AGENDA

Hearings Panel Meeting
Tuesday, 12 May 2026

Date: Tuesday, 12 May 2026

Time: 9:00 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, 12 May 2026 at 9:00 am.

Order Of Business

1 Apologies 5

2 Reports 6

26.5.1 RC260013 - JANICE PORTER-HOARE AND STEPHEN HOARE 6

26.5.2 RC250165 - GLENOIR LP 221

Members Cr T Paterson (Chairperson), Cr M McPherson, Cr S Browne

In Attendance J Dick (Minute Secretary)

1 APOLOGIES

2 REPORTS

26.5.1 RC260013 - JANICE PORTER-HOARE AND STEPHEN HOARE

Doc ID: 2792055

1. Purpose

A report to consider a subdivision consent for two-lot subdivision, and land use consent for residential dwelling in a large lot residential zone.

2. Attachments

Appendix 1 - s42A Planners Report ⇩
Appendix 2 - s95 Notification Report ⇩
Appendix 3 - Application ⇩
Appendix 4 - Further Information Request ⇩
Appendix 5 - Further Information Request Response ⇩
Appendix 6 - Amended Scheme Plan ⇩
Appendix 7 - Updated Landscape Plan ⇩
Appendix 8 - Department of Conservation s95E Approval Letter ⇩
Appendix 9 - Otago Fish and Game Affected Parties Approval Form ⇩

APPLICATION	**RC 260013**
APPLICANT	**JANICE PORTER-HOARE AND STEPHEN HOARE**
ADDRESS	**18 MCLEAN ROAD, NORTHBURN**
LEGAL DESCRIPTION	**LOT 2 DP 24839(HELD IN RECORD OF TITLE OT16D/534).**
ACTIVITY DESCRIPTION	**SUBDIVISION CONSENT FOR TWO-LOT SUBDIVISION, AND LAND USE CONSENT FOR A RESIDENTIAL DWELLING IN A LARGE LOT RESIDENTIAL ZONE.**
ACTIVITY STATUS	**NON COMPLYING**

STATUS OF THIS REPORT

1. The attention of the applicants is drawn to the fact that the purpose of this report is to bring to the attention of the Hearings Panel all relevant factual information or issues which should be considered in deliberating on the proposal. It must be emphasised that any conclusions reached or recommendations made in this report are not binding on the Hearings Panel, and it should not be assumed that the Hearings Panel will reach the same conclusion or decision having considered all the evidence.

AUTHOR

2. My name is Kim Banks and I am a Principal Planning Consultant at SLR Consulting. I hold a Bachelor of Science (Geography) and a Masters in Planning from the University of Otago. I have over 16 years' experience in the preparation and assessment of resource consents.

3. I have been contracted by Council to report on this application.

4. I confirm that I have read the Environment Court's Code of Conduct for Expert Witnesses 2023 and, while this is not an Environment Court hearing, I agree to comply with the code. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

DESCRIPTION OF ACTIVITY

5. The application seeks subdivision consent to create two lots, and land use consent for a residential dwelling on one of the lots which breaches the minimum lot size and maximum residential density. The proposal is a Non-Complying Activity in the Large Lot Residential Zone – Precinct 2.

<u>Subdivision:</u>

6. It is proposed to subdivide the existing 4809m^2 site into two lots. Lot 1 is to contain the existing cottage and garage and has a land area of 2,167m^2. Lot 2 is proposed as a vacant lot of 2,643m^2 on which a new house will be constructed. The lot sizes proposed

do not comply with the minimum lot size of 3000m^2 specified for the LLRZ – Precinct 2, with Lot 1 having a shortfall of 833m^2, and Lot 2 having a shortfall of 357m^2.

7. Access to Lot 1 and 2 is to be provided by the extension of the existing access from McLean Road which will be extended around the eastern and northern sides of proposed Lot 1 to serve the new dwelling on proposed Lot 2. A Right of Way easement will be provided over the shared part of the access, shown as 'Easement A' on the Scheme Plan. The access will have a legal width of six (6) metres where it is shared by Lots 1 and 2 and reduce to five (5) metres thereafter. The existing pedestrian ROW easement through the site is proposed to be extinguished and replaced with a new ROW easement of the same dimensions, relocated to be immediately adjoining the northern boundary.

8. The existing cottage has an on-site wastewater disposal system, and stormwater drains to soakage areas. On-site wastewater treatment and disposal and stormwater soakage is also proposed for Lot 2, with the AEE confirming this can be provided to meet Council standards and in compliance with the required 50m setback to waterbodies.

9. Water supply is available to the site from the local Northburn water scheme as well as a local bore supply located on neighbouring Lot 3 DP 24839. The new lot is proposed to be supplied from either or both of these sources, with sufficient quantity being confirmed as being available to supply the new lot.

10. Electricity connections will be extended to proposed Lot 2, with wireless telecommunications required.

11. The proposed subdivision plan is included below.

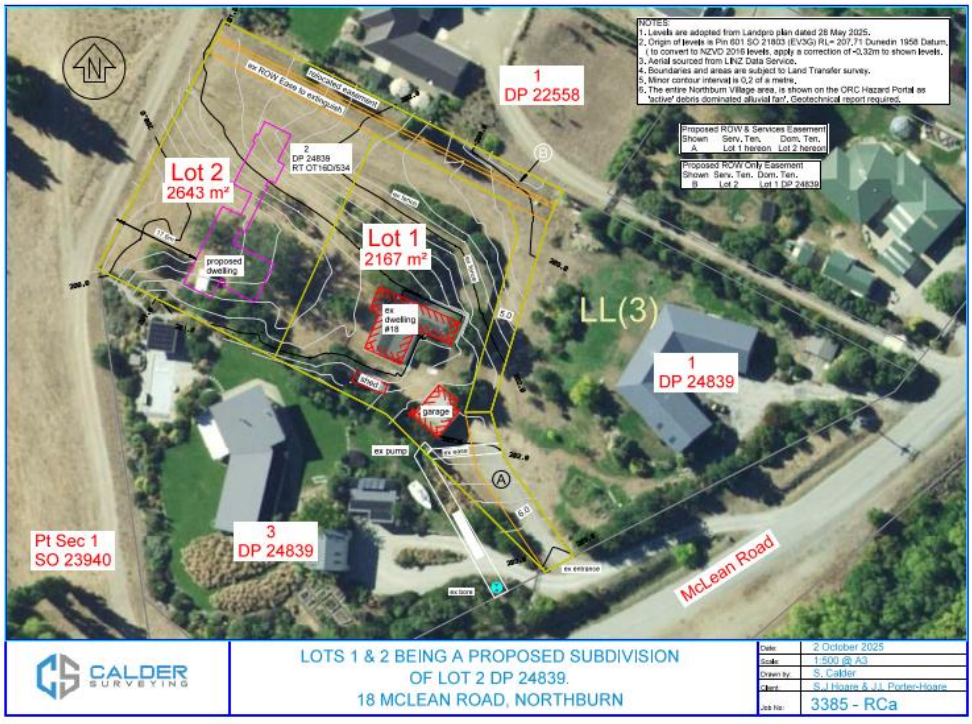


Figure 1: Proposed subdivision plan, including outline of proposed dwelling on Lot 2.

Land Use:

12. As the proposed lot sizes are less than 3000m^2, the existing cottage and a future dwelling on Lot 2 cannot comply with the maximum residential density of 1 residential unit per 3000m^2 specified for the LLRZ – Precinct 2. As such, land use consent is sought for a specific dwelling design and landscaping plan to be approved alongside the subdivision. The applicant however seeks some flexibility to allow for minor changes during detailed design of the dwelling and therefore conditions are proposed to enable this.

13. The proposed dwelling to be constructed on Lot 2 consists of a 3-bedroom house, with the plans provided with the AEE indicating a floor area of 285m^2 and a height of approximately 5.5m with a chimney extending up to 6.5m. A condition of consent is volunteered that the external colours and materials for the dwelling will be recessive in the range of browns, greens, grey blue, greys with a reflectivity value (RV) of less than 38%. A landscaping plan is also proposed detailing existing landscaping on Lot 1 to be retained or replaced, and additional landscaping around the new dwelling on Lot 2 to provide additional screening for the new dwelling and fill in gaps in the existing boundary vegetation.

14. Conditions volunteered by the applicant to mitigate the effects of the proposed and potential additional future built form include the following:

    a) Land use conditions stating:

        i) A dwelling on Lot 2 is to be constructed generally in accordance with the plans provided, with allowance for +10m^2 to the floor area (i.e. up to a maximum of 295m^2) and a maximum building height of 6m and up to 6.5m for a chimney.

        ii) All buildings on the site shall be in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%.

        iii) Landscaping identified on the landscaping plan shall be maintained and any plants that are removed shall be replaced in the next planting season.

    b) Consent notice conditions to be registered on the title of both Lot 1 and Lot 2 stating:

        i) Each lot shall contain a single residential dwelling only, with minor units being prohibited. This effectively waives the permitted status of minor units under Rule LLRZ-R2 of the District Plan, and the NES-Detached Minor Residential Units (DMRU) on each of the proposed two lots, making any additional minor unit prohibited and has the purpose to reduce potential future built form on each lot to a level similar to the current permitted baseline.

        ii) Specifying a no build area/setback within 12m from the northern internal boundary to retain areas of open space around the dwellings and retain a view through the site from the property to the rear.

15. Service connections will be provided to the new dwelling as outlined above, and access provided via the proposed right of way to be established as part of the subdivision.

SITE DESCRIPTION

16. The subject site is well described in the application and the supporting documents (archaeological report, geotechnical report and s92 response) and is considered to accurately identify the key features of the site. The applicant's site description is adopted for the purposes of this report, with the following additional summary.

17. The site is located at 18 McLean Road, Northburn, legally described as Lot 2 DP 24839. The site is within 'Precinct 2' of the LLRZ and is within a cluster of 10 large residential properties on the western side of McLean Road situated alongside the eastern margins of Lake Dunstan, approximately 3.6km north of Cromwell. Precinct 2 is described in the introduction to the LLRZ as "Within Precincts 2 and 3, a lower density is anticipated, to maintain the existing amenity and character in these areas".

18. The application site is the largest lot within the cluster comprising a land area of 4809m^2. An existing esplanade and public walkway provide public access around the edge of the precinct to Lake Dunstan.

19. The site contains an existing residential cottage in the south-eastern corner of the site. An archaeological report has been provided with the application and notes that this cottage is likely to be a pre 1900s building. The cottage is not a scheduled heritage building or site under the District Plan, or on the New Zealand Heritage List, however, as a pre 1900 building it is defined as an "archaeological site" under the Heritage New Zealand Pouhere Taonga Act 2014 and an authority would be required for any demolition of the building. The cottage is surrounded by existing landscaping comprising a mix of trees and hedging, and an internal wire fence running down to the lake which presently delineates part of the site.

20. The site is accessed via an existing entrance to McLean Road, which connects to State Highway 8 east of the site. An existing pedestrian right of way runs through the northern part of the site providing pedestrian access Lot 1 to the rear through the site to the lakefront. Figures 1-5 below illustrates the subject site and immediate surroundings.



Figure 1: *Aerial view of the subject site, with the existing cottage visible in the south-eastern portion of the site (Source: Grip).*



Figure 2: *View of the subject site outlined in green, with the existing cottage visible in the south-eastern portion of the site (Source: AEE).*

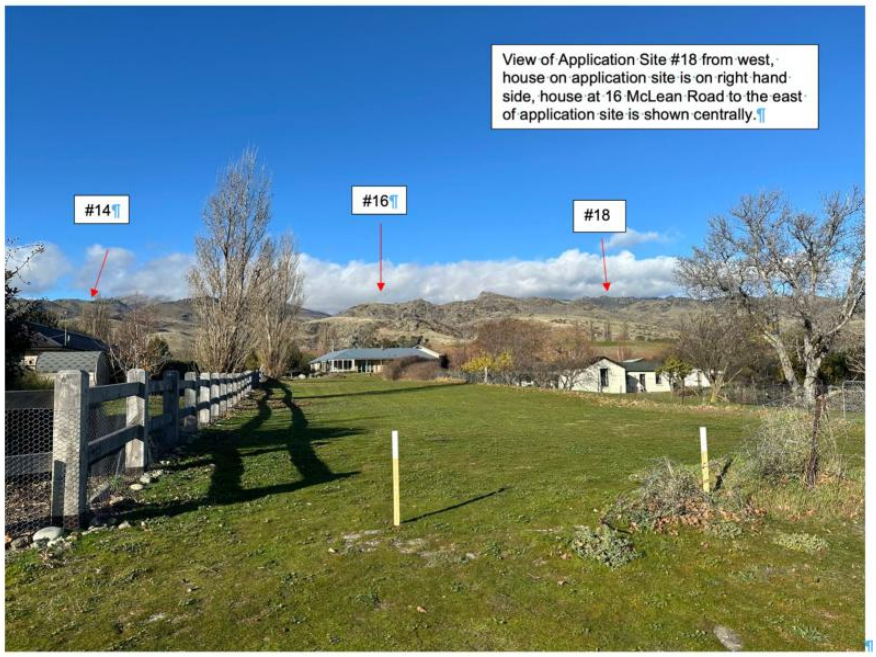


Figure 3: *View of subject site and existing cottage at 18 Mclean Road, with existing buildings on 14 and 16 Mclean Road also visible (Source: AEE).*



Figure 4: View within the site from the existing pedestrian ROW looking west towards lake Dunstan.



Figure 5: *View of the Northburn area as seen from Lowburn, on the opposite side of Lake Dunstan.*

REASONS FOR APPLICATION

Central Otago District Plan

1. The subject site is located within the Large Lot Residential Zone - Precinct 2 (LLRZ-P2) of the Central Otago District Plan (the District Plan). There are no other annotations for the site.

2. The proposal requires the following resource consents:

   - As a **Non-Complying Activity** pursuant to SUB-R4 for subdivision in the LLR-P2 that does not meet the minimum lot area of 3000m^2 specified by SUB-S1.10.
   - As a **Non-Complying Activity** as the proposal does not comply with the minimum site area per residential unit of 3000m^2 specified by LLRZ-S1.5.

3. In addition, the application seeks to waive esplanade requirements under the General Standards Section 16.7.13.4 of the District Plan.

National Environmental Standards

4. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

5. The applicant has obtained a search of Council records which demonstrates that the site has not or is not likely to have had HAIL use in accordance with Regulation. I consider that the NESCS Is not triggered by this application.

6. There are no other National Environmental Standards relevant to this application.

Overall Status

7. In this case, the rules all have the same activity status. The proposal is therefore a **non complying** activity.

NOTIFICATION DETERMINATION

8. A separate s95 notification decision was prepared which concluded that the effects on persons would be less than minor. The application was approved to be processed on a non-notified basis on 24th March 2026. As the overall activity status is Non-Complying, the delegation for making a substantive decision on the application rests with the CODC Hearings Panel.

Effects Assessment s104(1)(a)

Permitted Baseline

9. Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an 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.

10. There are no permitted subdivisions in the Central Otago District Plan. There is no permitted baseline to be applied to the subdivision.

11. With regard to land use, the permitted baseline relevant to the current proposal includes:

- A single residential dwelling per 3000m^2, including a minor unit per site which is permitted under LLRZ-R2 up to a floor area of 70m^2, or 90m^2 including a garage; and one minor unit per site under the NES-DRMU up to 70m^2.
- Site coverage of 15% (with 15% equating to 720m^2 for the subject site).
- Accessory buildings up to the maximum site coverage.
- Building height of 7.5m.

