOR			
Temporary restrictor removal fee		At cost	At cost
WATER METER ACCURACY TESTS			
House visit and assessment		67	55
Meter removal and calibration		525	525
Meter validated as accurate		N/A	80
Final meter read		49	40

FEES AND CHARGES 2024-25

THREE WATERS	2024/25 Includes GST	2023/24 Includes GST
Backflow Prevention		
Annual testing	185	No charge
New backflow prevention device	At cost	No charge
OTHER		
Unauthorised and other activities	At cost	At cost
Development advice/supervision	At cost	At cost
Technical Administrator and Junior Professional/Hour	126.5	No charge
Intermediate Professional/Hour	149.5	No charge
Senior Professional/Hour	172.5	No charge
Activity Manager/Hour	230	No charge
Group Manager/Hour	287.5	No charge
CAPITAL CONTRIBUTIONS – NEW CONNECTIONS (SEE DISTRICT PLAN ALSO)		
Financial Contributions - Reserves		
Urban	2,904	2,380
Rural	1,451	1,190
Note: Financial Contributions are inflated based on Statistics NZ PPI Construction Index. They have been inflated based on the PPI Construction increase since the		
DEVELOPMENT CONTRIBUTIONS - NEW CONNECTIONS		
Water Supply		
Lake Dunstan Water Supply (Alexandra / Clyde)	8,710	7,131
Cromwell	4,675	3,877
Naseby	4,939	4,044
Omakau / Ophir	13,335	10,917
Patearoa	3,989	3,267
Ranfurly	3,043	2,492
Roxburgh	4,055	3,321
Wastewater		
Alexandra / Clyde	9,201	7,536
Cromwell	3,802	3,139
Naseby	4,147	3,399
Omakau / Ophir	5,996	4,992
Ranfurly	966	796
Roxburgh	5,698	4,670

FEES AND CHARGES 2024-25

THREE WATERS	2024/25	2023/24
	Includes GST	Includes GST
THREE WATERS AND WASTE MANAGEMENT PART CHARGES IN LIEU OF RATES		
The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1 st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.		
Water Supply – connected - per month		
If already rated as serviceable	31.21	23.12
If not rated as serviceable before	63.03	37.91
Wastewater – connected - per month		
If already rated as serviceable	41.68	27.20
If not rated as serviceable before	83.88	54.40

FEES AND CHARGES 2024-25

ENVIRONMENTAL SERVICES	2024/25 Includes GST	2023/24 Includes GST
TRANSFER STATION CHARGES		
Standard size refuse bag (60 litres)	8	8
Prepaid Council approved 60 litre refuse bag (for Tarras and Patearoa use only)	8	8
Child car seat recycling (Alexandra and Cromwell only)	10	10
Car body (all tanks pierced and drained)	20	20
Fridges, freezers and air-conditioning units (disposal charge)	25	25
Transfer Station with Weigh Facility (Alexandra/Cromwell)		
General waste charge by weight per tonne	442	395
General waste minimum charge (less than 10kg)	4	-
Greenwaste by weight by tonne	85	75
Greenwaste minimum charge (less than 100kg)	5	No charge
Transfer Station without Weigh Facility (Ranfurly/Roxburgh)		
General waste charge by volume per cubic metre (assessed by operator)	95	85
Greenwaste charge by volume per cubic metre (assessed by operator)	20	15
Greenwaste minimum charge (small car/boot load - 0.5 cubic metre or less)	10	8
Tyre Disposal		
Car tyres (per tyre)*	-	7
4x4 and small truck tyres (per tyre)*	-	11
<i>Note: Tyres will be accepted free of charge for up to 5 tyres at any one time from residential customers only. Tyres must be clean and not have rims at the time of disposal.</i>		
CLEANFILL/HARDFILL DEPOSITED IN CLEANFILL/HARDFILL AREA		
Charge by volume per cubic metre*	25	-
Single axle trailer*	N/A	50
Tandem axle trailer*	N/A	70
<i>*Domestic quantities of cleanfill/hardfill only</i>		

FEES AND CHARGES 2024-25

ENVIRONMENTAL SERVICES	2024/25 Includes GST	2023/24 Includes GST
HAZARDOUS WASTE		
LPG gas bottles (4kg or larger) (per item)	11	11
Helium and diving cylinders (any size) (per item)	11	11
Fire extinguishers (per item)	11	11
Camping gas cannisters	5	5
Aerosol cans	5	5
Oil-based paints	5	5
Enamel paints	5	5
Decking oil/stain	5	5
Petroleum and diesel	5	5
Brake fluid	5	5
Turpentine and methylated spirits	5	5
Paraffin, kerosene and lamp oils	5	5
Nail polish remover (acetone)	5	5
Firelighters	8	8
Mothballs	8	8
Pool chlorine	9	9
Nitrate fertiliser	9	9
Hydrogen peroxide	9	9
Resin/fibreglass hardeners	9	9
Herbicides and pesticides	10	10
Paint strippers	10	10
Antifreeze	10	10
Cleaning products (drain cleaner, oven cleaner, bleach)	4	4
Miscellaneous hazardous waste items	3	3
Waste oils	3	2
Water-based paints	5	5
Minimum charge (items less than 1 kg)	2	-
<i>Note: Prices are per kg unless otherwise stated.</i>		

FEES AND CHARGES 2024-25

ENVIRONMENTAL SERVICES	2024/25 Includes GST	2023/24 Includes GST
ELECTRONIC WASTE		
CRT TV	37	37
Rear Projection TV	46	46
Flat Panel TV	21	21
CRT Computer Monitor	25	25
LCD Computer Monitor	10	10
Desktop and Servers	5	5
Laptops and Tablets	5	5
Modems, Switches, Routers, Computer Speakers	5	5
Uninterrupted Power Supplies (UPS)	5	5
Printers and Fax Machines	17	17
Photocopiers	43	43
Small Appliances, Drills, Alarm Clocks, Cameras	5	5
Heaters and Fans	5	5
Vacuum Cleaners	9	9
Dehumidifiers	18	18
DVD and VCR Players	6	6
Stereo Systems and Gaming Consoles	6	6
Stereo Speakers	6	6
Keyboards and Docking Stations	4	4
Mice	1	1
Cables (per kg)	4	4
<i>Note: Prices are per item unless otherwise stated.</i>		
WHEELIE BIN CHARGES		
Replacement of bin due to damage (not wear and tear)	55	55
Additional organics bin (240L) per annum	106.53	92.56
Additional mixed recycling bin (240L) per annum	95.31	82.81
Additional glass recycling bin (240L) per annum	44.86	38.97
Additional rubbish (red) bin (140L) per annum	190.62	165.63
Additional rubbish (red) bin (240L) per annum	326.3	283.51
Upsize rubbish (red) bin to (240L) per annum	134.56	117.88
Bin delivery and administration charge (for additional bins/bin removals/replacement bins/change of bin size)	40	35