Receiving Environment

12. The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

13. For the subject site, the existing and reasonably foreseeable receiving environment comprises residential activity as outlined in the permitted baseline above.

14. For adjacent land, the existing and reasonably foreseeable receiving environment comprises the same residential activities. It is noted that all other lots within the Northburn LLRZ already contain a residential dwelling to the permitted maximum density, with all other lots being between 3000m^2 to 4397m^2. Therefore, additional permitted development on adjacent sites could comprise an additional minor unit of 70m^2-90m^2 (including a garage) for each residential unit, and residential accessory buildings or structures up to the maximum site coverage of 15% and building height of 7.5m.

15. It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment of Effects under s104(1)(a)

16. Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. For expediency, relevant matters have been grouped below. No regard has been given to any trade competition or any effects of trade competition. The applicant has provided a detailed assessment of effects on the environment at Section 5 of the AEE, and this is accepted in part with the inclusion of the following additional comments.

The effects of the subdivision and future development

Character and amenity

17. The subject site is located within Precinct 2 of the LLRZ. The application proposes a density of development exceeding the standards of the plan, which indicate a density of 1 lot or residential unit per 3000m^2. Prior to subdivision, the existing lot exceeds this density, having a size of 4809m^2. Following the subdivision, Lot 1 will have a shortfall of 833m^2, and Lot 2 will have a shortfall of 357m^2. As such, the proposal has the potential to result in adverse effects on the environment associated with the density proposed, and that of potential future built form enabled on the additional lot (such as additional minor units), and the visual effects of this which may reduce open space and affect the amenity and character of the precinct. It is noted that the existing cottage has a floor area of 166m^2 and therefore does not qualify as a minor unit.

18. Precinct 2 is described in the introduction to the LLRZ as "*Within Precincts 2 and 3, a lower density is anticipated, to maintain the existing amenity and character in these areas"*. The amenity, character or natural values specific to this precinct are not defined and the site is not within a significant landscape area. However, it is noted Precinct 2 has the lowest density and site coverage standards of the LLRZ, indicating that the higher levels of open space are important and contribute to its character and that the standards are intended to maintain the existing amenity and character of the Zone. However, it remains a residential zone where the presence of residential activity and buildings are anticipated. LLRZ-P7 states: "*Ensure that development within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of each precinct".*

19. It is noted that the applicant has ensured they have considered the surrounding neighbours, undertaking consultation with the three immediately adjacent neighbours who have all provided their written approval to the proposal, indicating they do not consider themselves to be affected by the proposal.

20. The applicants s92 response considers that "The existing character of the Northburn subdivision on McLean Road is defined by a mix of historical heritage (the house on the application site), exclusive low-density residential use, and a distinctive lakeside environment. Development on each of 9 lots within the subdivision near the application comprises large houses, most with more than 300m^2 floor areas, and several two-storey dwellings, as well as numerous often large accessory buildings, including a pool and pool house (#20), and a six-car garage (#8)."

21. The surrounding area comprises residential activity on lots of between 3000m^2 to 4397m^2. Although the site coverage standard for Precinct 2 is 15%, this permitted baseline provides for significant building footprints and I agree with the applicant that some residential use in the surrounding environment comprises large buildings and accessory structures with significant site coverage. This presently contributes to the character of the surrounding environment.

22. For the current site being 4809m^2 in area this could enable a site coverage of 721m^2, which forms part of the permitted baseline. The permitted baseline for the site, and surrounding lots also includes an additional minor unit of 70-90m^2 for each residential unit, in addition to accessory buildings up to the maximum site coverage.

23. The current proposal, although subdividing the site, does not alter the scale of possible built form/coverage, albeit allocating it across two separate sites and dwellings. I also consider given the age of the cottage, and the existing size of the lot in excess of 3000m^2 that it is reasonable for the applicant to desire a new dwelling on the site, as is proposed on Lot 2, and this may be preferable in protecting the heritage values of the cottage, compared to its demolition. I do consider however that an additional residential building on a new "site" could then create more potential for further additional built form such as enabling 2x minor units for each dwelling (one for each lot) under LLRZ-R2 and the NES-DMRU, as compared to one minor unit enabled presently. There is also the potential that a future owner of Lot 1 containing the cottage (if on sold) may also desire a modern building and could feasibly look to seek consent for a second dwelling on Lot 1. To mitigate these potential future effects associated with possible increased density of built form, the applicant has volunteered the following conditions:

- Consent notice conditions to be registered on the title of both Lot 1 and Lot 2 stating:
    - *Each lot shall contain a single residential dwelling only, with minor units being prohibited.*
    - *No buildings shall be established within a 12m setback of the northern internal boundary*.

24. The proposed conditions effectively waive the permitted status of minor units under LLRZ-R2 and the NES-DMRU which would allow a minor residential unit on each of the proposed two lots, and have the purpose to reduce potential future built form on each lot to a level more closely comparable to the existing permitted baseline. A resource consent would be required as a Discretionary Activity (under s221(3) of the RMA) for any future proposal to vary the consent notice condition. The proposed 12m building setback along the northern boundary will retain areas of open space around the dwellings and retain a view through the site from the property to the rear. In combination with the 15m setback required on Lot 2 from the western boundary adjacent to the margin of any lake (LLRZ-S5), it is considered these conditions will ensure sufficient retention of open space around buildings.

25. As indicated in Figures 1-5 above, the residential lots and wider area contain extensive landscaping and mature trees within residential lots and along the lakeside margins affording filtered screening to the area, such that the residential built form is seen within this landscaped setting which contributes to its character. The application proposes the following mitigation measures in the form of a specific dwelling design, design controls and a landscape plan to enable a new dwelling to integrate within this setting:

    - Land use conditions stating:

        - *A future dwelling on Lot 2 is to be constructed generally in accordance with the plans provided, with a maximum floor area of 295m^2 and a maximum building height of 6m and up to 6.5m for a chimney.*

        - *All buildings on the site shall be in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%.*

        - *Landscaping identified on the landscaping plan shall be maintained and any plants that are removed shall be replaced in the next planting season.*

26. It is considered these conditions will ensure future built form consistent with the anticipated character of the precinct. Given the significant separation distance and presence of large established trees along the lakefront, and with the proposed design controls, a future dwelling on Lot 2 would not be noticeable from across the lake at Lowburn, as indicated in Figure 5 above.

27. With regard to heritage, the existing cottage is not proposed to be altered in any way and will be retained on Lot 1. Any future alterations or removal of this building will be required to be considered under the *Heritage New Zealand Pouhere Taonga Act 2014.* The archaeology report provided with the application does not identify evidence of any pre-1900 mining, structural or domestic activity on the vacant part of the site, and it is noted that the low risk of encountering archaeological material can be managed by an accidental discovery protocol. As noted above, the current proposal for an additional residential building presently supports the retention of the heritage values of this building.

28. There are no reserves or public conservation land, heritage sites, notable trees or areas of significant indigenous vegetation, or named water bodies which will be affected by the proposal. Although the site is situated adjacent to Lake Dunstan, it will not have any direct effect on the lake, its margins or public access in this location. The application confirms wastewater disposal will comply with ORC requirements.

29. For these reasons, it is considered that the effects of the proposal, over and above the permitted baseline (being a 712m^2 building footprint comprising a dwelling, minor unit and accessory buildings) and with regard to the existing surrounding environment, will be no more than minor.

Subdivision specific effects

30. In addition to the effects of the subdivision on future built form, the proposal would also allow two separate residential activities across the site under separate ownership which can result in additional effects associated with the intensification of residential land use, increased numbers of persons, privacy effects, noise and ancillary external domestic activities such as outdoor storage, accessory buildings, vehicle parking and traffic. For the current proposal, the effects are to be considered against the permitted baseline which enables a minor unit, within the same ownership.

31. Given the current size of the allotment which is 4809m^2 and exceeds 3000m^2, it is considered that although not meeting the 3000m^2 minimum for each site, there is additional land area within the site such that two separate residential land uses can be accommodated whilst retaining sufficient separation to neighbours to avoid adverse effects associated with increased domestication. The additional effects associated with the subdivision and an additional residential lot/dwelling are not considered to be discernible from within the wider environment, particularly due to the volunteered conditions which will avoid any additional minor unit on each lot and therefore reduce the proliferation of ancillary domestic activities on each lot. Noting that the three adjoining neighbours have provided written approval to the application, and the volunteered conditions will retain landscaping, and an increased setback of 12m to the northern boundary. Additionally, the permitted 15% site coverage is not altered, but is being simply divided between two sites.

32. The existing cottage is located in the south-eastern corner of the site, presently delineated by vegetation and fencing giving the appearance of being on a separate site, with a large vacant area towards the remainder of the west of the site. The subdivision design is reflective of this existing land use pattern with the dividing boundary running in the N-S direction, retaining a wide frontage to the eastern boundary adjoining the lakefront, as compared to other lots within the development which have a narrower boundary to the lakefront. As seen from the lakefront, this will give the appearance and perception of a larger site with lower density, with the existing cottage being integrated into the backdrop.

33. For these reasons, the proposed division of the lot and density is considered able to be accommodated in this location with adverse effects being no more than minor.

34. Overall, the effects of the subdivision are considered to be acceptable.

The adequacy of the allotment

35. There are no reticulated connections to the subject site. On site wastewater and stormwater services are existing to the dwelling and also proposed for the new lot. A report has been provided from AdamsNZ dated 27 August 2025, a suitably qualified and experienced person, which demonstrates that onsite wastewater and stormwater disposal is viable.

36. Water supply is to be provided either from the local Northburn water scheme or a local bore supply located on neighbouring Lot 3 DP 24839. The application confirms that there is sufficient quantity available to supply the new lot with 1000l/day.

37. Electricity connections will be extended to proposed Lot 2, with wireless telecommunications required.

38. Council's Environmental Engineer has reviewed the proposed servicing arrangement and confirmed it is acceptable subject to the imposition of suitable conditions, including consent notice conditions for wastewater, stormwater and firefighting supply to be imposed on the new lots to ensure compliance with ongoing servicing and maintenance requirements. Water quality tests have not been provided and instead the applicant proposes to provide these tests prior to s224 approval. This approach is accepted by Council's Engineer subject to the imposition of Council's standard condition which requires this testing prior to s224c and details any remediation action required.

39. Overall, the engineer's advice is adopted for the purposes of this report and, subject to recommended conditions of consent, I have assessed that the lots are fit for the purpose for which they are intended.

Access

40. The site is accessed from McLean Road. As noted above, access to Lot 1 and 2 is to be provided by the extension of the existing access from McLean Road. A Right of Way easement will be provided, shown as 'Easement A' on the Scheme Plan with a legal width of 6m where it is shared by Lots 1 and 2 and 5m metres within the Lot 2 leg in. Council's Environmental Engineer has reviewed the proposed access arrangement and advises McLean Road is constructed to an adequate standard, and no additional works will be required. The proposed ROW access arrangement to Lot 1 and 2 is also advised as being acceptable, provided the ROW A is constructed to the Right-of-way (2 – 4 Lots) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with a sealed width of 4.5m and a legal width of 6m. The existing crossing/entranceway from McLean Road to the right-of-way must be upgraded to a Heavy duty/commercial crossing in accordance with Part 29 of Council's Roading Policies 2015. The engineer's recommendations are adopted for the purposes of this report and, subject to compliance with recommended conditions of consent, I consider that the access to serve the proposed lots is adequate and will not result in adverse effects on the transportation network.

41. The existing pedestrian ROW easement through the site is proposed to be extinguished and replaced with a new ROW easement of the same dimensions, relocated to be immediately adjoining the northern boundary. This is considered sufficient to retain the existing pedestrian access provision through the site from Lot 1 DP 24839 (16 McLean Road) to the rear, noting that this landowner has reviewed and provided written approval to the proposal.

42. The subdivision will create one additional lot. The additional traffic generation associated with one additional residential lot is considered to be minimal and able to be accommodated such that there will be no adverse effects to the safe and efficient operation of the roading network.

Hazards

43. The ORC natural hazards database indicates that the proposed subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek (Refer Figure 6 below). The site is not identified as being subject to hazards according to the District Plan hazard maps.



Figure 6 *Extract from Otago Regional Council Natural Hazards database showing red area over application site (yellow dot) as "an active debris-dominated alluvial fan associated with Quartz Reef Creek (Source: AEE)*

44. A natural hazards assessment has therefore been undertaken for the proposal by Geosolve and states that "*the subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek. However, the ORC regional scale hazard mapping is of coarse resolution and therefore high-level in its interpretation. Field inspection confirms that the new building platform is situated on a degraded outwash terrace several meters above the deeply incised channel of Quartz Reef Creek*".

45. The report concludes that "*There is no evidence of debris flow morphology in the immediate area and given the sufficient capacity of the active stream channel to contain flood flows there is no chance of avulsion upstream of the state highway. An in-active floodwater-dominated alluvial fan is probably a more accurate designation for this site. No mitigation is therefore required for the development with regards to alluvial fan and flooding hazard".*

46. The report also assessed seismic risk and risk of liquefaction. The assessment concluded that proposal is technically feasible with no mitigation being required with regards to alluvial fan and flooding hazard beyond standard NZS 3604 floor level elevations and noting that "*…site-specific ground investigations, reporting and design will be required at the building consent/detailed design stage"*.

47. As such it considered the effects associated natural hazard risk are less than minor.

Earthworks

48. Earthworks associated with the proposal will be minor, associated with the installation of services and preparing the application site for the new dwelling and access. The AEE states that the potential for dust, silt and sediment will be minimised, and such effects can be managed by good practice to avoid release of sediment. As such it is considered the potential effects associated with earthworks will be less than minor.

Esplanade reserves and strips

49. The subdivision creates lots less than 4 ha in size adjacent to Lake Dunstan and therefore requires consideration to esplanade requirements.

50. Section 230 of the RMA requires the provision of an esplanade strip of 20m in width where subdivision creates lots less than 4ha in area, unless the requirement is waived by a resource consent. Additionally, Rule 16.7.13(b) of the District Plan outlines that where a subdivision creates lots less than 4ha, esplanade strips or reserves may be required by Council as a condition of consent.

51. The application seeks to waive the requirements for an esplanade. An existing esplanade already exists around the lakeside margins of the LLRZ precinct in this location which contains an existing connected walking track which continues along the lakeside margins north of the site. It is considered unnecessary in this instance to require the provision of an additional esplanade on the subject site, as there is existing suitable and sufficient public access and along the lake in this location; and additionally any further esplanade, were it provided on the subject site, would be isolated and have no connection or logical link to any other esplanade strip and, therefore, it would not enhance public access. There are also no significant ecological, amenity, and/or recreational values within the site.

52. Section 16.7.13.4 of the Plan states that where an application requests to waive the requirements, Council will require that the written approval of the Otago Fish and Game Council and the Department of Conservation be provided. These written approvals have been obtained by the applicant, and confirm support for the proposal with no esplanade provision.

53. Ultimately, the adjacent lakefront margin already has a suitable esplanade which provides good public access. Therefore, effects associated with a waiver of esplanade requirements are considered to be less than minor.

The provision of or contribution to the open space and recreational needs of the community

54. There is no public open space proposed with the application. Due to the small scale of the proposal and proximity to the lake and lakeside margins it is considered the site has sufficient accessibility to open space and recreational opportunities and is not of a scale that further open space provision is warranted.

Provision for pedestrian movement, including the provision of walkways.

55. An existing pedestrian easement in favour of the lot to the rear is to be relocated and therefore this access will be maintained by the proposal. It is not considered that further provision for public access is warranted for the small scale of the proposal and the site and adjacent sites having good proximity to pedestrian access routes.

Financial contributions

56. This development/financial contribution demand has been calculated in accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2025 and updated $/HUE rates published in CODC's Schedule of Fees and Charges 2025-2026

57. Financial contributions have been calculated as follows:

Summary of DCs under 2025/26 DCFCP	Post Development demand (HUE)	Pre Development demand (HUE)	Additional demand (HUE)	$/ HUE (inc GST)	Development contribution (exc GST)	Development contribution (inc GST)
Water	0.00	0.00	0.00	n/a	$0.00	$0.00
Wastewater	0.00	0.00	0.00	n/a	$0.00	$0.00
Transport	1.00	2.00	1.00	$803	$698.26	$803.00
Community infrastructure	1.00	2.00	1.00	$2,511	$2,183.48	$2,511.00
Reserves	1.00	2.00	1.00	$2,900	$2,521.74	$2,900.00
TOTAL					**$2,881.7**	**$3,314.0**

Summary of FCs under 2025/26 DCFCP	Post Development demand (HUE)	Pre Development demand (HUE)	Additional demand (HUE)	$/ HUE (inc GST)	Financial contribution (exc GST)	Financial contribution (inc GST)
Reserves (rural / urban)	1.00	2.00	1.00	$2,900	$2,521.74	$2,900.00

Summary of contribution under 2025/26 DCFCP	Total Contribution (exc GST)	Total Contribution (inc GST)
Total Contribution	**$5,403.48**	**$6,214.00**

Amalgamations and easements

58. No amalgamations are proposed or required as part of this subdivision. As noted above, access to Lot 1 and 2 is to be provided by the extension of the existing access from McLean Road. A Right of Way easement will be provided, shown as 'Easement A' on the Scheme Plan. Additionally, the existing pedestrian ROW easement through the site is proposed to be extinguished and replaced with a new ROW easement of the same dimensions, relocated to be immediately adjoining the northern boundary. I consider that it is appropriate to include a condition of consent which provides for any additional easements required for servicing or access will be confirmed at the time of survey.

Other matters pursuant to sections 106, s106A and 220 of the Act

59. Subject to conditions of consent, there are no matters identified pursuant to section 106 of the Act which would prevent subdivision consent being granted. With regard to s106A, natural hazards have been discussed earlier in this report, and the site is not considered to be at significant risk of natural hazards, therefore there is nothing to prevent the land use consent being granted.

60. Considering the matters addressed in Section 220 of the Act, a condition of consent has been recommended requiring that any easements be duly granted or reserved (s220(1)(f)). Esplanade requirements are waived in accordance with s220(ac), and a condition to this effect has been recommended. There are no other matters set out in section 220 of the Act which apply to this subdivision.

61. Overall, the lots are considered to be suitable for the purpose for which they are created.

Positive effects

62. The proposal will provide for additional residential housing capacity on a residential zoned site, in a high amenity location in which residential activity is demanded and can be accommodated without significant adverse effects. The construction of a new

modern dwelling on the site will meet the needs of the landowner and allow for the historic cottage to be retained on a separate site. The AEE also notes that the overall effect will be an improved site appearance and a positive visual contribution made to the local environment's residential character and amenity values. I agree with this statement and consider the establishment of further residential use within the currently vacant part of the lot, and across a reduced land area, will support its improved management including the establishment of further landscaping, further enhancing the current tree-lined lakeside setting with native species.

Summary of effects Section 104(1)(a)

63. In summary, the adverse effects of the proposal as result of the density breach and minimum site size breach will be no more than minor given:

- The existing permitted baseline includes a residential dwelling with a minor unit, and accessory buildings up to a site coverage of 712m^2. The site coverage for each lot remains below this at approximately 10%.
- The applicants volunteered conditions will restrict both lots to one residential unit only, meaning there is no potential for minor residential units.
- The proposal encourages retaining the existing cottage over demolition.
- Design controls are proposed to ensure the dwelling on Lot 2 is recessive and low rise.
- A landscaping plan is proposed which will retain mitigating vegetation and provide additional planting to contribute to the existing vegetated character of the area.
- The proposal will also result in positive effects as outlined above.

Offsetting or Compensation Measures s104(1)(ab)

64. 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 s104(1)(b)

65. In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Central Otago District Plan were taken into account when assessing the application. The applicant has provided an assessment of the relevant objectives and policies in the application, at Section 8 of the AEE and this assessment is adopted in part, along with the following additional assessment for the purposes of this report.

<u>Section 07 - Large Lot Residential Zone</u>

66. The site was rezoned as part of Plan Change 19 (PC19) to LLRZ. As a decision regarding PC19 has been released, weighting can be given to the proposed objectives and policies. There are only limited appeals remaining on the PC19 provisions and none of these are relevant to the current proposal. As all other provisions can be treated as operative, the assessment below only addresses the PC19 provision as these are not subject to appeal and considered to be most relevant.

67. The provisions of the Large Lot Residential Zone, provide for residential living opportunities at a low density, seeking to maintain a predominance of open space over built form, and maintain amenity and character (O2 & P1). They also seek to provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities (P2).

68. Precinct 2 is described in the introduction to the LLRZ as "*Within Precincts 2 and 3, a lower density is anticipated, to maintain the existing amenity and character in these areas"*. The amenity, character or natural values of this precinct are not specifically defined and the site is not within a significant landscape area. However, it is noted Precinct 2 has the lowest density and site coverage standards of the LLRZ, indicating that the higher levels of open space are important and contribute to its character and that the standards are intended to maintain the existing amenity and character of the Zone. However, it remains a residential zone where the presence of residential activity and buildings are anticipated. LLRZ-P7 states: "*Ensure that development within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of each precinct".*

69. It is considered that the proposal, although not meeting the minimum land area of 3000m^2 for each residential unit, is still sufficiently large to accommodate the two dwellings without resulting in adverse effects. The volunteered conditions will ensure retention of open space around buildings and limit the potential for further minor units. As stated in the AEE, "*The land is well screened by vegetation and fencing on adjoining sites and there are good separation distances available, avoiding adverse overlooking or visual dominance effects. The garden areas will be tidied up and access, parking and on-site manoeuvring improved for residents. The overall effect will be an improved site appearance and a positive visual contribution made to the local environment's residential character and amenity values"*.

70. The layout of the subdivision will retain a long frontage to the lakefront, contributing to a perception of low density living, with the proposed landscaping enabling further enhancement to the tree-lined lakeside setting. It is considered in this instance the reduced lots sizes are appropriate for the receiving environment and will be consistent with the provisions of the LLRZ including P2 to provide for a range of dwelling types to meet the diverse and changing residential demands of communities.

Section 07 - Residential Zones - Residential Zones Subdivision

71. The provisions of the Residential Zones Subdivision chapter seek to ensure the creation of sites that are consistent with the purpose, character and amenity values anticipated within that zone (O1), and are of a size and dimension that are sufficient to accommodate the intended built form for that zone (P1).

72. Although not meeting the minimum allotment area of 3000m^2 specified for LLRZ Precinct 2, for the reasons outlined above, it is considered in this instance the reduced lots sizes are appropriate for the specific site context. Additionally, the subdivision design with long boundary to the north will ensuring development is able to maximise solar gain, and volunteered additional setback will ensure retention of open space around buildings and appropriate setbacks from neighbouring boundaries.

73. The proposal is considered to be consistent with these provisions.

Section 16 - Subdivision

74. The provisions of Section 16 apply to subdivision generally, and these provide objectives, policies and general standards for roading and services, prevention of hazard risk, amenity values, open space and public access. The proposal is considered to maintain and not adversely affect open space and amenity values (objective 16.3.4) and provide an acceptable level of amenity, access and services (objectives 16.3.1, 16.3.2).

75. With regard to objective 6.3.7- open space and 6.3.8 – public access there will not be any open space or public access provided. However, the proposal is not considered to be contrary to these provisions, as these refer to the needs of the community, and requires the maintenance and *where appropriate* the enhancement to public access. The provision of open space or access is not considered to be necessary or appropriate for this setting and for the small scale of the proposal or for the needs of the community. The proposal will not detract from the existing level of public open space and public access within the surrounding environment.

76. Hazard risk has been assessed by Geosolve who has concluded that geotechnical investigations should be undertaken prior to construction and appropriate allowance for seismic loading, with no further mitigation being required for alluvial fan and flooding hazard. On that basis the proposal is not considered contrary to the relevant objectives and policies of Section 16.

Summary

77. The applicant has provided an assessment of the relevant objectives and policies in the application, at Section 8 of the AEE and this assessment is adopted in part, and further assessment has been provided above. Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Central Otago District Plan.

Operative and Proposed Regional Policy Statements s104(1)(b)

After taking into consideration the operative and proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete as it relates to this application and, as such, there is no need to revert to higher order planning instruments.

National Policy Statements s104(1)(b)

National Policy Statement for Natural Hazards (NPS-NH) 2025

The National Policy Statement for Natural Hazards (NPS-NH) 2025 was issued in December 2025 to provide national direction for managing hazard risks in new resource consent decisions. It includes one objective and six policies. It requires subdivision, use or development to be assessed in terms of natural hazard risk, with reference to two Appendix 1: Tables 1 (likelihood table) and 2 (Consequence table).

The applicant has provided an assessment of the proposal against the NPS-NH which is adopted for the purposes of this report. This concludes that, based on the findings of the Geosolve Hazards Assessment, the “likelihood” ranking under the NPS is “very rare” and the “consequence level” ranking under the NPA is “negligible”. The NPS Risk Matrix shows for any activity that has negligible consequences, the risk is LOW. The Geosolve report concluded that there is no mitigation for natural hazards required. Accordingly, the proposal has considered natural hazard risk as required by Policy 1, and the subdivision is therefore consistent with the intentions of the NPS Objective and Policies.

Other Matters s104(1)(c)

District Plan Integrity/Precedent

Having regard to section 104(1)(c) of the Resource Management Act 1991, precedent and District Plan Integrity are considered relevant here. In this instance, the proposal is non-

complying because the proposal does not meet the minimum lot size of 3000m^2 and maximum residential density of 1 residential unit per 3000m^2 specified for the LLRZ.

In terms of precedent, the lot sizes and residential density are a departure from the usual approach to development as directed by the Plan. There is therefore potential that the granting of this consent could encourage future applications of a similar nature. As such, there is potential for this proposal if granted to set an undesirable precedent.

In this instance the proposal has been assessed, subject to the imposition of the recommended consent conditions, as being appropriate in terms of adverse effects. The recommended conditions will result in an ultimate development outcome that is not significantly dissimilar to that which is enabled within the permitted baseline, and a future built form outcome which is able to integrate with the existing character of its surroundings, whilst retaining some open space around buildings. The current proposal is also distinguishable in that the existing lot size is the largest within the area, being 1809m^2 in excess of the 3000m^2, therefore having some additional capacity for residential use, and the site contains a pre 1900s protected building.

The District Plan requires each application to be assessed on its merits, and the granting of this consent would not negate this requirement for any future applications. Given the provisions of the District Plan, and the level of assessment required for each individual development, it is considered that this proposal would be unlikely to have implications in terms of setting a precedent and therefore would not affect the integrity of the District Plan.

There are no other matters are considered relevant to this proposal.

Section 104D

Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of both the district plan and the proposed district plan. It is considered that the proposal meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity will not be contrary to the objectives and policies of both the District Plan. Therefore, the Council can exercise its discretion under section 104D to grant consent.

Assessment Under Section 106

Section 106 enables Council to refuse a subdivision in certain circumstances, in particular when insufficient provision has been made for physical and legal access and when there is a significant risk from natural hazards. In this instance a legal access is provided for each lot, and Mr Haanen is satisfied that these can be constructed in accordance with Council's

standards. As discussed earlier in this report, the subject site is not considered to to be at risk from natural hazards.

Assessment Under Section 106A

Section 106A enables Council to refuse a land use consent if it considers that there is a significant risk from natural hazards. As discussed earlier in this report, the subject site is not considered to be at risk from natural hazards.

Part 2

Based on the findings above, I consider that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of District's natural and physical resources.

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 consent to the proposed activity under delegated authority, in accordance with sections 104 and 104D of the Resource Management Act 1991, subject to the recommended conditions listed below being imposed under section 108 of the Act.

3. The Council waive esplanade requirements under s230 of the Act.



Kim Banks
Planning Consultant

Date: 9 April 2026

RECOMMENDED SUBDIVISION CONDITIONS:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 23/01/26 and further information received on 4/3/26 and 9/4/26, except where modified by the following conditions.

2. 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.

3. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:

   a) Provide a letter to Council advising who the supervisor must be for the design and supervision of the subdivision works.

   b) Install all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this subdivision.

4. Unless modified by other conditions, all designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.

5. Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at: CODC Home > Services > Planning > Land Development and Subdivision Engineering This EA application must include:
   - Confirming who their representative is for the design and execution of the engineering work.
   - Provide of design: reports, calculations, specifications, schedules, and drawings, as applicable.

6. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:
   - Schedule 1A,
   - Schedule 1B,
   - Schedule 1C, and
   - Standalone Schedule 1B for 3 waters work.

7. As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

Prior to certification under 223 of the RMA

8. The subdivider must ensure the following:

a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.

b) Right of Way A & B must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.

Prior to certification under 224c of the RMA

Water

9. An adequate working water supply must be provided individually to each of the proposed Lots 1 and 2, if not already present, from either or both of the Northburn Water Scheme, or the private water scheme based off the bore on neighbouring Lot 3 DP 24839 in accordance with the CODC Addendum, including Clause 6.3.15 Small Rural Water Supplies, and other relevant provisions of NZS 4404:2004, with the following specific requirements:

a) Quality;

i) If the water from either or both of the Northburn Water Scheme, or the private network supply based on the bore on neighbouring Lot 3 DP 24839, has not been tested, then it must be tested in accordance with the following:
Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, as a Routine Water Assessment, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager. Any non-compliance with the guidelines in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' Maximum Acceptable Values (MAVs) and the 'Aesthetic Values for Drinking Water Notice 2022' issued by Taumata Arowai for water suitable for drinking, must be highlighted, discussed, and summarised in the laboratory report. The laboratory report must be no more than 12 months old and the water sample no more than 24 hours old at time of testing.
Proof that the resolution of any non-compliance identified above is achievable through installation of point-of-use remedial treatment must be provided in writing by a suitably qualified person to the satisfaction of the Council Infrastructure Manager. Specifically: A Water Treatment Proposal, with the name and credentials of the author must be provided. This proposal is to include only information on the application itself and no generic advertising. It is to include a clear and readily identifiable geographic location and map. It is to include photos of the existing bore/source site. It is to have a schematic diagram both showing and describing the water source proposed and the actual treatment products proposed. It is to specifically discuss the non-conforming issues identified in the Routine Water Assessment (if any) and the mechanism by which each non-compliance is rectified by the products proposed to be installed.

ii) For proposed Lot 1, resolution of any non-compliance, through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant.

iii) For proposed Lot 2, a consent notice must be registered on the title describing any non compliant aspects of the water supply and detailing installation of point-of-use remedial treatment required, and that the adequacy of such treatment must be

confirmed through retesting as fully compliant, prior to any domestic use of the water supply or occupation of any connected dwelling

b) Connection. Standard water connections must be installed to the boundary of proposed Lots 1 and 2, if not already present, including a standard valve and meter and/or restrictor assembly located at or within the Lot boundary.

c) Documentation. A new or updated, as appropriate, operation and maintenance manual including a description of the water supply system and as-built drawings of the reticulation layout, and formal ownership and management documentation, must be provided to Council for each network water supply system.

d) Design. The bore on neighbouring Lot 3 DP 24839 must be inspected by a suitably qualified person to confirm it is constructed, maintained, tested, and records kept (drilling log), in accordance with NZS 4411:2001 - Environmental Standard for Drilling of Soil and Rock. Including that the bore is constructed to ensure the bore head casing and reticulation is sealed and has a concrete apron to avoid ingress of surface water and other foreign matter. This confirmation must be submitted to, and accepted by, Council. If this cannot be achieved, then a new bore must be designed and constructed by a suitably qualified person, and a description of the design along with as-built drawings must be submitted to, and accepted by, Council.

e) Access. Necessary easements must be in place for pipework and access to water sources to, or within the boundary of, each lot.