FEES AND CHARGES 2024-25

ENVIRONMENTAL SERVICES	2024/25 Includes GST	2023/24 Includes GST
PART CHARGES IN LIEU OF RATES		
The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.		
Waste Management – per month		
Additional organics bin (240L)	8.87	7.71
Additional mixed recycling bin (240L)	7.94	6.9
Additional glass recycling bin (240L)	3.73	3.25
Additional rubbish (red) bin (140L)	15.88	13.8
Additional rubbish (red) bin (240L)	27.19	23.63
Upsize rubbish (red) bin to 240L	11.21	9.82

FEES AND CHARGES 2024-25

ROADING	2024/25 Includes GST	2023/24 Includes GST
LICENCE TO OCCUPY		
Single owner	190	190
Multiple owner	At cost	At cost
TRAFFIC MANAGEMENT PLAN APPROVAL		
Site Specific	150	95
Generic	450	No charge
Non-profit community events	No charge	No charge
TEMPORARY ROAD CLOSURE		
Commercial organisations and events	295	295
Non-profit community events	No charge	No charge
CORRIDOR ACCESS REQUEST <i>(as defined in the National Code of Practice for Utility Operators' Access to Transport corridors)</i>		
Major Works (trenches exceeding 20m in length) (hourly)	150	85
Project Works*	Refer to major works	At cost
*Project works included under hourly major works cost now.		
ROAD STOPPING		
Time and disbursements plus legal and survey costs	At cost	At cost
Miscellaneous fees	At cost	At cost
<i>(other consents, certificates, authorities, services or inspections not specifically provided for to be charged at the cost of time and disbursement)</i>		
RAPID NUMBER		
New	70	70
Replacement	50	50
Abandoned Vehicles		
Officer time (hourly)	105	No charge
Mileage (dollar(s) per km)	1	No charge
Vehicle storage costs (per day)*	5	No charge
Vehicle valuations	At cost	No charge
Towage charge	At cost	No charge
*maximum storage charge 6 months		

FEES AND CHARGES 2024-25

ROADING	2024/25 Includes GST	2023/24 Includes GST
ROAD NAMING		
One Road Name from Approved Road Name list	165	No charge
One Road Name that meets Road Naming Policy	220	No charge
One Road Name not meeting Road Naming Policy	330	No charge
Each additional road name	55	No charge
Additional processing over Initial Fee (hourly)	105	No charge
DUST SUPPRESSION		
Residential house with 100m of road outside programme works	At cost	At cost
Commercial and other applications to Council programmed timetable	At cost	At cost
OTHER		
Commercial fingerboard signs	At cost	At cost
DEVELOPMENT CONTRIBUTIONS		
Roading		
Residential	2,070	1,719

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
<i>Estimated value of work, includes Project Check Fee. The cost of any peer review of professional documents is at the applicant's cost. All Building Control Fees are based on the average time taken to complete administration, processing and inspections based on the value of the building consent or other building work. Work in excess of this time may be charged for at time and disbursements. Any other charge for information, certification or inspection, or recording of safe and sanitary certificates not specifically provided for to be charged at time and disbursements (\$150 minimum). Refunds will be available for withdrawn consents, with any time spend processing and administration costs being deducted. Any consents where processing or inspections are undertaken outside of CODC will be charged at cost.</i>	BUILDING CONTROL CHARGES		
	Residential alterations and new		
	Up to and including \$5,000	450	450
	Over \$5,000 and not exceeding \$10,000	691	691
	Over \$10,000 and not exceeding \$20,000	1,141	1,141
	Over \$20,000 and not exceeding \$40,000	1,671	1,671
	Over \$40,000 and not exceeding \$80,000	1,971	1,971
	Over \$80,000 and not exceeding \$200,000	2,651	2,651
	Over \$200,000 and not exceeding \$350,000	3,460	3,460
	Over \$350,000 and not exceeding \$500,000	3,636	3,636
	Over \$500,000 and not exceeding \$750,000	4,017	4,017
	Over \$750,000 and not exceeding \$1,000,000	4,467	4,467
	Exceeding \$1 million (minimum deposit plus additional time if necessary)	4,242	4,242
	Farm shed with engineers PS1, conservatories, new swimming pools, other consents with <3 inspections (no amenities)	953	953
	Commercial alterations and new		
	Up to \$10,000	841	841
	\$10,000 - \$20,000	1,441	1,441
	\$20,000 - \$40,000	1,971	1,971
	\$40,000 - \$80,000	2,121	2,121
	\$80,000 - \$200,000	3,251	3,251
	\$200,000 - \$350,000	3,556	3,556
	\$350,000 - \$500,000	3,712	3,712
	\$500,000 - \$750,000	4,167	4,167
	Exceeding \$750,000 (minimum deposit plus additional time if necessary)	4,852	4,852
	BRANZ Levy - (exempt from GST) (projects under \$20,000 are exempt)	\$1 for every \$1000.00 or part thereof	\$1 for every \$1000.00 or part thereof
	MBIE Levy - (projects under \$20,444 are exempt)	\$1.75 for every \$1000.00	\$1.75 for every \$1000.00
	NOTE: (projects under \$65,000 inc GST are exempt from 1 July 2024)		