Firefighting

10. Firefighting provisions on proposed Lot 1 must be demonstrated to comply with or be upgraded in accordance with the following requirements: minimum firefighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be always maintained as a static firefighting reserve. Alternatively, an 11,000-litre firefighting 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 firefighting connection is to be located within 90 metres of any proposed building on the site. To ensure that connections are compatible with Fire and Emergency New Zealand (FENZ) equipment the fittings are to comply with the following standards:

a) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 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 must provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.

b) All connections must be capable of providing a flow rate of 25 litres per second at the connection point.

c) The connection must have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area must be located at the centre of a clear working space with a minimum width of 4.5 metres. Access must be always maintained to the hardstand area.

d) Underground tanks or tanks that are partially buried (provided the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, removing the need for couplings.

e) Any new water tank must be coloured dark green/grey/brown or similar, and located to ensure it is not visible against the skyline when viewed from any public place.

Wastewater

11. The existing on-site wastewater disposal system serving the existing dwelling on proposed Lot 1 must be inspected by a suitably qualified and experienced person to confirm that it is in good working order, has sufficient capacity for its intended use, and is fully contained within the boundaries of Lot 1 as proposed. The inspection report must describe the system's type, condition, capacity, and the location of all components (including disposal fields and reserve areas) in relation to proposed lot boundaries. If the system is found to be inadequate or not fully contained within Lot 1, it must be upgraded or relocated to achieve full compliance with AS/NZS 1547:2012.

Electricity and telecommunications

12. Operational power and telecommunications connections must be provided underground to proposed Lots 1 and 2, and ducts extended to the buildable area of proposed Lot 2 via the leg-in such that power and telecommunications may be supplied to the buildable area of the Lot at time of dwelling construction. Alternatively, telecommunications may be by wireless technology if desired by the applicant to be formalised by registration of a suitably worded consent notice on the new title.

Access

13. The proposed right-of-way A serving proposed Lots 1 and 2, and that servicing neighbouring Lot 3 DP 24839, must be constructed to the Right-of-way (2 – 4 Lots) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following specific requirements and modifications:

- A minimum sealed carriageway width of 4.5 metres.
- A minimum road reserve / legal width of 6.0 metres.
- A subgrade CBR >7
- Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
- A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.
- A 4% crossfall must be provided across the carriageway.
- Shallow trafficable side-drains / water channels over level sections, instead of kerb and channel.
- Stormwater must be disposed of by soakpit within the right-of-way.
- Berms of 100mm depth clean topsoil between the channel and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard.
- Sealed vehicle entrances must be provided within the right-of-way to proposed Lots 1 and 2, and neighbouring Lot 3 DP 24839, in accordance with Part 29 of Council's Roading Policies 2015.
- The existing crossing/entranceway from McLean Road to the right-of-way must be upgraded to a Heavy duty/commercial crossing in accordance with Part 29 of Council's Roading Policies 2015. The upgraded crossing must include a cutout 300mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for

new asphalt crossings, and at least 150mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two coat.

Financial Contributions

14. Payment of a reserves contribution of $2521.74 (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of one additional dwelling equivalent.

To Be Included on a Consent Notice Pursuant to s221

15. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on the relevant certificates of title, for the following ongoing conditions:

Firefighting

a) **Lot 2:** At the time residential activity (new dwelling) is constructed on Lot 2, domestic water and firefighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be maintained at all times as a static firefighting 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 Fire and Emergency New Zealand equipment the fittings are to comply with the following standards:

i) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 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 must provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.

ii) All connections must be capable of providing a flow rate of 25 litres per second at the connection point.

iii) The connection must have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area must be located at the centre of a clear working space with a minimum width of 4.5 metres. Access must be maintained at all times to the hardstand area.

iv) Underground tanks or tanks that are partially buried (provided the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, removing the need for couplings.

v) Any new water tank must be coloured dark green/grey/brown or similar, and located to ensure it is not visible against the skyline when viewed from any public place.

vi) Firefighting water supply may be provided by means other than that provided for above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method and that approval is submitted to the Chief Executive.

Wastewater

b) **Lot 2:**

i) At the time that a new dwelling is constructed on Lot 2, requiring that at the time of dwelling construction, an on-site wastewater disposal system must be designed and installed by a suitably qualified and experienced person. The system must be designed and constructed in accordance with Clauses 5.5(b), (c), (d), and (e) of Council's July 2008 Addendum to NZS 4404:2004, the 2012 version of AS/NZS 1547, and all relevant Otago Regional Council requirements, including required setbacks from watercourses and water supply bores. The disposal field, including any reserve area, must be located entirely within the boundaries of the titled property and meet all required separation distances.

ii) Wastewater disposal areas must be located such that the maximum separation (in all instances greater than 50 metres) is achieved from any water course or any water supply bore.

c) **Lot 1 and Lot 2:** the on-site wastewater disposal system must be operated and maintained in accordance with the system designer's recommendations and manufacturer's specifications for the lifetime of the system. The system must be regularly serviced by a suitably qualified and experienced person to ensure it continues to function effectively and in compliance with Council and Otago Regional Council requirements. The property owner shall be responsible for all ongoing maintenance, inspections, and renewals as required

Stormwater

d) **Lot 1 and Lot 2:** Stormwater from buildings and other impervious surfaces must be stored for beneficial reuse or disposed of by a soakage system (e.g. soak-pit or similar), designed by a suitably qualified and experienced person in accordance with NZ Building Code Clause E1 (Surface Water). The system must be located entirely within the boundary of the titled property, and the property owner shall be responsible for maintaining the system in good working order to prevent surface flooding and nuisance effects on neighbouring properties.

Development conditions

e) **Lot 1 and Lot 2:**

i) Each lot shall contain a single residential dwelling only, with minor units being prohibited.

ii) No buildings shall be located within a 12m setback from the northern internal boundary to retain areas of open space around the dwellings and retain a view through the site from the property to the rear (Lot 1 DP 24839).

LAND USE CONDITIONS:

1. The dwelling must be established in accordance with the plans dated 4/8/2025 and attached as Appendix 1 and the information contained in the consent application and supporting documents received by Council on 23/01/26 except where modified by the following conditions:

2. A dwelling on Lot 2 is to be constructed generally in accordance with the plans provided, with a maximum floor area of 295m^2 and a maximum building height of 6m and up to 6.5m for a single chimney.

3. All buildings shall be in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%.

4. Landscaping identified on the approved landscaping plan shall be maintained and any plants that are removed shall be replaced in the next planting season.

5. Any external lighting must be directed away from adjacent sites and roads and must be directed downwards.

ADVICE NOTES:

Earthworks

1. All earthworks to develop and/or landscape each lot shall comply with Rule 4.7.6J of the Central Otago District Plan or additional resource consent will be required.

2. The Otago Regional Council also has rules regarding residential earthworks and the consent holder is advised to ensure that they do not require approvals from the Regional Council.

Water, Wastewater and Firefighting

3. It is strongly recommended that additional treatment be included for all water supply to provide wholesome water by achieving compliance with the Guideline Values (GVs) shown to be exceeded in the laboratory reports.

4. On-site disposal shall comply with the Otago Regional Council requirements.

5. For more information on how to comply with Condition 10 and 15 above or on how to provide for FENZ operational requirements refer to the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://ww.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.

Financial Contributions

6. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.

7. Development/Financial contributions for transport, community infrastructure and reserves $5,403.48 (exclusive of goods and services tax) are payable n accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2025 and updated $/HUE rates published inCODC's Schedule of Fees and Charges 2025-2026.

8. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

Consent notices

9. All of the associated costs of preparing and registering consent notices are to be at the consent holder's expense.

Access

10. It is the consent holder's responsibility to obtain all necessary Temporary Traffic Management Plans, Corridor Access Requests or any other approvals to undertake works within the road reserve. These approvals should be obtained prior to the works commencing.

Heritage and Archaeology

11. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.

12. If during any site disturbance, the consent holder or subsequent owners:

    a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

        iii) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

        iv) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

    Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

i) stop work within the immediate vicinity of the discovery or disturbance; and

ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

General

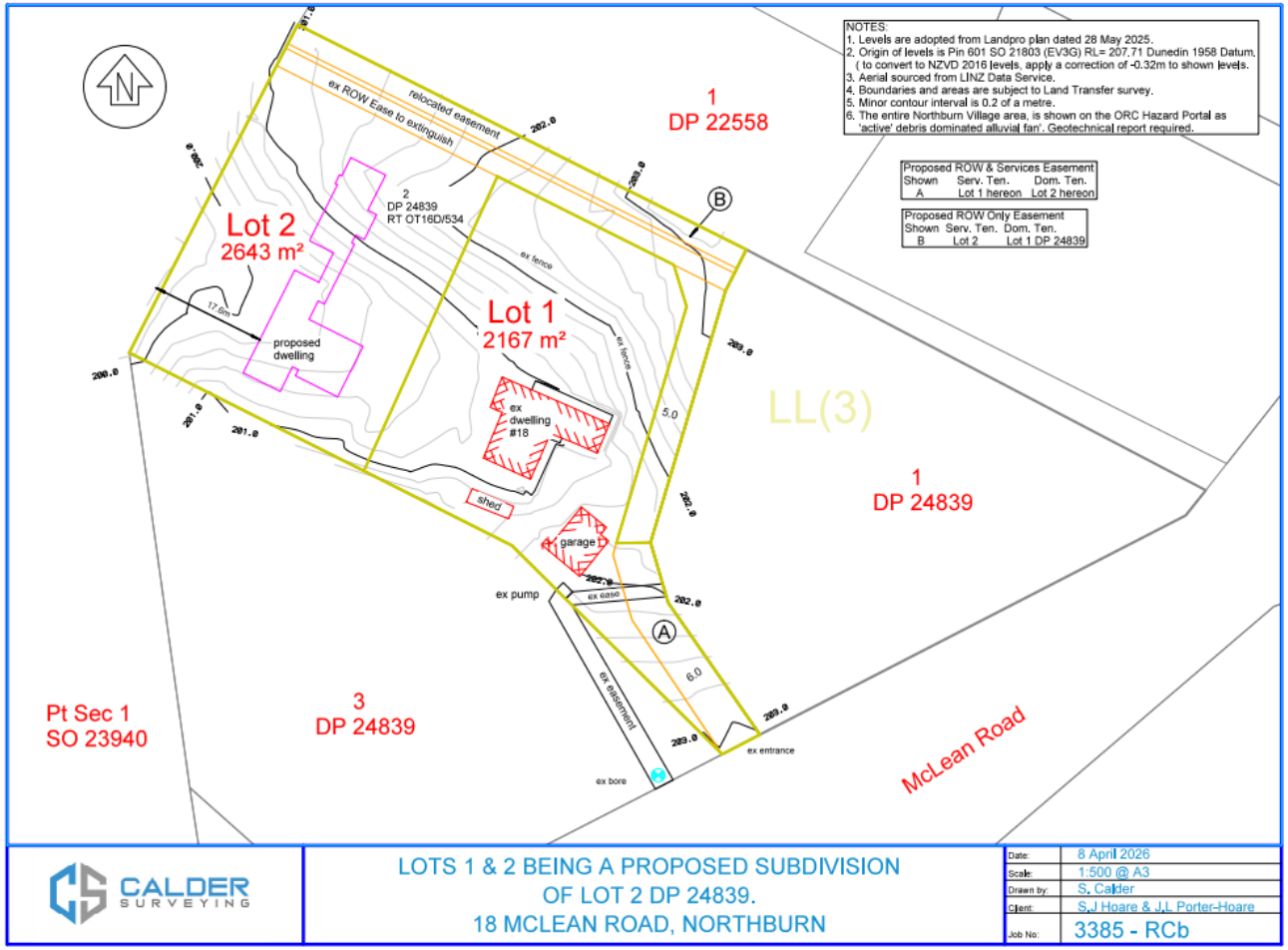
13. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

14. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

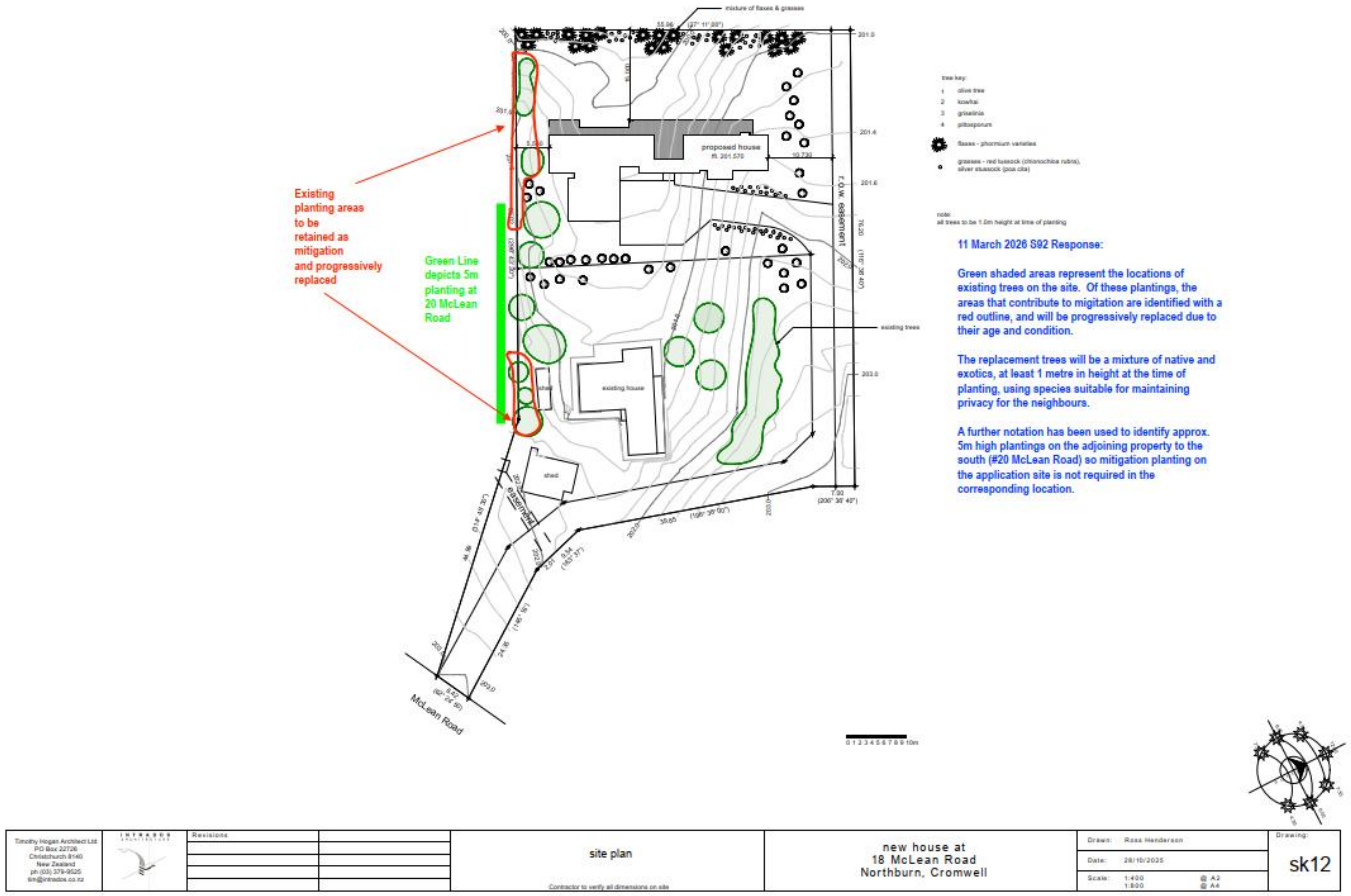
15. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
16. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

17. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

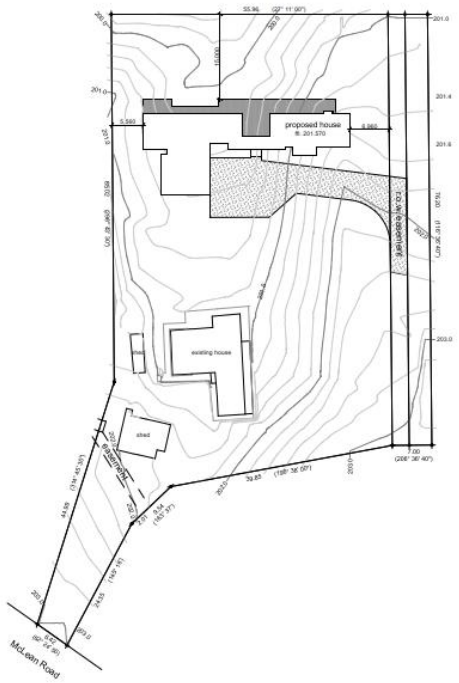
Appendix One: Approved Plan/s for RC 260013 (scanned image(s), not to scale)




NOTES:
1. Levels are adopted from Landpro plan dated 28 May 2025.
2. Origin of levels is Pin 601 SO 21803 (EV3G) RL= 207.71 Dunedin 1958 Datum.
(to convert to NZVD 2016 levels, apply a correction of -0.32m to shown levels.
3. Aerial sourced from LINZ Data Service.
4. Boundaries and areas are subject to Land Transfer survey.
5. Minor contour interval is 0.2 of a metre.
6. The entire Northburn Village area, is shown on the ORC Hazard Portal as 'active' debris dominated alluvial fan'. Geotechnical report required.
Proposed ROW & Services Easement
Shown Serv. Ten. Dom. Ten.
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
1
DP 22558
ex ROW Ease to extinguish
relocated easement
2
DP 24839
RT OT16D/534
Lot 2
2643 m²
Lot 1
2167 m²
proposed
dwelling
17.6m
ex fence
ex
dwelling
#18
shed
garage
ex pump
ex ease
ex easement
ex entrance
ex bore
5.0
6.0
LL(3)
1
DP 24839
3
DP 24839
Pt Sec 1
SO 23940
McLean Road
CALDER
SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date: 8 April 2026
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCb

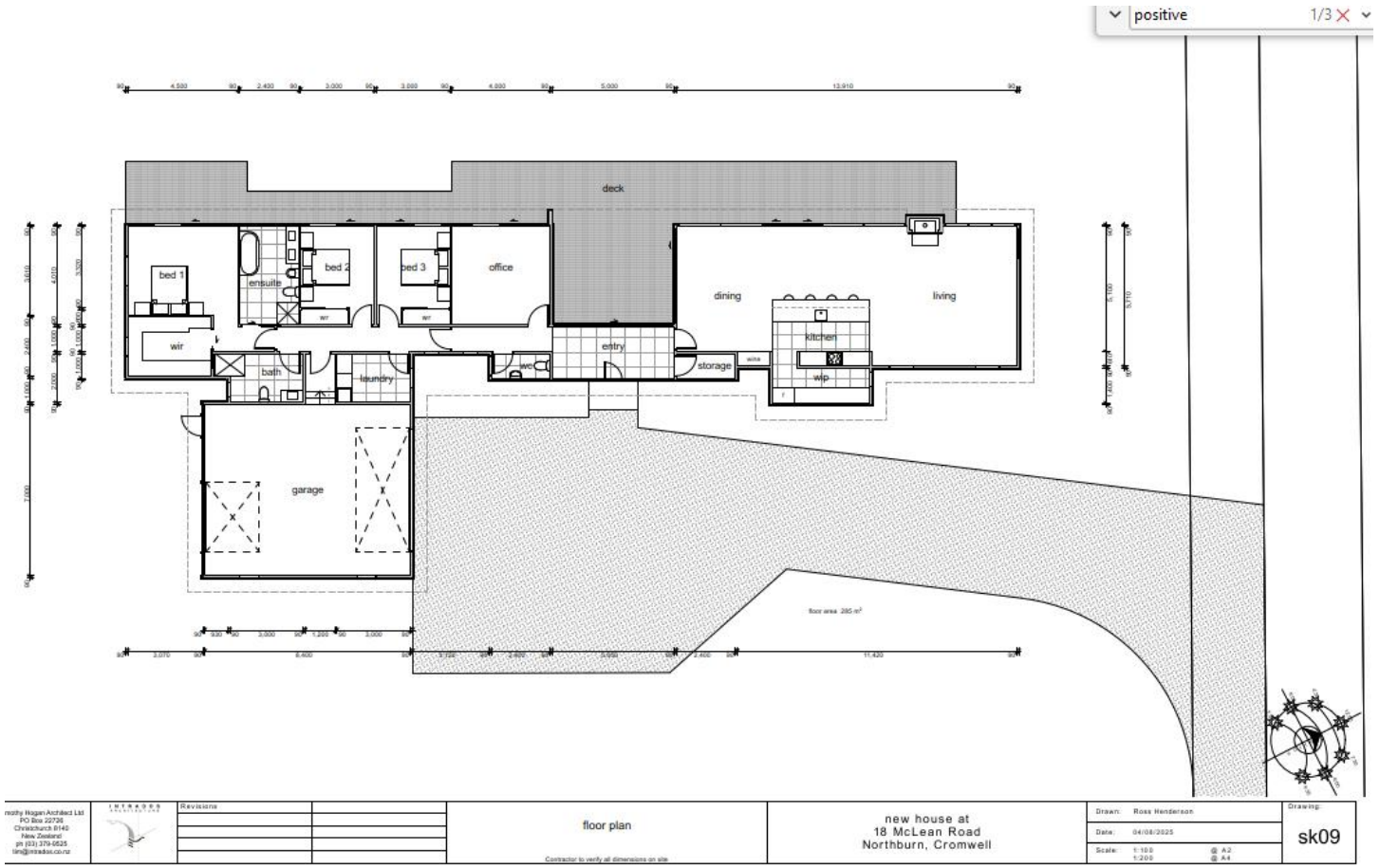


Landscape Plan

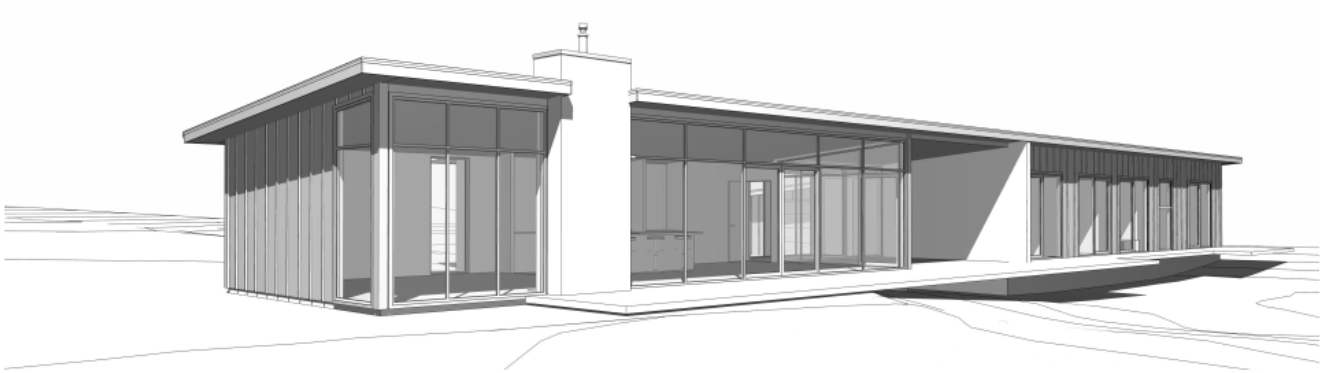




Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intradox.co.nz	INTRADOX	Revisions		site plan Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: 1:400 @ A2 1:800 @ A4	Drawing: sk08


positive
1/3
deck
bed 1
ensuite
bed 2
bed 3
office
dining
living
kitchen
wip
wir
bath
laundry
wc
entry
storage
garage
floor plan
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:100 @ A2
1:200 @ A4
Drawing:
sk09
Revisions
Contractor to verify all dimensions on site

positive 1/3





Timothy Hogan Architect Ltd PO Box 22736 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intrados.co.nz	INTRADOS ARCHITECTURE	Revisions		option 1 3D views Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: @ A2	Drawing: sk10

positive 1/3





Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@timhodx.co.nz	INTRADOS ARCHITECTURE	Revisions		option 2 3D views Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: @ A2	Drawing: sk11

CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC260013
18 McLean Road, Northburn

INTRODUCTION

The application seeks subdivision consent for a two-lot subdivision, and land use consent for the construction of a residential dwelling in the Large Lot Residential Zone - Precinct 2 (LLRZ-P2) at 18 McLean Road, Northburn. Proposed Lot 1 has a land area of 2,167m^2 and proposed Lot 2 has an area of 2,643m^2. The subdivision does not comply with the minimum lot size of 3000m^2; and the proposed additional residential unit does not comply with the minimum density of 1 residential unit per 3000m^2 specified for the LLRZ-P2. Therefore, the application is assessed as a non-complying activity under the District Plan.

DESCRIPTION OF THE SITE

The subject site is well described in the application and the supporting documents (archaeological report, geotechnical report and s92 response) and is considered to accurately identify the key features of the site. The applicant's site description is adopted for the purposes of this report, with the following additional summary.

The site is located at 18 McLean Road, Northburn, legally described as Lot 2 DP 24839. The site is within 'Precinct 2' of the LLRZ and is within a cluster of 10 large residential properties on the western side of McLean Road situated alongside the eastern margins of Lake Dunstan, approximately 3.6km north of Cromwell. Precinct 2 is described in the introduction to the LLRZ as "*Within Precincts 2 and 3, a lower density is anticipated, to maintain the existing amenity and character in these areas"*.

The application site is the largest lot within the cluster comprising a land area of 4809m^2. An existing esplanade and public walkway provide public access around the edge of the precinct to Lake Dunstan.

The site contains an existing residential cottage in the south-eastern corner of the site. An archaeological report has been provided with the application and notes that this cottage is likely to be a pre 1900s building. The cottage is not a scheduled heritage building or site under the District Plan, or on the New Zealand Heritage List, however, as a pre 1900 building it is defined as an "archaeological site" under the *Heritage New Zealand Pouhere Taonga Act 2014* and an authority would be required for any demolition of the building. The cottage is surrounded by existing landscaping comprising a mix of trees and hedging, and an internal wire fence running down to the lake which presently delineates part of the site.

The site is accessed via an existing entrance to McLean Road, which connects to State Highway 8 east of the site. An existing pedestrian right of way runs through the northern part of the site providing pedestrian access Lot 1 to the rear through the site to the lakefront.

Figures 1- 5 below illustrate the subject site and immediate surroundings.



Figure 1: *Aerial view of the subject site, with the existing cottage visible in the south-eastern portion of the site (Source: Grip).*



Figure 2: *View of the subject site outlined in green, with the existing cottage visible in the south-eastern portion of the site (Source: AEE).*

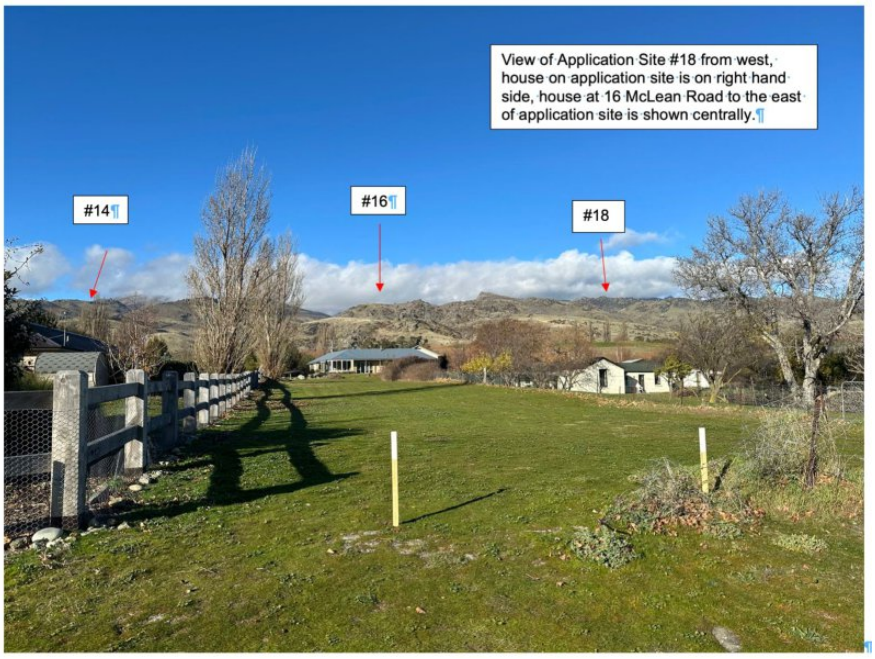


Figure 3: *View of subject site and existing cottage at 18 Mclean Road, with existing buildings on 14 and 16 Mclean Road also visible (Source: AEE).*



Figure 4: View within the site from the existing pedestrian ROW looking west towards lake Dunstan.



Figure 5: *View of the Northburn area as seen from Lowburn, on the opposite side of Lake Dunstan.*

DESCRIPTION OF THE PROPOSAL

The application seeks subdivision consent to create two lots, and land use consent for a residential dwelling on one of the lots which breaches the minimum lot size and maximum residential density. The proposal is a Non-Complying Activity in the Large Lot Residential Zone – Precinct 2.

Subdivision:

It is proposed to subdivide the existing 4809m^2 site into two lots. Lot 1 is to contain the existing cottage and garage and has a land area of 2,167m^2. Lot 2 is proposed as a vacant lot of 2,643m^2 on which a new house will be constructed. The lot sizes proposed do not comply with the minimum lot size of 3000m^2 specified for the LLRZ – Precinct 2, with Lot 1 having a shortfall of 833m^2, and Lot 2 having a shortfall of 357m^2.

Access to Lot 1 and 2 is to be provided by the extension of the existing access from McLean Road which will be extended around the eastern and northern sides of proposed Lot 1 to serve the new dwelling on proposed Lot 2. A Right of Way easement will be provided over the shared part of the access, shown as 'Easement A' on the Scheme Plan. The access will have a legal width of six (6) metres where it is shared by Lots 1 and 2 and reduce to five (5) metres thereafter. The existing pedestrian ROW easement through the site is proposed to be extinguished and replaced with a new ROW easement of the same dimensions, relocated to be immediately adjoining the northern boundary.

The existing cottage has an on-site wastewater disposal system, and stormwater drains to soakage areas. On-site wastewater treatment and disposal and stormwater soakage is also proposed for Lot 2, with the AEE confirming this can be provided to meet Council standards and in compliance with the required 50m setback to waterbodies.

Water supply is available to the site from the local Northburn water scheme as well as a local bore supply located on neighbouring Lot 3 DP 24839. The new lot is proposed to be supplied

from either or both of these sources, with sufficient quantity being confirmed as being available to supply the new lot.

Electricity connections will be extended to proposed Lot 2, with wireless telecommunications required.

The proposed subdivision plan is included below.

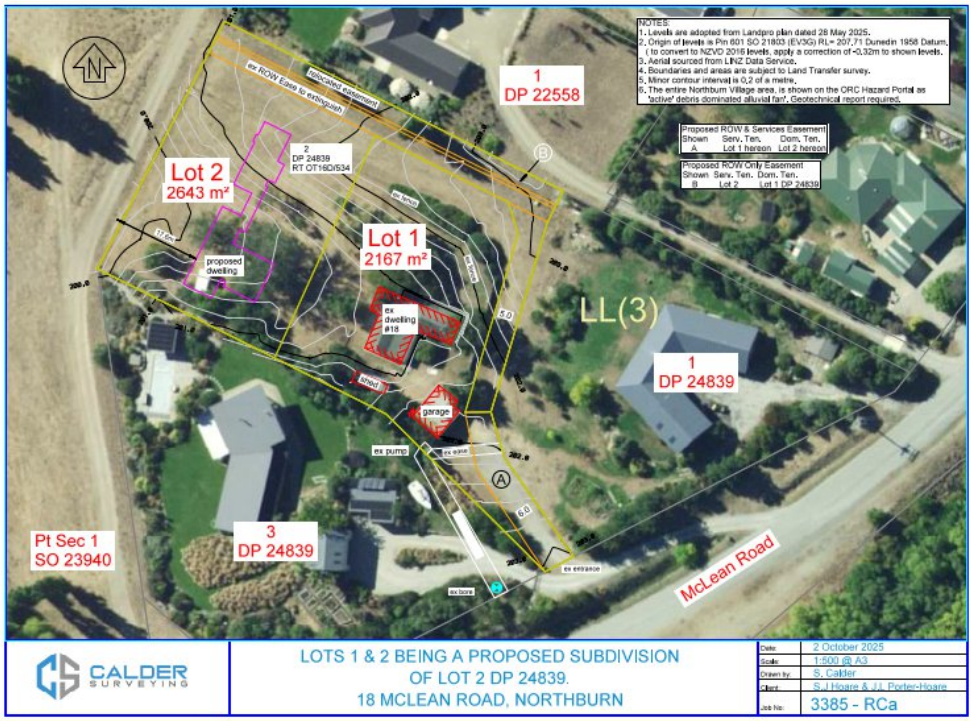


Figure 6: *Proposed subdivision plan, including outline of proposed dwelling on Lot 2.*

Land Use:

As the proposed lot sizes are less than 3000m^2, the existing cottage and a future dwelling on Lot 2 cannot comply with the maximum residential density of 1 residential unit per 3000m^2 specified for the LLRZ – Precinct 2. As such, land use consent is sought for a specific dwelling design and landscaping plan to be approved alongside the subdivision. The applicant however seeks some flexibility to allow for minor changes during detailed design of the dwelling and therefore conditions are proposed to enable this.

The proposed dwelling to be constructed on Lot 2 consists of a 3-bedroom house, with the pans provided with the AEE indicating a floor area of 285m^2 and a height of approximately 5.5m with a chimney extending up to 6.5m. A condition of consent is volunteered that the external colours and materials for the dwelling will be recessive in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%. A landscaping plan is also proposed detailing existing landscaping on Lot 1 to be retained or replaced, and additional landscaping around the new dwelling on Lot 2 to provide additional screening for the new dwelling and fill in gaps in the existing boundary vegetation.

Conditions volunteered by the applicant to mitigate the effects of the proposed and potential additional future built form include the following:

- Land use conditions stating:
    - A dwelling on Lot 2 is to be constructed generally in accordance with the plans provided, with allowance for +10m^2 to the floor area and a maximum building height of 6m and up to 6.5m for a chimney.
    - All buildings on the site shall be in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%.
    - Landscaping identified on the landscaping plan shall be maintained and any plants that are removed shall be replaced in the next planting season.

- Consent notice conditions to be registered on the title of both Lot 1 and Lot 2 stating:
    - Each lot shall contain a single residential dwelling only, with minor units being prohibited. This effectively waives the permitted status of minor units under Rule LLRZ-R2 of the District Plan, and the NES-DMRU on each of the proposed two lots, making any additional minor unit prohibited and has the purpose to reduce potential future built form on each lot to a level similar to the current permitted baseline.
    - Specifying a no build area/setback within 12m from the northern internal boundary to retain areas of open space around the dwellings and retain a view through the site from the property to the rear.

Service connections will be provided to the new dwelling as outlined above, and access provided via the proposed right of way to be established as part of the subdivision.

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. In this case, there are no permitted activity subdivisions under the Central Otago District Plan and there is no permitted baseline to be applied.

With regard to land use, the permitted baseline relevant to the current proposal includes:

- A single residential dwelling per 3000m^2, including a minor unit per site which is permitted under LLRZ-R2 up to a floor area of 70m^2, or 90m^2 including a garage; and one minor unit per site under the NES-DRMU up to 70m^2.
- Site coverage of 15% (with 15% equating to 720m^2 for the subject site).
- Accessory buildings up to the maximum site coverage.
- Building height of 7.5m.

RECEIVING ENVIRONMENT

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises residential activity as outlined in the permitted baseline above.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises the same residential activities. It is noted that all other lots within the Northburn LLRZ already contain a residential dwelling to the permitted maximum density, with all other lots being between 3000m^2 to 4397m^2. Therefore, additional permitted development on adjacent sites

could comprise an additional minor unit of 70m^2-90m^2 (including a garage) for each residential unit, and residential accessory buildings or structures up to the maximum site coverage of 15% and building height of 7.5m.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

ASSESSMENT: EFFECTS ON THE ENVIRONMENT

1. The effects of the subdivision and future development

Character and amenity

The subject site is located within Precinct 2 of the LLRZ. The application proposes a density of development exceeding the standards of the plan, which indicate a density of 1 lot or residential unit per 3000m^2. Lot 1 has a shortfall of 833m^2, and Lot 2 has a shortfall of 357m^2. As such, the proposal has the potential to result in adverse effects on the environment associated with the density proposed, and that of potential future built form enabled on the additional lot (such as additional minor units), and the visual effects of this which may reduce open space and affect the amenity and character of the precinct. It is noted that the existing cottage has a floor area of 166m^2 and therefore does not qualify as a minor unit.

Precinct 2 is described in the introduction to the LLRZ as "*Within Precincts 2 and 3, a lower density is anticipated, to maintain the existing amenity and character in these areas"*. The amenity, character or natural values specific to this precinct are not defined and the site is not within a significant landscape area. However, it is noted Precinct 2 has the lowest density and site coverage standards of the LLRZ, indicating that the higher levels of open space are important and contribute to its character and that the standards are intended to maintain the existing amenity and character of the Zone. However, it remains a residential zone where the presence of residential activity and buildings are anticipated. LLRZ-P7 states: "*Ensure that development within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of each precinct".*

It is noted that the applicant has ensured they have considered the surrounding neighbours, undertaking consultation with the three immediately adjacent neighbours who have all provided their written approval to the proposal.

The applicants s92 response considers that "*The existing character of the Northburn subdivision on McLean Road is defined by a mix of historical heritage (the house on the application site), exclusive low-density residential use, and a distinctive lakeside environment. Development on each of 9 lots within the subdivision near the application comprises large houses, most with more than 300m^2 floor areas, and several two-storey dwellings, as well as numerous often large accessory buildings, including a pool and pool house (#20), and a six-car garage (#8)."*

The surrounding area comprises residential activity on lots of between 3000m^2 to 4397m^2. Although the site coverage standard for Precinct 2 is 15%, this permitted baseline provides for significant building footprints and I agree with the applicant that some residential use in the surrounding environment comprises large buildings and accessory structures with significant site coverage. For the current site being 4809m^2 in area this could enable a site coverage of 721m^2, which forms part of the permitted baseline. The permitted baseline for the site, and surrounding lots also includes an additional minor unit of 70-90m^2 for each residential unit, in addition to accessory buildings up to the maximum site coverage.

The current proposal, although subdividing the site, does not alter the scale of possible built form/coverage, albeit allocating it across two separate sites and dwellings. I also consider given the age of the cottage, and the size of the lot in excess of 3000m^2 that it is reasonable for the applicant to desire a new dwelling on the site, as is proposed on Lot 2, and this may be preferable in protecting the heritage values of the cottage, compared to its demolition. I do consider however that an additional residential building on a new "site" could then create more potential for further additional built form such as enabling 2x minor units (one for each lot) under LLRZ-R2 and the NES-DMRU, as compared to one minor unit enabled presently. There is also the potential that a future owner of Lot 1 containing the cottage (if on sold) may also desire a modern building and could feasibly look to seek consent for a second dwelling on that site. To mitigate these potential future effects associated with possible increased density of built form, the applicant has volunteered the following conditions:

- Consent notice conditions to be registered on the title of both Lot 1 and Lot 2 stating:
    - *Each lot shall contain a single residential dwelling only, with minor units being prohibited.*
    - *No buildings shall be established within a 12m setback of the northern internal boundary*.

The proposed conditions effectively waive the permitted status of minor units under LLRZ-R2 and the NES-DMRU which would allow a minor residential unit on each of the proposed two lots, and have the purpose to reduce potential future built form on each lot to a level more closely comparable to the existing permitted baseline. A resource consent would be required as a Discretionary Activity (under s221(3) of the RMA) for any future proposal to vary the consent notice condition. The proposed 12m building setback along the northern boundary will retain areas of open space around the dwellings and retain a view through the site from the property to the rear. In combination with the 15m setback required on Lot 2 from the western boundary adjacent to the margin of any lake (LLRZ-S5), it is considered these conditions will ensure sufficient retention of open space around buildings.

As indicated in Figures 1-5 above, the residential lots and wider area contain extensive landscaping and mature trees within residential lots and along the lakeside margins affording filtered screening to the area, such that the residential built form is seen within this landscaped setting which contributes to its character. The application proposes the following mitigation measures in the form of a specific dwelling design, design controls and a landscape plan to enable a new dwelling to integrate within this setting:

- Land use conditions stating:
    - *A future dwelling on Lot 2 is to be constructed generally in accordance with the plans provided, with allowance for +10m^2 to the floor area and a maximum building height of 6m and up to 6.5m for a chimney.*
    - *All buildings on the site shall be in the range of browns, greens, grey blue, greys with a Reflectivity Value (RV) of less than 38%.*
    - *Landscaping identified on the landscaping plan shall be maintained and any plants that are removed shall be replaced in the next planting season.*

It is considered these conditions will ensure future built form consistent with the anticipated character of the precinct. Given the significant separation distance and presence of large established trees along the lakefront, and with the proposed design controls, a future dwelling

on Lot 2 would not be noticeable from across the lake at Lowburn, as indicated in Figure 5 above.

With regard to heritage, the existing cottage is not proposed to be altered in any way and will be retained on Lot 1. Any future alterations or removal of this building will be required to be considered under the *Heritage New Zealand Pouhere Taonga Act 2014.* The archaeology report provided with the application does not identify evidence of any pre-1900 mining, structural or domestic activity on the vacant part of the site, and it is noted that the low risk of encountering archaeological material can be managed by an accidental discovery protocol. As noted above, the current proposal for an additional residential building presently supports the retention of the heritage values of this building.

There are no reserves or public conservation land, heritage sites, notable trees or areas of significant indigenous vegetation, or named water bodies which will be affected by the proposal. Although the site is situated adjacent to Lake Dunstan, it will not have any direct effect on the lake, its margins or public access in this location. The application confirms wastewater disposal will comply with ORC requirements.

For these reasons, it is considered that the effects of the proposal, over and above the permitted baseline (712m^2 building footprint comprising a dwelling, minor unit and accessory buildings) and with regard to the existing surrounding environment, will be no more than minor.

Subdivision specific effects

In addition to the effects of the subdivision on future built form, the proposal would also allow two separate residential activities across the site under separate ownership which can result in additional effects associated with the intensification of residential land use, increased numbers of persons, privacy effects, noise and ancillary external domestic activities such as outdoor storage, accessory buildings, vehicle parking and traffic. For the current proposal, the effects are to be considered against the permitted baseline which enables a minor unit, within the same ownership.

Given the current size of the allotment which is 4809m^2 and exceeds 3000m^2, it is considered that although not meeting the 3000m^2 minimum for each site, there is additional land area within the site such that two separate residential land uses can be accommodated whilst retaining sufficient separation to neighbours to avoid adverse effects associated with increased domestication. The additional effects associated with the subdivision and an additional residential lot/dwelling are not considered to be discernible from within the wider environment, particularly due to the volunteered conditions which will avoid any additional minor unit on each lot and therefore reduce the proliferation of ancillary domestic activities on each lot. Noting that the three adjoining neighbours have provided written approval to the application, and the volunteered conditions will retain landscaping, and an increased setback of 12m to the northern boundary. Additionally, the permitted 15% site coverage is not altered, but is being simply divided between two sites.

The existing cottage is located in the south-eastern corner of the site, presently delineated by vegetation and fencing giving the appearance of being on a separate site, with a large vacant area towards the remainder of the west of the site. The subdivision design is reflective of this existing land use pattern with the dividing boundary running in the N-S direction, retaining a wide frontage to the eastern boundary adjoining the lakefront, as compared to other lots within the development which have a narrower boundary to the lakefront. As seen from the lakefront, this will give the appearance and perception of a larger site with lower density.

For these reasons, the proposed division of the lot and density is considered able to be accommodated in this location with adverse effects being no more than minor.

2. The adequacy of the allotment

There are no reticulated connections to the subject site. On site wastewater and stormwater services are existing to the dwelling and also proposed for the new lot. A report has been provided from AdamsNZ dated 27 August 2025, a suitably qualified and experienced person, which demonstrates that onsite wastewater and stormwater disposal is viable.

Water supply is to be provided either from the local Northburn water scheme or a local bore supply located on neighbouring Lot 3 DP 24839. The application confirms that there is sufficient quantity available to supply the new lot with 1000l/day.

Electricity connections will be extended to proposed Lot 2, with wireless telecommunications required.

Council's Environmental Engineer has reviewed the proposed servicing arrangement and confirmed it is acceptable subject to the imposition of suitable conditions, including consent notice conditions for wastewater, stormwater and firefighting supply to be imposed on the new lots to ensure compliance with ongoing servicing and maintenance requirements. Water quality tests have not been provided and instead the applicant proposes to provide these tests prior to s224 approval. This approach is accepted by Council's Engineer subject to the imposition of Council's standard condition which requires this testing prior to s224c and details any remediation action required.