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY	2024/25 Includes GST	2023/24 Includes GST
OTHER BUILDING CONSENT CHARGES		
Multi-proof building consents actual cost of work to be recovered (value of work less processing apportionment)	As required	As required
Amendments to Building Consents actual cost of work to be recovered at time and disbursements	\$150.00 deposit + \$150.00 / hour	\$150.00 deposit + \$150.00 / hour
Erection of marquee	316	316
Heating / fire appliances - free standing	241	241
Heating / fire appliances - inbuilt and second-hand	391	391
Wetback fire / diesel boilers	391	391
Inspection cancellation (same day) no fee if cancelled the previous day	150	150
OTHER BUILDING CHARGES		
Certificate of Acceptance		
Minor work up to \$5,000	1,103	1,103
Residential \$5,000 to \$20,000	1,478	1,478
Residential \$20,000+	2,453	2,453
Commercial	\$675.00	\$675.00
	+ hourly rate	+ hourly rate
Change of Use (initial fee)	252	252
Relocation report within the district	\$150 (report) plus \$150 per hour of inspection	\$150 (report) plus \$150 per hour of inspection
New compliance schedule	\$150.00 / hour	\$150.00 / hour
Amended compliance schedule	110	110
WOF monitoring features and renewal	\$150.00 / hour	\$150.00 / hour
Certificate for Public Use	504	504
Notice to Fix	225	225
Fire Service assessment of building consents (plus costs)	150	150
Demolition	300	300
Inspection of unsatisfactory work (per visit or inspections not	\$150.00 / hour	150
Swimming pool inspection barriers and compliance (each	\$150.00 / hour	\$150.00 / hour
Swimming pool registration	55	55
Water test fee (fee plus actual test cost)	No charge	120
Assessment of building consent exemption application (deposit)	\$150.00 / hour	\$150.00 / hour
Title search	27	27
Minor variations (to building consents)	\$150.00 / hour	\$150.00 / hour

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY	2024/25	2023/24
	Includes GST	Includes GST
Cancellation of inspection (any inspection cancelled on the day)	150	150
BWOF monitoring	\$150.00 / hour	\$150.00 / hour
Building Consent Report (annual fee)	69	69
PROJECT INFORMATION MEMORANDUM – RESIDENTIAL	412	412
PROJECT INFORMATION MEMORANDUM – COMMERCIAL	525	525
TIME AND DISBURSEMENTS		
Hourly rates for processing all applications - Officers	150	150
Mileage (dollar(s) per km)	1	1
Hourly rates for processing all applications - Support	105	105
ENVIRONMENTAL HEALTH		
Annual inspection		
Camping grounds	370	336
Hairdresser shops	247	225
Offensive trades	247	225
Funeral directors	247	225
Follow up inspection fee (hourly rate)	150	150
Change of ownership	150	150
Annual Registration		
Camping grounds	185	168
Hairdresser shops	185	168
Offensive trades	185	168
Funeral directors	185	168
Food Control Plans / National Programmes		
Initial registration	443	403
Annual registration	221	201
Audit fee		
Food control plan (single-site)	572	520
Food control plan (multi-site)	902	820
National Programme 1	414	377
National Programme 2	507	461
National Programme 3	599	545
Subsequent verifications and enforcement (hourly rate)	168	168

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
BYLAW AND POLICY			
Trading in Public Place General Bylaw Application fee			
Fee per annum		462	420
Class 4 Gambling and Board Venue application fee (deposit)		370	336
Hourly rates for processing all applications		168	168
ALCOHOL LICENSING			
Local Authority Compliance Certificate			
Building		165	150
Planning		165	150
Public notification fee		137	125
ANIMAL CONTROL			
Dog Registration Fees			
Non-working dogs		72	55
Working dogs		12	12
Late penalty fee (percentage of base fee)		150% of annual registration fee	150% of annual registration fee
Dangerous Dog		108	No charge
Dog Impounding Charges			
First impounding (for each 12 months)		100	100
Second impounding (for each 12 months)		150	150
Third and subsequent impounding (for each 12 months)		200	200
Sustenance		35	35
Destruction of dog		At cost	At cost
Microchipping		At cost	At cost
Licence to keep more than 3 dogs			
Application		75	75
Inspection fee		\$150.00 / hour	\$150.00 / hour
Annual permit fee		150	150
REFUNDS			
Refund administration fee		Refer to Governance and Business Support section	Refer to Governance and Business Support section

Any dog classified as dangerous under the Dog Control Act shall pay 150% of the registration fee prescribed in this.

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
NOISE CONTROL			
Return of Seized Equipment			
	Administration charge	84	84
	Storage fee	\$5 per day	5 per day
	Non-compliance with Excessive Noise Direction	500	500
	Non-compliance with Abatement Notice regarding unreasonable noise	750	750
<i>Any increased costs are charged at cost</i>	Contractor charge (add to administration charge)		
	Alexandra / Clyde	70	70
	Cromwell	80	80
	Ranfurly	110	110
	Roxburgh / Naseby	90	90
ENFORCEMENT			
	Monitoring and enforcement - hourly rate	150	150
	Planning (all deposits non-refundable)		
Subdivision Charges			
<i>All applications for resource and subdivision consent and changes to the District Plan will be charged on a time charge/hourly rate, plus disbursements basis although a minimum payment (deposit fee) is required as detailed. Applications will not be processed unless accompanied by the appropriate application or deposit fee. In accordance with Section 36 of the</i>	Land Subdivision Consent		
	Consent application deposit (notified to formal hearing)	2,500	2,500
	Consent application deposit (non-notified to formal hearing)	2,000	2,000
	Consent application deposit (under delegated authority)	1,000	1,000
	Minor boundary adjustment	430	430
	Plan Certification - 223 (deposit)	\$200 +	\$200 +
		hourly rate	hourly rate
	Plan Certification - 224(c) (deposit)	\$300 +	\$300 +
		hourly rate	hourly rate
	Minor amendment to cross lease / unit title plan (deposit)	\$510 +	\$510 +
		hourly rate	hourly rate

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
<i>Resource Management Act where a charge is payable, the Council will not perform the action to which the charge relates until the charge has been paid in full. Note: This applies to all fees and charges in relation to Resource Management functions. Applications which are incomplete or require the applicant to undergo remedial works will incur further costs on a time and disbursement basis.</i>	Other Charges		
	Completion certificates	80	80
	Overseas Investment Regulations Certificates (deposit)	150	150
	Compliance certificates / Certificate of Compliance (S139) (deposit)	550	550
	Certified copy of Council resolution	80	80
	Registered bond	At cost	At cost
	Release from registered bond	At cost	At cost
	Right of way consents (deposit) (Section 348 LGA)	225	225
	Certificate of approval of survey plans (s.226(1)(e)(ii))	150	150
	Change or cancellation of amalgamation condition (deposit)	160	160
	Cancellation of easement (Section 243)	\$200 + hourly rate	\$200 + hourly rate
	Cancellation or amendment of consent notice (Section 221)	\$200 + hourly rate	\$200 + hourly rate
	Hourly rates for processing all applications - Officers	150	150
	Hourly rates for processing all applications - Support	105	105
	Specialist assessments	At cost	At cost
	Subdivision Engineering assessment/inspections	\$150 / hour	\$150 / hour
	Mileage (dollar(s) per km)	1	1
	Land Use Consent		
	Consent application deposit (notified to formal hearing)	2,000	2,000
	Consent application deposit (non-notified to formal hearing)	1,500	1,500
	Consent application deposit (under delegated authority)	750	750
	Minor breach of standards (deposit)	350	350
	Application for extension of lapse date (deposit (section 125)	300	300
	Minor Change or Cancellation of Consent Condition (delegated section 127) (deposit)	\$400 + hourly rate	\$400 + hourly rate
	Complex Change or Cancellation of Consent Condition (delegated section 127) (deposit)	\$600 + hourly rate	\$600 + hourly rate
	Change or Cancellation of Consent Condition to Formal Hearing	1000	1000
	Monitoring Consent Holders (per hour + mileage)	\$150 / hour +	\$150 / hour +
	Hearing of Objection to Resource Consent (deposit)	800	800
	Resource consent exemption (section 87BB) (fixed fee)	225	225
	Boundary activity (section 87BA) (fixed fee)	300	300

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
<i>Because such procedures are lengthy and involved, it is appropriate that provision be made for ongoing fee charging, for the processing, report preparation, briefing of Chairperson, attendance of planning consultant and / or staff at hearing or in preparation of application to the Chief Executive Officer in the event of an application under delegated authority and for the preparation and drafting of the decision and release to all parties. DBH and BRANZ levies apply to work over \$20,000. All consents processed by external planning consultants/ contractors are charged at cost where this is above the CODC hourly rate.</i>	Application for Heritage Orders and Designations (deposit)		
	Outline plan approval (deposit)	\$390 + hourly rate	\$390 + hourly rate
	Outline plan approval (waiver)	\$150 / hour	\$150 / hour
	Minor, no research (plus public notification)	1,000	1,000
	Moderate, standard research requirements (plus public notification)	5,000	5,000
	Major, affects large area of district (plus public notification)	10,500	10,500
	Application for District Plan Change (Deposit)		
	Minor effect – not requiring research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	2,500	2,500
	Moderate effect – requiring limited research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors fees. Applicant to provide all documentation to Council's satisfaction).	7,500	7,500
	Major effect – affects significant part of District Plan / major land use effects (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	15,000	15,000
Information Charges			
Resource Management Act information		At cost	At cost
All other information requested in writing (time charge + disbursements basis min)		80	80
NES record search		150	150

FEES AND CHARGES 2024-25

PLANNING AND REGULATORY		2024/25	2023/24
		Includes GST	Includes GST
LAND INFORMATION MEMORANDUM (LIM)			
Residential Search			
Provided in 10 working days (electronic)	185	185	
	(non-refundable)	(non-refundable)	
Provided in 5 working days (electronic)	263	263	
	(non-refundable)	(non-refundable)	
Provided in 10 working days (paper)	315	315	
	(non-refundable)	(non-refundable)	
Provided in 5 working days (paper)	420	420	
	(non-refundable)	(non-refundable)	
Commercial Search			
Provided in 10 working days (electronic)	263	263	
	(non-refundable)	(non-refundable)	
Provided in 5 working days (electronic)	368	368	
	(non-refundable)	(non-refundable)	
Provided in 10 working days (paper)	368	368	
	(non-refundable)	(non-refundable)	
Provided in 5 working days (paper)	420	420	
	(non-refundable)	(non-refundable)	
Other charges (engineering, technical consultancy and valuation fees) – to be in addition to all fees where additional information may be required or a report commissioned, or where attendance at a meeting is requested and for administration, inspection and / or supervision. This includes increased hourly rates where they exceed the CODC hourly rates specified.	At cost	At cost	

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES		2024/25 Includes GST	2023/24 Includes GST
DISTRICT CEMETERIES			
Plot Charge (Standard) - all cemeteries in the District			
Standard plot fees - including memorial structures plot, Cromwell Cemetery		1,000	900
Ashes plot		500	400
Memorial wall (plinth which allows for 32 plaques) - Alexandra Cemetery		150	100
Memorial wall (which allows for 88 plaques double-sided) - Cromwell Cemetery		150	100
Burial Fees District			
<i>Monday to Friday and Saturday mornings only and excluding Saturday afternoon's. No burials Sundays, statutory public holidays.</i>			
Standard re-opening and burial - Double Depth Standard		1,350	1200
Casket larger than standard (213cm x 76.2cm x 50.8cm) – additional to above fee		150	120
Burial of ashes		450	400
Out of District Fee (6 months or more)		100	100
Burial of infants (up to 10 years / re-opening)		300	300
Disinterment costs / re-interment		At cost	At cost
Breaking concrete		At cost	At cost
Memorial Permit processing fee		15	15
<i>Ettrick Cemetery Burial Fee charge directly by Sexton (If not then District Burial Fees Apply)</i>			
<i>Nevis Cemetery interments of ashes or bodies as per actual costs</i>			
MANIOTOTO CEMETERIES			
Plot Fees			
Standard plot fees		Refer to district cemeteries	400
Ashes plot		Refer to district cemeteries	200
<i>Burial fees invoiced directly by Sexton (If not then district burial fees apply)</i>			
PARKS			
Sports Grounds (Alexandra and Clyde)			
First class cricket wicket per ground (per day - wickets 1 & 2)		350	250
Casual (per ground per day)		150	123
Cricket wickets (per day - wickets 3 & 4) per wicket		150	135
Changing Rooms			
Changing rooms (per room) including showers		15	15
Use of showers per day		8	5
Athletics (per day)		135	135
Molyneux Park Scoreboard Toilets - Opening and cleaning - per day		\$75 per day	-
Litter collection (per litter bin hire per day) - Additional fee for disposal cost is actual costs.		30	30

Cricket rates are variable depending on level of pitch preparation; seasonal rates available on application and by negotiation.