Overall, the engineer's advice is adopted for the purposes of this report and, subject to recommended conditions of consent, I have assessed that the lots are fit for the purpose for which they are intended.

3. Access

The site is accessed from McLean Road. As noted above, access to Lot 1 and 2 is to be provided by the extension of the existing access from McLean Road. A Right of Way easement will be provided, shown as 'Easement A' on the Scheme Plan with a legal width of 6m where it is shared by Lots 1 and 2 and 5m metres within the Lot 2 leg in. Council's Environmental Engineer has reviewed the proposed access arrangement and advises McLean Road is constructed to an adequate standard, and no additional works will be required. The proposed ROW access arrangement to Lot 1 and 2 is also advised as being acceptable.

The existing pedestrian ROW easement through the site is proposed to be extinguished and replaced with a new ROW easement of the same dimensions, relocated to be immediately adjoining the northern boundary. This is considered sufficient to retain the existing pedestrian access provision through the site from Lot 1 DP 24839 (16 McLean Road) to the rear, noting that this landowner has reviewed and provided written approval to the proposal.

The subdivision will create one additional lot. The additional traffic generation associated with one additional residential lot is considered to be minimal and able to be accommodated such that there will be no adverse effects to the safe and efficient operation of the roading network.

4. Hazards

The ORC natural hazards database indicates that the proposed subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek (Refer Figure 6 below). The site is not identified as being subject to hazards according to the District Plan hazard maps.

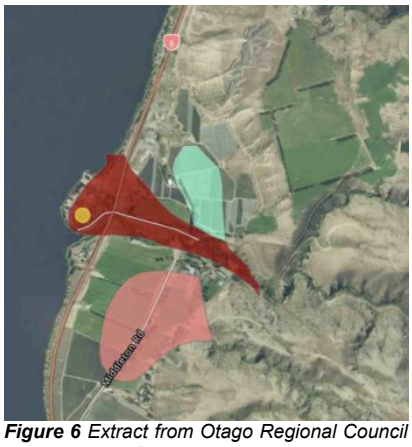


Figure 6 *Extract from Otago Regional Council Natural Hazards database showing red area over application site (yellow dot) as "an active debris-dominated alluvial fan associated with Quartz Reef Creek (Source: AEE)*

A natural hazards assessment has therefore been undertaken for the proposal by Geosolve and states that "*the subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek. However, the ORC regional scale hazard mapping is of coarse resolution and therefore high-level in its interpretation. Field inspection confirms that the new building platform is situated on a degraded outwash terrace several meters above the deeply incised channel of Quartz Reef Creek*".

The report concludes that "*There is no evidence of debris flow morphology in the immediate area and given the sufficient capacity of the active stream channel to contain flood flows there is no chance of avulsion upstream of the state highway. An in-active floodwater-dominated alluvial fan is probably a more accurate designation for this site. No mitigation is therefore required for the development with regards to alluvial fan and flooding hazard*".

The report also assessed seismic risk and risk of liquefaction. The assessment concluded that proposal is technically feasible with no mitigation being required with regards to alluvial fan and flooding hazard beyond standard NZS 3604 floor level elevations and noting that "*…site-specific ground investigations, reporting and design will be required at the building consent/detailed design stage"*.

As such it considered the effects associated natural hazard risk are less than minor.

5. Earthworks

Earthworks associated with the proposal will be minor, associated with the installation of services and preparing the application site for the new dwelling and access. The AEE states that the potential for dust, silt and sediment will be minimised, and such effects can be managed by good practice to avoid release of sediment. As such it is considered the potential effects associated with earthworks will be less than minor.

6. Esplanade reserves and strips

The subdivision creates lots less than 4 ha in size adjacent to Lake Dunstan and therefore requires consideration to esplanade requirements.

Section 230 of the RMA requires the provision of an esplanade strip of 20m in width where subdivision creates lots less than 4ha in area, unless the requirement is waived by a resource consent. Additionally, Rule 16.7.13(b) of the District Plan outlines that where a subdivision

creates lots less than 4ha, esplanade strips or reserves may be required by Council as a condition of consent.

The application seeks to waive the requirements for an esplanade. An existing esplanade already exists around the lakeside margins of the LLRZ precinct in this location which contains an existing connected walking track which continues along the lakeside margins north of the site. It is considered unnecessary in this instance to require the provision of an additional esplanade on the subject site, as there is existing suitable and sufficient public access and along the lake in this location; and additionally any further esplanade, were it provided on the subject site, would be isolated and have no connection or logical link to any other esplanade strip and, therefore, it would not enhance public access. There are also no significant ecological, amenity, and/or recreational values within the site.

Section 16.7.13.4 of the Plan states that where an application requests to waive the requirements, Council will require that the written approval of the Otago Fish and Game Council and the Department of Conservation be provided. At the time of writing, these approvals are being sought and there is no reason to suggest approval will not be given.

Ultimately, the adjacent lakefront margin already has a suitable esplanade which provides good public access. Therefore, effects associated with a waiver of esplanade requirements are considered to be less than minor.

7. Summary of effects

In summary, the adverse effects of the proposal as result of the density breach and minimum site size breach will be no more than minor given:

- The existing permitted baseline includes a residential dwelling with a minor unit, and accessory buildings up to a site coverage of 712m^2. The site coverage for each lot remains below this at approximately 10%.
- The applicants volunteered conditions will restrict both lots to one residential unit only, meaning there is no potential for minor residential units.
- The proposal encourages retaining the existing cottage over demolition.
- Design controls are proposed to ensure the dwelling on Lot 2 is recessive and low rise.
- A landscaping plan is proposed which will retain mitigating vegetation and provide additional planting to contribute to the existing vegetated character of the area.

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

Overall the proposed activity is not likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is not 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*].

There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified.

OVERALL DECISION - S95A NOTIFICATION

Pursuant to 95A(5)(b)(i), public notification is not required as identified in the assessment above.

EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

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

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification.

Limited notification is not precluded under Step 2 as the proposal is not for a controlled land use activity.

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

Limited notification is not required under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval, and it is not a prescribed activity.

Limited notification is not required under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal on persons are assessed below.

PERMITTED BASELINE (s95E(2)(a))

Under Section 95E(2)(a) of the RMA, an adverse effect of the activity on persons may be disregarded if the plan permits an activity with that effect. The permitted baseline has been established above.

ASSESSMENT: EFFECTS ON PERSONS

The written approval of the person(s) detailed below has been obtained. In accordance with sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on this person/these persons.

Person	Owner	Occupier	Address	Obtained
Sarah Jan Burton, Blair Samuel	✓	✓	20 McLean Road, Northburn, Cromwell	21/1/2026

Walter				
Barrie John Barber	✓	✓	16 McLean Road, Northburn, Cromwell	22/10/2025
Antony Ian Robertson, Jamie Alan Apiata Robertson, Winnefred Julian Robertson	✓	✓	14 McLean Road, Northburn, Cromwell	30/11/2025



Figure 2: *Location of written approvals obtained (in yellow, subject site identified by blue star)*

As indicated above, the written approval has been provided from all three immediately adjoining landowners, and therefore Council cannot have regard to the effects of the activity on these persons.

The applicant in their AEE and further s92 response has provided a comprehensive assessment of effects on other persons, which is adopted for the purposes of this report, with the following additional summary.

Numbers 2, and 4 McLean Road contain large dwellings setback approximately 150m from the site with extensive landscaping and intervening space surrounding the dwellings. These dwellings are not oriented towards the subject site and due to the separation distance, intervening space and vegetation these sites do not have a view towards the site. The effects on these properties are considered to be less than minor.

Number 10 Mclean Road is the northern most site and has several residential buildings across the site. The southern boundary of Number 10 is around 100 metres from the northern application site boundary with buildings and landscaping at numbers 8, 6 and 14 in the intervening space restricting views towards the application site.

Number 8 Mclean Road contains a large two storey house under construction, along with several other large buildings across the site and is representative of the large built form coverage that is enabled on the under the LLRZ standards. Again, the intervening buildings on 6 and 14 Mclean Road restrict views to the subject site. The main living areas of this dwelling also face towards the lake and not towards the application site.

Number 6 Mclean Road has an existing red cottage located at the rear of the site. The house at number 14 is on the intervening property restricting views towards the application site. Additionally, as indicated in the images provided by the applicant, this barn does not contain any windows facing the site and therefore the proposal would not affect views from this building. Any future built form on the lot further towards the west would also have restricted visibility of the site due to the position of the dwelling at number 14 and also the existing landscaping within that property.

Number 12 contains a dwelling located towards the north eastern corner of the property and there is a large grassed area with surrounding landscape planting at the western end and southern side of the property. The separation distances and intervening properties restrict visibility between number 12 and the application site.

Therefore in summary, with regard to the other lots within the Northburn area, it is considered that due to the setbacks, orientation of other sites and buildings, and the presence of existing building and landscaping within the intervening area, the proposed subdivision and additional dwelling will not be discernible, and the proposal is not dissimilar to the nature of existing development these sites consisting of large buildings with additional detached buildings and accessory structures. The proposal is consistent with the character of the area such that the effects on these persons are considered less than minor.

The proposal will also not be visible from more distant locations east and south of the site due to the nature of the topography alongside the state highway which limits views of the Northburn area and particularly the subject site adjacent the lake which is screened behind other existing buildings.

As noted above, the proposed subdivision and built form will also not be distinguishable to persons across the lake due to the significant separation and existing tree lined lakefront margins, with the proposed design controls ensuring the building will be recessive and earth toned colours to integrate with this wider setting.

For these reasons effects on persons are considered to be less than minor.

Step 4: Further limited notification in special circumstances

Special circumstances do not apply that require limited notification.

DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, no person is considered affected by this proposal.

OVERALL NOTIFICATION DETERMINATION

Given the decisions made under s95A and s95B, the application is able to be processed on

a non-notified basis. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

Prepared by:



Kim Banks Date: 17 March 2026
Planning Consultant

Reviewed by:



Oli McIntosh Date:21 March 2026
Team Leader – Planning

Approved under Delegated Authority by:



Tim Anderson Date: 24 March 2026
Team Leader – Planning

Application for a resource consent - Form 9

APP260142663

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

Date and Time Created	23/01/2026 04:11
Submitted to Council	23/01/2026 04:22

To cross reference Datacom with MAGIQ please click Here. to add the Resource Consent number.

Property Details

Property Address	18 McLean Road, Northburn, Cromwell 9383
Valuation Number	2841117500
Record of Title Number	OT16D/534
Legal Description(s) of the specific parcels that the resource consent application is for	Lot 2 DP 24839

What is your role in this application?	Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation	Down to Earth Planning Limited
First name	Jenny
Last name	Grimmett
Phone number	0292003057
Email address	jenny.k.grimmett@gmail.com

Note that the applicant will also receive a copy of all correspondence.

Postal address:	610 Ida Valley Back Road, RD 2, Oturehua 9387
Confirm that you have approval to act on behalf of the applicant	Yes

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

Applicant details

Is this applicant an individual or an organisation?	Individual
First name	Stephen and Janice Porter-Hoare
Last name	Hoare
Phone number	027 252 2744
Email address	hoares@xtra.co.nz
Postal address:	18 McLean Road, Northburn, Cromwell 9383, New Zealand

Invoicing

Who is paying the invoice?	Applicant

DETAILS

Activity or works proposed

Application type	Land use and subdivision consent
Short description of your proposal	A two-lot subdivision and construction of a new dwelling on the proposed vacant lot, with associated earthworks for site preparation, access upgrade, and on-site servicing. This is a non-complying activity in the Large Lot Residential Zone - Precinct 2. The proposal is not able to comply with Permitted Activity Rule LLRZ-R1 for Residential Units, which requires compliance with standards LLRZ-S1 to -S6, because it does not meet the minimum lot area of 3,000m2 set by LLRZ-S1. It also does not meet the corresponding Plan Change 19 Subdivision Rule SUB-R4 as it cannot meet Standard SUB-S1.7, which sets the minimum lot area of 3,000m2. It is. therefore assessed as a Non-Complying Activity. The proposal also requires a consent under Rules LLRZ-R18 (Plan Change 19 LLRZ-R15) and SUB-R6 as a Non-Complying Activity Consent for Buildings on Land Subject to Hazards.

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

Assessment of Environmental Effects (AEE)

An application cannot be accepted for processing by the Council under Section 88 of the Resource Management Act 1991, without an Assessment of Environmental Effects (AEE).

Refer to the guidelines for Assessment of Environmental Effects.

2026 01 23-1&2-RC APP-Cover Letter & Report-18 McLean Rd SD.pdf (2 mb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- **The matters set out in Schedule 4 of the Resource Management Act 1991.**
- **Any relevant objectives, policies, or rules in a document.**
- **Any relevant requirements, conditions, or permissions in any rules in a document.**
- **Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).**

Please do not load the same document that you loaded for AEE above

Other activities

Other applications

Are you required to apply for any other resource consents for this project?	No
Is this project related to a building consent?	No

Pre-application information

Have you discussed this proposal with Council staff prior to this application?	Yes, an informal discussion
Name(s) of Council staff involved (if known)	Tanya Copeland - discussion with applicant over a year ago.
Date of discussion (if known)	

Site visit requirements

Who is the site contact?	Applicant

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- **If an affected party does not give approval to your proposal this may impact on the way that the application is processed.**
- **Council's duty planner can provide you with advice on which parties may be affected by your proposal.**

Download an affected party approval template form.

Do you need affected party approval?	Unsure
Reason	We have assessed the proposal as not affecting any persons, but have obtained written approvals from the three adjoining owners at 14, 16 and 20 McLean Road.

National Environmental Standard – Contaminated Soil (NES-CS)

National Environmental Standard – Contaminated Soil - option selected	A review has been undertaken of District and Regional Council records and no records have been found suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.

Fast-Track Processing

Under section 87AAC a controlled activity or deemed permitted boundary activity may be eligible for fast-track processing. **Please select one:**	I opt out of the fast-track consent process

Public Notification

Please confirm whether you request public notification for this application. **If you choose "Yes" - Please note a "notified to formal hearing" deposit fee is payable. Please refer to Council's current Fees and Charges on our website.**	No

LIST OF FILES

2026 01 23-1&2-RC APP-Cover Letter & Report-18 McLean Rd SD.pdf (2 mb)
2026 01 23-3-RC APP-18 McLean Rd SD-APPENDIX A Plans.pdf (2 mb)
2026 01 23-9-RC APP-18 McLean Rd SD-APPENDIX G Landscape Plan.pdf (447 kb)
2026 01 23-6-RC APP-18 McLean Rd SD-APPENDIX D Geotech Report.pdf (3 mb)
2026 01 23-8-RC APP-18 McLean Rd SD-APPENDIX F Engineering Services.pdf (530 kb)
2026 01 23-5-RC APP-18 McLean Rd SD-APPENDIX C Photographs.pdf (3 mb)
2026 01 23-7-RC APP-18 McLean Rd SD-APPENDIX E Consultn Info.pdf (8 mb)
2026 01 23-4-RC APP-18 McLean Rd SD-APPENDIX B Title Documents.pdf (2 mb)

Down to Earth Planning
SIMPLIFYING YOUR CONSENT PROCESSES

Resource Consents
Hearings
Submissions
Consultation
Plan Changes

23 January 2026

Planning and Regulatory Services Manager
Central Otago District Council, PO Box 122, Alexandra 9340
Attention: Tanya Copeland, Team Leader Planning - Alexandra
Lodged Via the Council's Online Portal

https://mycodc.codc.govt.nz/do-it-online/resource-consents/resource-consent?ed-finish-url=/do-it-online/resource-consents&ed-step=1

and by Email: resource.consents@codc.govt.nz

Dear Tanya

Application for Resource Consent for a Two Lot Subdivision and Construction of a New Dwelling on the proposed Vacant Lot at 18 McLean Road, Northburn, Cromwell 9383 (being Lot 2 DP 24839, Record of Title OT16D/534, Valuation Number 2841117500)

Please find attached a resource consent application prepared by Down to Earth Planning on behalf of the applicants **Stephen Hoare and Janice Porter-Hoare** to undertake a two-lot subdivision and construct a new dwelling on the proposed vacant lot at the above address.