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES	2024/25 Includes GST	2023/24 Includes GST
Club Seasonal Rates (Including club training, regular season fixtures)		
Rugby - Senior teams only	1,500	850
Football - Senior teams only	1,500	1500
Softball - Senior teams only	600	500
Athletics - Senior teams only	600	500
Club Cricket only (excludes first class cricket) - Senior teams only	1,600	1,600
Touch Rugby – per season	600	500
End of season cleaning fee	Actual Cost	200
OTHER PARKS AND RESERVES		
Alexandra and Clyde – including Pioneer Park – per day		
Commercial activity or event including circus, gypsy fair, Blossom Festival	500	400
Commercial market days	\$65 including power	\$55 including power
Commercial – car displays, advertising, vendors per day	150	146
Amusement devices (activity or device)	\$11.50 application fee for one device and \$2.30 extra device	\$11.50 application fee for one device and \$2.30 extra device
	For longer periods \$1.15 per week per device	For longer periods \$1.15 per week per device
	Engineering fee at cost	Engineering fee at cost
Council power box (power already connected per hour)	10	5
Electricity boxes (if available) (power and connection)	At cost	At cost
Bond to cover potential damage - refundable upon inspection grounds are in good condition	400	400
District Wide - Vendors - Coffee, Food per Week - Including power	55	-
CROMWELL		
Anderson Park Changing Pavilion		
Club per season	580	574
Casual day hire	60	58
Anderson Park (Junior sport free) - school and school age children exempt		
Sports Club Rentals (per player per season)		
Anderson Park grounds	51	51
Netball / tennis courts	20	20

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES		2024/25 Includes GST	2023/24 Includes GST
Club Seasonal Rates (Including club training, regular season fixtures)			
Rugby - Senior teams only		1,500	1500
Football - Senior teams only		1,500	1500
Softball - Senior teams only		600	500
Athletics - Senior teams only		600	500
Club Cricket only (excludes first class cricket) - Senior teams only		1,200	1200
Touch Rugby – per season		600	500
Casual Users (per day)			
Non-sporting activities (per ground plus electricity)		80	75
Touch (per field)		50	45
Rugby (per field)		80	69
<i>A \$400 bond is required for circuses and fairs, amusement device operators are also required to pay the appropriate inspection licensing fees to operate devices in the district.</i>			
ALPHA STREET PAVILION			
Football Club per annum		573	573
Casual day hire		58	58
ALPHA STREET RESERVE			
(Per day) - school and school age children exempt			
Commercial activity or event including circus and gypsy fair, circus		500	400
Club Seasonal Rates			
(Including club training, regular season fixtures)			
Football - Senior teams only		1,500	1500
Touch Rugby – per season		500	500
Sports Club Rentals			
(per player per season) (junior sports free)			
Alpha Street grounds		51	51

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES		2024/25 Includes GST	2023/24 Includes GST
OTHER PARKS AND RESERVES			
Cromwell per day			
Commercial – Market days		55	55
Commercial – Car displays / advertising, vendors - per day		160	145
Amusement devices (activity or device)		\$11.50 application fee for one device and \$2.30 per extra device. For longer periods \$1.15 per week per device	\$11.50 application fee for one device and \$2.30 per extra device. For longer periods \$1.15 per week per device.
		Engineering fee at cost	Engineering fee at cost
MĀNIATOTO PARK			
Sports clubs (per annum)		1,000	907
Sports ground (per day)		120	117
Outdoor netball / tennis courts		160	150
Commercial activity		150	122
OTHER PARKS AND RESERVES			
Māniatoto per day			
Non-commercial – community group activity including rubbish and area preparation e.g. school fairs		38	38
Commercial – Market days, Vendors		65	55
Commercial – Car displays / advertising		150	145
TEVIOT VALLEY			
King George Park - Commercial activity		80	80
Commercial Market, Vendor		55	55
BIG FRUIT EVENT SIGNS			
(includes install / removal costs)			
6 signs available (maximum 2 signs per event booking)			
Commercial event per event, per sign frame		350	350
Non-commercial event per event, per sign frame		50	50
EVENT BANNERS DISTRICT WIDE			
Banner install / removal and fixings per sign on FlagTrax system		10	10

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES	2024/25 Includes GST	2023/24 Includes GST
ALEXANDRA POOL AND CROMWELL POOL		
Single Admission		
Adult (18 years old)	7	6.5
Child (School Age)	4	3.5
Gold Card and tertiary student 17% off entry	6	5.5
Community Services Card holder 17% off entry	6	5.5
Shower	6	5
Family - maximum 2 adults and 4 children	18.5	17
Family - 1 Adult and 4 children	17.5	16.4
Replacement swim card if lost	2.50	2
<i>Gym/Swim Pass 30% off adult entry only</i>		
Membership Card and Yearly Pass		
Adult - 10 swims	63	58.5
Adult - 25 swims	160	138
Adult - 50 Swims	315	260
Adult yearly pass (includes Aqua Fit classes)	480	480
Child - 10 swims	36	30
Child - 25 swims	92	74.5
Child - 50 Swims	180	140
Child yearly pass	240	240
Prepaid Swim Membership Prices		
Family - 6 Months	429	429
Family - 12 Months	709	709
Direct Debit Swim Membership Prices		
Child - 6 Months	5.00 / week	5.00 / week
Child - 12 Months	4.00 / week	4.00 / week
Adult - 6 Months	12.00 / week	12.00 / week
Adult - 12 Months	10.00 / week	10.00 / week
Family - 6 Months	19.00 / week	19.00 / week
Family - 12 Months	16.00 / week	16.00 / week
Gold Card, Community Services Card and Tertiary Students Card Holders		
10 swims (includes 17% discount)	\$59	17% off the above adult prices
25 swims (includes 17% discount)	\$137	17% off the above adult prices
Yearly pass (includes 17% discount)	\$400	17% off the above adult prices

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES	2024/25 Includes GST	2023/24 Includes GST
Aquarobics and Aqua Fit		
Casual Adult entry and class	11.50	11
Adult - 11 class membership concession (includes pool entry)	115	110
Aqua class only when used with 10/25/50 swim concession card	5	4.5
Gold Card, Community Services Card, tertiary student entry and class (includes 17% discount)	\$9.50	17% of the above Adult Fees
Gold Card, Community Services Card, tertiary student - 11 class membership concession (includes pool entry) (includes 17% discount)	\$5	17% of the above Adult Fees
Aqua Fit Class only excluding pool entry	5	No charge
Aqua Fit/Swim	11.50	-
School Hire		
<i>District primary schools</i> per lane / block per hour – minimum charge 1 hour (excludes pool entry)	10	9
<i>District high schools</i> per lane / block per hour – minimum charge 1 hour (excludes pool entry)	10	9
<i>Non-district schools</i> – Minimum charge 1 hour (excludes pool entry)	15	13
Therapeutic pool per hour	40	36
Central Otago Swimming Clubs / Non-Commercial (as per definition)		
Tues, Thurs non-competitive club nights per lane, excludes entry (does not include development or squad coaching sessions)	10	9
Lane hire per lane per hour excludes pool entry minimum 1 hour (including development or squad coaching sessions)	10	9
Swim meets / competition nights full 25 metre pool hire includes pool entry min 1 hour (or by agreement with Aquatics Manager), includes staff time	180	150
Kayak Polo	Pool Entry plus staff time	Pool entry plus staff time
Commercial Operators		
Lane hire per lane per hour excludes pool entry min 1 hour (or by agreement with Aquatics Manager)	35	30
Students - 10 swim pool entry concession card	10	10
Commercial Advertising fee per A1 size sign per year.	1,000	-
Additional Charges		
Additional staff after hours	\$60 per hour per staff member	\$50 per hour per staff member

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES		2024/25 Includes GST	2023/24 Includes GST
MEETING ROOM CHARGES (where available)			
Kitchen surcharge per half day		45	45
Kitchen surcharge per hour		15	15
Meeting room hire per half day		45	45
Meeting room hire per hour		15	15
Birthday Party options			
Normal entry fee applies		4	-
Normal entry plus Party room hire fee	Refer to entry and room hire fees		Refer to entry and room hire fees
Full package - Birthday child free - room hire - decorations - pool toys - invitations		\$10 per child	\$10 per child
BBQ Hire		\$15 per hour	\$15 per hour
Inflatable Hire		\$25 per hour	\$25 Per hour
Toddler Time - 1 under 5 years old - plus 1 parent		5	-
SWIMMING LESSONS – CENTRAL SWIM SCHOOL (includes pool entry) Payment in advance or by direct debit			
10 x toddler / preschool lesson		120	111
- 10 swim pool entry concession card		10	10
TOTAL		130	121
10 x school age lessons		130	111
- 10 swim pool entry concession card		10	10
TOTAL		140	121
10 x 45 Advanced level		140	118
- 10 swim pool entry concession card		10	10
TOTAL		150	128
Weekday private lesson			
15 minutes		20	19
30 minutes		40	39
5-day block holiday classes - Under 5-years \$60 including pool entry fee		65	55
- 5 swim pool entry concession card - Private swim school		5	5
TOTAL		70	60
Family Discount: If you have 3 or more members of your family learning to swim, only the first two members will pay standard price, then all additional children will receive 30% off standard price.			

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES	2024/25 Includes GST	2023/24 Includes GST
Direct Debit fees for payment of lessons above will incur these additional charges		
Direct Debit Transaction Fee - successful transaction from bank account, credit union or building society	0.6	0.6
Direct Debit Transaction Fee - successful transaction from Visa / Mastercard	2.35%	2.35%
Direct Debit Transaction Fee - successful transaction from Amex / Diners Card	4.22%	4.22%
Failed Transaction Fee	0.6	0.6
Dishonour Fee by customer	11.5	11.5
Investigation Fee - charged back to customer	44	44
RANFURLY SWIM CENTRE		
Admission		
Child	3	2.5
Adult	5.5	5
Child - 11 x swims (swim card) - includes 1 free swim	27	25
Adult - 11 x swims (swim card) - includes 1 free swim	50	50
Season pass (single)	100	95
Season pass (family) plus \$10 per child	118	118
Mānīatoto Area School	550	522
St John's School	154	154
Aquabelles (per season)	412	412
Other groups (per season)	412	412
Professional coaching per hour	35	27
OMAKAU CAMP FEES		
Adult full bedding (per person)	50	48
Child full bedding - up to year 8 (per child)	30	28 per child
Child 2-5 years full bedding (per child)	12	\$12 per child
Cabins with Sleeping Bags		
Adult standard bedding - Bring own sleeping bag (per person)	35	33 per person
Child standard bedding - Bring own sleeping bag - Up to year 8 (per child)	20	18 per child
Child 2-5 years	6	6 per child
Powered Sites		
1 person	\$28 per night	20 per night
2 people	\$40 per night	37 per night
Extra person	\$15 per night	12 per night
Children (Up to year 8)	\$10 per night	7 per night
Children under 5	Free	Free

FEES AND CHARGES 2024-25

POOLS, PARKS AND CEMETERIES		2024/25 Includes GST	2023/24 Includes GST
Tent Sites			
1 person		\$20 per night	17 per night
Extra person		\$15 per night	12 per night
Children (up to year 8)		\$10 per night	7 per night
Children under 5		Free	Free
Showers			
Non-Campers (Place in honesty box)		5	-
Laundry			
Laundry per load wash and dry		4	3
Caravan Storage			
Yearly storage fee on site		500	400
CLYDE CAMP FEES			
Power/Non-Powered (per person)			
Adult - 16 Years and above		20	20
Child 5-15 Years		10	10
Under 5 Years		Free	Free
Family Cabins (x2 people)		80	70
Basic Cabins (x2 people)		60	70
Additional adults		20	20
Additional child		10	10
Additional linen available		10	10
Showers, laundry, and dryer		\$2 coins required	\$2 coins required
Caravan Storage (In advance) - (Yearly August to September)		400 + G.S.T	400

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
<i>A \$25 booking fee is applicable for non-payment on landing</i>	AIRPORT LANDING FEES (PER LANDING)		
	Private aircraft	10	10
	Commercial light aircraft / twin engine	20	20
	Passenger planes <18 passenger capacity	30	30
	Passenger planes >18 passenger capacity	60	60
	APPLICATION FOR EASEMENT (RESERVE LAND)		
	Application Fee	250	250
	Processing Fee	1,000	1,000
	Associated Costs (Legal, Survey, Public Advertising etc.)	At cost	At cost
	APPLICATION FOR EASEMENT (NOT RESERVE LAND)		
	Application Fee	500	500
	APPLICATIONS TO STOP LEGAL ROAD		
	Application Fee	250	250
	Processing Fee	1000	1000
	Associated Costs (Legal, Survey, Valuation, Public Advertising etc.)		
<i>All Facilities - Hourly cleaning rate of \$100 will be charged if venue is left dirty.</i>	COMMUNITY FACILITIES		
	ALEXANDRA COMMUNITY CENTRE		
	Hall and Bar		
	Commercial whole day	304	275
	Commercial half day	188	170
<i>All Facilities - Damages will be on charged to users at the cost of repairs.</i>	Commercial hourly rate	40	35
	Non-commercial whole day	177	160

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
<i>A \$300 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours. Bookings for the Jordan Lounge are made with the Senior Citizens on (03) 448 7007.</i>	Non-commercial half day	111	100
	Non-commercial hourly rate	23	20
	Hall, Kitchen and Bar		
	Commercial whole day	331	300
	Commercial half day	221	200
	Non-commercial whole day	199	180
	Non-commercial half day	138	125
	Hall, Reading Room, Kitchen and Bar		
	Commercial whole day	381	345
	Commercial half day	249	225
	Non-commercial whole day	249	225
	Non-commercial half day	150	135
	Whole Complex		
	Commercial whole day	502	455
	Commercial half day	331	300
	Non-commercial whole day	309	280
	Non-commercial half day	188	170
	Hire of equipment (away from hall, daily rate)		
	Trestles (each)	5	5
	Chairs (each)	2	2
	Portable stage pieces (each)	5	5
ALEXANDRA MEMORIAL THEATRE			
Commercial			
Evening performance		738	670
Matinee performance (afternoon)		557	505
Rehearsal (includes heating)		249	225
Hourly rate (includes heating)		117	105
Hourly rate (no heating)		56	50

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
Non-commercial			
Evening performance		260	235
Matinee performance (afternoon)		199	180
Rehearsal (no heating)		67	60
Rehearsal (with heating)		139	125
Hourly rate (includes heating)		67	60
Hourly rate (no heating)		34	30
CENTRAL STORIES BUILDING			
Meeting room and theatre			
Commercial hire		\$45 / hour	\$40 / hour
Non-commercial hire		\$23 / hour	\$20 / hour
MOLYNEUX PARK			
Stadium			
Commercial hourly rate		40	35
Non-commercial hourly rate		28	25
Commercial - whole day		337	305
Commercial - half day		227	205
Non-commercial - whole day		188	170
Non-commercial - half day		139	125
Kitchen - whole day (includes foyer toilets)		62	55
Kitchen - half day (includes foyer toilets)		34	30
Kitchen - Non-commercial whole day		34	30
Kitchen - non-commercial half day		23	20
Gas heating token (20 mins)		4	2
Electric heating token (15 mins)		2	0.5
Changing rooms (per room)		18	15
COUNCIL OFFICE HIRE			
William Fraser Building			
Council Chambers whole day		128	115
Council Chambers half day		62	55
Tea making facilities (per person per tea break)		4	2
Cromwell Service Centre			
Council Chambers whole day		128	115
Council Chambers half day		62	55
Tea making facilities (per person per tea break)		4	2

A whole day is more than 6 hours, half day is less than 6 hours. The stadium has a wooden gymnasium floor and is therefore not suitable for events requiring seating or furniture unless provision is made to protect the floor.

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
RANFURLY HALL			
<i>A discretionary \$300 bond is required for social functions.</i>	Non Commercial Meetings whole day hire	124	111
	Commercial Meetings whole day hire	245	221
	Non Commercial Meetings half day hire	65	58
	Commercial Meetings half day hire	124	111
	Non commercial Meetings in supper room (hourly rate)	25	21
	Commercial Meetings in supper room (hourly rate)	48	42
	Non commercial - Local concerts	106	95
	Commercial - visiting artists and concerts	140	126
	Commercial Weddings and cabarets etc whole day hire	209	189
	Lions Club Furniture auctions	65	58
Ranfurlly Service Centre			
	Council Chambers whole day	61	55
	Council Chambers half day	39	35
	Meeting room whole day	39	35
	Meeting room half day	28	25
MĀNIATOTO STADIUM			
	Non commercial sports session (not exceeding 2 hours)	23	20
	Non commercial sports session (not exceeding 6 hours)	40	35
	Non commercial Stadium only (day rate – not exceeding 24 hours)	128	115
	Commercial sports session (not exceeding 2 hours)	45	40
	Commercial sports session (not exceeding 6 hours)	89	80
	Commercial Stadium only (day rate – not exceeding 24 hours)	254	230
	Non - commercial: Stadium / kitchen / bar not exceeding 24 hours	188	170
	Commercial: Stadium / kitchen / bar not exceeding 24 hours	375	340
	Stadium frost cloth canopy	401	300
	Internal change rooms - casual hire per day	65	-

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
Rugby Clubrooms			
<i>A discretionary \$300 bond is required for social functions.</i>	Non-commercial (day rate – not exceeding 24 hours)	95	85
	Non-commercial (half day rate – not exceeding 6 hours)	51	45
	Commercial (day rate – not exceeding 24 hours)	188	170
	Commercial (half day rate – not exceeding 6 hours)	100	90
	Non-commercial clubrooms / kitchen / bar (day rate not exceeding 24 hours)	161	145
	Non-commercial clubroom / kitchen / bar (half day rate not exceeding 6 hours)	78	70
	Commercial clubroom / kitchen / bar (day rate not exceeding 24 hours)	321	290
	Commercial clubroom / kitchen / bar (half day rate not exceeding 6 hours)	155	140
	Commercial Kitchen		
	Non-commercial whole day (not exceeding 24 hours)	62	55
	Non-commercial half day (not exceeding 6 hours)	31	27
	Commercial whole day (not exceeding 24 hours)	122	110
	Commercial half day (not exceeding 6 hours)	62	55
Hire of trestles away from the Stadium			
Hire of trestles away from the stadium (per trestle)		5	3
Hire of chairs away from the stadium (per chair)		1	1
Portable stage pieces (each)		20	-
Charges per annum			
Māniatoto Squash Club		1,706	1550
A&P Association (per show)		909	825
Māniatoto seasonal toilets			
Māniatoto Summer seasonal toilets (Nov-May) - open toilets outside of the season		34	30
Māniatoto Summer seasonal toilets (Nov-May) - open toilets outside of the season Naseby		50	-
Service toilets outside of season - daily fixed charge		18	15

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES	2024/25 Includes GST	2023/24 Includes GST
NASEBY HALL		
Non commercial Whole day hire (not exceeding 24 hours)	117	105
Non commercial Half day hire (not exceeding 6 hours)	45	40
Non commercial Hourly rate if less than half day	23	20
Commercial Whole day hire (not exceeding 24 hours)	232	210
Commercial Half day hire (not exceeding 6 hours)	89	80
Commercial Hourly rate if less than half day	45	40
NASEBY PAVILION		
Non commercial Whole day hire (not exceeding 24 hours)	40	35
Non Commercial Half day hire (not exceeding 6 hours)	23	20
Commercial Whole day hire (not exceeding 24 hours)	78	70
Commercial Half day hire (not exceeding 6 hours)	45	40
WAIPIATA HALL		
Non commercial 24 hour period	117	105
Non commercial Hourly rate	11	8
Commercial 24 hour period	232	210
Commercial Hourly rate	45	40
WALLACE MEMORIAL ROOMS		
Meeting Room and kitchen		
Non commercial Whole day hire (not exceeding 24 hours)	40	35
Non commercial Half day hire (not exceeding 6 hours)	23	20
Commercial Whole day hire (not exceeding 24 hours)	78	70
Commercial Half day hire (not exceeding 6 hours)	45	40
Interview Room with kitchenette		
Non commercial Whole day hire (not exceeding 24 hours)	40	35
Non commercial Half day hire (not exceeding 6 hours)	23	20
Commercial Whole day hire (not exceeding 24 hours)	78	70
Commercial Half day hire (not exceeding 6 hours)	45	40

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES		2024/25	2023/24
		Includes GST	Includes GST
WEDDERBURN HALL			
	Non commercial Whole day hire (not exceeding 24 hours)	117	105
	Non commercial Half day hire (not exceeding 6 hours)	45	40
	Non commercial Hourly rate if less than half day	23	20
	Commercial Whole day hire (not exceeding 24 hours)	232	210
	Commercial Half day hire (not exceeding 6 hours)	89	80
	Commercial Hourly rate if less than half day	45	40
PATEAROA HALL			
	Non commercial Whole day hire and funerals	117	105
	Commercial Whole day hire	232	210
<i>A discretionary \$300 bond is required for social functions.</i>	Non commercial Half day hire (not exceeding 6 hours)	40	35
	Commercial Half day hire (not exceeding 6 hours)	117	105
	Non commercial Meeting room (locals)	23	20
	Commercial Meeting room (non-locals)	34	30
Hire of tables and chairs (away from hall)			
	Tables	10	11
	Padded chairs	2	2.5
	Plastic chairs	1	1
ROXBURGH ENTERTAINMENT CENTRE			
Theatre			
	Evenings	342	310
	Conferences	342	310
<i>A discretionary \$300 bond is required for social functions.</i>	Matinees, meetings and rehearsals	166	150
	Hourly rate for non-profits groups only	23	20
Dance Hall			
	Commercial whole day (social functions, weddings, funerals)	342	310
	Commercial half day (social functions, weddings, funerals)	166	150
	Hourly rate for non-profit groups only	23	20
<i>Track lighting is additional to all other fees.</i>	Track lighting (per day) room (per day)	56	55
	Track lighting - supper	34	30
	Track lighting - dance hall (per day)	34	30

FEES AND CHARGES 2024-25

PROPERTY AND COMMUNITY FACILITIES	2024/25	2023/24
	Includes GST	Includes GST
Kitchen		
Commercial hire whole day (social functions, weddings, funerals)	166	150
Commercial half day (social functions, weddings, funerals)	117	105
Hourly rate for non-profit groups only	23	20
Whole complex (non-discountable)	628	570
ROXBURGH MEMORIAL HALL		
Whole Hall		
Whole day hire (not exceeding 24 hours)	117	105
Half day hire (not exceeding 6 hours)	45	40
Hourly rate	23	20
Roxburgh Service Centre		
Council Chambers whole day	62	55
Council Chambers half day	40	35

FEES AND CHARGES 2024-25

SERVICE CENTRES, iSITE AND LIBRARIES		2024/25 Includes GST	2023/24 Includes GST
<i>Located at Ranfurly and Roxburgh</i>	VISITOR INFORMATION CENTRES		
	Booking commission (on operator bookings)	10-20%	10-20%
	Cancellation fee (payable by customer)	10-20%	10-20%
	Event tickets	Up to 20%	Up to 20%
	DISPLAY		
	Local operators (per brochure per centre per annum)	120	115
	Outside region operators (per brochure per centre per annum)	250	200
	TV OPERATOR ADVERTISING		
	Per month	Up to \$25	25
	Per 6 months (summer / winter)	Up to \$150	150
	Per year	Up to \$300	300
	One-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required
	LIBRARIES		
	Interloan books from outside district (plus and externally imposed charges per book)	Up to \$15	Up to \$15
	Replacement cards	5	5
	OVERDUE BOOKS (per book per day)		
	Adults (Delete)	No charge	0.2
	DVDs (per week)	3	3
	Lost / Damaged books	Replacement cost & \$10.00 processing fee	Replacement cost & \$10.00 processing fee
	COMPUTER USE		
	Half-hour	No charge	2
	PHOTOCOPYING AND PRINTING		
	A4 per page (black and white)	0.2	0.2
	A3 per page (black and white)	0.4	0.4
	A4 per page (colour)	1	1
	A3 per page (colour)	2	2

FEES AND CHARGES 2024-25

COMMUNITY, ECONOMIC AND STRATEGIC DEVELOPMENT	2024/25 Includes GST	2023/24 Includes GST
TOURISM CENTRAL OTAGO		
Central Otago related products / operators registration fee (outside region operators as approved by Tourism Central Otago)	up to \$1000.00	up to \$1000.00
Use of Tourism Central Otago Event infrastructure (marquee, gazebo, gantry, timing clock)	up to \$200.00	No charge
There may be one-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required

FEES AND CHARGES 2024-25

GOVERNANCE AND BUSINESS SUPPORT	2024/25 Includes GST	2023/24 Includes GST
REFUNDS		
Administration fee	25	25
RATING SERVICES		
Water rates final read	Refer to Three Waters	40
Water rates final self-read	- Water Meter Accuracy Tests	No charge
Printed copy of complete Rating Information Database	480	460
MAPS / AERIAL PHOTOGRAPHY		
<i>Printing as per the above photocopying charges</i>		
Custom maps (per hour cost)	102	102
Electronic copies of aerials	POA	POA
PROJECTOR		
Projector hire (per day)	51	51
RECORDS, ARCHIVES AND LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT		
Records, archives and official information request time spent by staff searching for relevant material, abstracting and collating, copying, transcribing and supervising access where the total time involved is in excess of one hour should be charged out as follows, after the first hour. This is at the discretion of Council and will be discussed at time of engagement.		
First 1 hour	Free of charge	Free of charge
For additional half hour or part thereof	38	38
<i>Council's preferred method for delivery of the requested information is digitally for sustainability purposes. If you require the information to be printed or posted, please refer to Service Centres and Libraries section.</i>		