The proposed subdivision will create two lots: Lot 1 around the existing dwelling will have an area of 2,167m^2 and Lot 2 (the vacant lot where the new house will be constructed) has an area of 2,643m^2.

The existing house and the proposed new house will rely on the existing access and water supply for the property. The new house will be constructed to the west of the existing house, as shown on the attached plans. The new 3-bedroom house is single-storey with a low-profile roof, bedrooms and a study located at the southern end, and open plan kitchen/living/dining at the northern end. The house design meets all bulk and location standards (height, height recession planes, setbacks, coverage). A suitably designed on-site wastewater treatment and disposal system will be installed on the property together with appropriate stormwater drainage.

An existing easement along the northern side of the site will be moved slightly north to make better use of the land while retaining the original intent of the easement for its users (#16 McLean Road).

The new house will be well separated from the adjoining neighbours to the south (#20 McLean Road) by at least 5.56 metres and to the north (#14 McLean Road) by 6.96 metres, and there is considerable separation between the living room in the application site house (north side) and the main living areas on these adjoining properties.

Vehicle access to the application site is existing and use by the second dwelling can be accommodated without conflict with other users of the road or shared areas. It will be upgraded as required, and not present a conflict with the safe and efficient operation of the local roads or vehicle movements using McLean Road.

The applicant proposes to undertake landscape planting, which will provide further screening and softening of the development, and ensure there is no loss of privacy or opportunities for overlooking between properties.

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

The application site is in the Large Lot Residential Zone – Precinct 2 (LLRZ) under the Central Otago District Plan and not subject to any District Plan policy overlay areas or other notations.

The proposal is not able to comply with Permitted Activity Rule LLRZ-R1 for Residential Units, which requires compliance with standards LLRZ-S1 to -S6, because it does not meet the minimum lot area of 3,000m^2 set by LLRZ-S1. It also does not meet the corresponding Plan Change 19 Subdivision Rule SUB-R4 as it cannot meet Standard SUB-S1.7, which sets the minimum lot area of 3,000m^2. It is therefore assessed as a Non-Complying Activity. The proposal also requires a consent under Rules LLRZ-R18 (Plan Change 19 LLRZ-R15) and SUB-R6 as a Non-Complying Activity Consent for Buildings on Land Subject to Hazards.

It is confirmed that no consents are triggered under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). The site is also not among those classed with Highly Productive Land.

The applicant will pay the **$1,500** deposit due for a non-notified subdivision consent application allowing for formal hearing via internet banking. All relevant contact and future invoicing details are provided at the front of the attached report.

The application has been prepared to comply with the requirements of Form 9 and the Fourth Schedule of the Resource Management Act 1991 (the Act). It is considered that the effects of the proposal are less than minor so there are no persons who would be adversely affected by the proposal. Written approvals have been sought and obtained from the three adjoining neighbours at 14, 16, and 20 McLean Road. The proposal also passes both tests under s104D of the Act for Non-Complying Activities, and it is confirmed the proposal is acceptable in terms of S106 of the Act.

Therefore, the Council can be comfortable issuing a favourable non-notified decision.

We look forward to your favourable response in the near future. If you have any queries or comments, in the meantime, please do not hesitate to contact me by email (jenny.k.grimmett@gmail.com) or telephone (029-200-3057).

Yours faithfully

For Down to Earth Planning Ltd



Jenny Grimmett
Director/Owner



Proposed Two-Lot Subdivision and new Dwelling in LLRZ

Application to Central Otago District Council for Land Use Resource Consent

18 McLean Road, Northburn, Cromwell 9383
Lot 2 DP 24839, Record of Title OT16D/534
Valuation No. 2841117500

Prepared for:
Stephen Hoare and Janice Porter-Hoare

Down to Earth Planning
SIMPLIFYING YOUR CONSENT PROCESSES

23 January 2026
Ref: 20250601

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

Application Prepared by:

Down to Earth Planning Limited

Address:	610 Ida Valley Back Road, RD2, Oturehua 9387
Attention:	Jenny Grimmett
Telephone:	029 200-3057
Email:	jenny.k.grimmett@gmail.com
Web:	www.downtoearthplanning.nz
Company Number:	5497222

Address for Service of Applicants / Project / Invoicing Purposes

Invoicing/Applicants

Stephen Hoare and Janice Porter-Hoare

Address:	18 McLean Road, Northburn Cromwell 9383
Attention:	Stephen Hoare
Telephone:	027 252 2744
Email:	hoares@xtra.co.nz

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Table of Contents

1. Executive Summary 5
2. Site Description 6
2.1 Address & Location 6
2.2 Zoning and Overlays 7
2.3 Legal Description & Ownership 7
2.4 Photographs 8
3. The Proposal 10
3.1 Overview 10
3.2 Subdivision 10
3.2.1 Proposed Lots 10
3.2.2 Access and Parking 10
3.2.3 Extinguishment of ROW and Replacement with ROW B 10
3.2.4 Services 10
3.3 Site Preparation Works 11
3.4 Proposed Dwelling 11
3.5 Landscape Planting 12
3.6 Application Documents 13
4. Relevant Planning Provisions 14
4.1 District Plan Zoning and Consent Triggers 14
4.1.1 Zoning and Overlays 14
4.1.2 Consent Required under ODP and Activity Status 14
5. Assessment of Effects on the Environment 22
5.1 Relevant Matters 22
5.2 Permitted Baseline 22
5.3 Existing Environment – Adjoining and Adjacent Neighbours 23
5.4 Earthworks Effects 26
5.5 Amenity & Character 27
5.5.1 Visual Amenity and Character 27
5.5.2 Privacy 28
5.5.3 Noise, Lighting and Glare 28
5.5.4 Overall 28
5.6 Traffic Related Effects 28
5.7 Servicing Effects 29
5.8 Cumulative Effects 29
5.9 Overall Effects 29
6. National Policy and Standards Assessments 30
6.1 National Environmental Standards 30
6.2 National Policy Statements and Other Legislation 30
7. Regional Policy Statements and Plans 30
7.1 Regional Policy Statements 30
7.2 Regional Plans 31

8. District Plan Objectives and Policies 32
8.1 Large Lot Residential Zone Provisions 32
8.2 District Wide Provisions 34
8.3 Urban Area Provisions 36
8.4 Residential Resource Area Provisions 37
8.5 Objectives and Policies Conclusion 38
9. Notification Assessment 39
9.1 Consultation 40
10. Section 104D RMA Assessment 41
11. S106 RMA Assessment 41
11.1 Natural Hazards 41
11.2 Legal Access 43
11.3 S106 Conclusion 43
12. Part 2 Assessment 43
13. Summary & Conclusions 44



1. Executive Summary

The applicants, **Stephen Hoare and Janice Porter-Hoare**, seek resource consent to undertake a two-lot subdivision and construct a new dwelling on the vacant lot at 18 McLean Road, Northburn, Cromwell.

The proposed subdivision will create two lots: Lot 1 around the existing dwelling will have an area of 2,167m^2 and Lot 2 (the vacant lot where the new house will be constructed) has an area of 2,643m^2.

The existing house and the proposed new house will rely on the existing access and water supply for the property. The new house will be constructed to the west of the existing house, as shown on the attached plans. The new 3-bedroom house is single-storey with a low-profile roof, bedrooms and a study located at the southern end, and open plan kitchen/living/dining at the northern end. The house design meets all bulk and location standards (height, height recession planes, setbacks, coverage). A suitably designed on-site wastewater treatment and disposal system will be installed on the property, together with appropriate stormwater drainage. An existing easement along the northern side of the site will be moved slightly north to make better use of the land while retaining the original intent of the easement for its users (#16 McLean Road).

The new house will be well separated from the adjoining neighbours to the south (#20 McLean Road) by at least 5.56 metres and to the north (#14 McLean Road) by 6.96 metres, and there is considerable separation between the living room in the application site house (north side) and the main living areas on these adjoining properties.

Vehicle access to the application site is existing and use by the second dwelling can be accommodated without conflict with other users of the road or shared areas. It will be upgraded as required, and not present a conflict with the safe and efficient operation of the local roads or vehicle movements using McLean Road.

The applicant proposes to undertake landscape planting, which will provide further screening and softening of the development, and ensure there is no loss of privacy or opportunities for overlooking between properties.

The application site is in the Large Lot Residential Zone – Precinct 2 (LLRZ) under the Central Otago District Plan and not subject to any District Plan policy overlay areas or other notations. The proposal is not able to comply with Permitted Activity Rule LLRZ-R1 for Residential Units, which requires compliance with standards LLRZ-S1 to -S6, because it does not meet the minimum lot area of 3,000m^2 set by LLRZ-S1. It also does not meet the corresponding Plan Change 19 Subdivision Rule SUB-R4 as it cannot meet Standard SUB-S1.7, which sets the minimum lot area of 3,000m^2. It is therefore assessed as a Non-Complying Activity. The proposal also requires a consent under Rules LLRZ-R18 (Plan Change 19 LLRZ-R15) and SUB-R6 as a Non-Complying Activity Consent for Buildings on Land Subject to Hazards.

It is confirmed that no consents are triggered under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). The site is also not among those classed with Highly Productive Land.

The application has been prepared to comply with the requirements of Form 9 and the Fourth Schedule of the Resource Management Act 1991 (the Act).

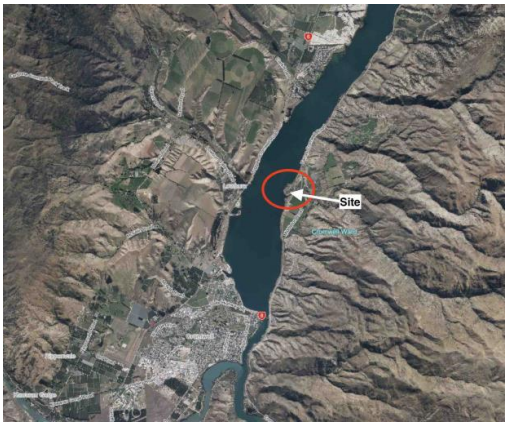
Written approvals have been obtained from the three adjoining neighbours at 14, 16, and 20 McLean Road.

It is considered that the effects of the proposal are less than minor so there are no persons who would be adversely affected by the proposal. The proposal also passes both tests for Non-Complying Activities under S104D of the Act, and it is confirmed the proposal is acceptable in terms of S106 of the Act. Therefore, the Council can be comfortable issuing a favourable non-notified decision.

2. Site Description

2.1 Address & Location

The application site at 18 McLean Road, Northburn, Cromwell, is shown in the aerial photographs below.





Above: Images of Application Site (Source: CODC Online GIS Maps) – North is at top of page.



An mud-brick home (circa pre-1900), is located near the southern corner of the property, surrounded by mature trees. There is also a garage on the site. Sheds occupying approximately 14m^2 have been recently removed.

The application site is among 10 large residential properties on the western side of McLean Road. It is the largest site within the subdivision, and on the aerial images appears almost as two sites based on fencing and vegetation and the layout of nearby sites.

The McLean Road residential area is located on a small peninsular shaped land extension west of the Tarras Cromwell Road. There is public access around the perimeter to the edge of Lake Dunstan, a concrete boat ramp and picnic area.

The properties are generally flat, with a mix of established housing and new houses under construction. Extensive landscape planting has been undertaken on the established sites creating effective screening of views into the outdoor living areas and in some cases the houses themselves.

The cover page image and photographs in the following sections are sourced from Bayley's Real Estate page covering the sale of the property.

Photographs of the site at Appendix C show the site and surroundings in mid-June 2025.

2.2 Zoning and Overlays

The land is zoned Large Lot Residential – Precinct 2 under the Operative Central Otago District Plan. The site is not subject to any policy overlay areas or other planning map notations.



Annotated District Plan extract showing map zoning for the site and surroundings and applicant's land outlined.

Please refer to other mappings of the site relating to natural hazards explained in the s106 assessment and the attached Geotechnical Report attached at Appendix D.

2.3 Legal Description & Ownership

The land is legally described as Lot 2 DP 24839 and held in Record of Title OT16D/534, with an area of 4,809m^2.

The Registered Owners of the application site are Janice Louise Porter-Hoare and Stephen John Hoare, who are the applicants.

The Record of Title is subject to the following registrations:

(a) Subject to Section 8 Mining Act 1971;

(b) Subject to Section 168A Coal Mines Act 1925;

(c) Gazette Notice 568578 defining the middle line of a portion of the Timaru-Milton State Highway;

(d) Easement Instrument 568578 which provides the following easement rights to convey and store water, in favour of the application site for local water scheme:

(i) Right to Convey Water over Areas A-B on DP 22558 over Lot 1 DP 23731 in favour of Lot 2 DP 24839;

(ii) Right to Convey Water over Areas C-D and E-F on DP 22558 over part Section 63 Block V Wakefield Survey District in favour of Lot 2 DP 24839;

(iii) Right to Store Water over Area G on DP 22558 over part Section 63 Block V Wakefield Survey District in favour of Lot 2 DP 24839;

(e) Easement Instrument 568578 also provides for Rights of Way over the application site, shown as Area A on DP 24839 in favour of Lot 1 DP 24839;

(f) Easement Instrument 12367218.1 provides rights to convey electricity and water over area B and a right to convey water over Area C on DP 572488;

There are no items registered on the Records of Title that impact on or are impacted by the proposal.

Copies of the title documents are attached as Appendix B.

2.4 Photographs

The cover image of this report is the application site looking east from the western boundary on the lake side. The existing house is on the right and the neighbouring house at 16 McLean Road is visible centrally, with a small part of the dwelling on the adjoining property at 14 McLean Road on the left.

The photo on the contents page is a zoomed in image of the application site taken from Lowburn looking across the site.

The cover image and images below were sourced from the Bayleys Real Estate web page for the property sale:

https://www.bayleys.co.nz/listings/residential/central-otago-_-lakes-district/central-otago/18-mclean-road-northburn-cromwell-4521359



Aerial view of McLean Road development area with application site outlined approximately

Additional photos of the site and adjoining and adjacent neighbours, taken 15 June 2025, along with views of the site from across the lake at Lowburn, are attached at Appendix C.






Boundary lines are indicative only

3. The Proposal

3.1 Overview

The proposal is to undertake a two-lot subdivision and construct a new dwelling on the proposed vacant lot at 18 McLean Road, Northburn, Cromwell.

The proposal is a Non-Complying Activity in the Large Lot Residential Zone – Precinct 2.

3.2 Subdivision

3.2.1 Proposed Lots

The proposed two-lot subdivision is shown on the Subdivision Scheme Plan prepared by Calder Surveying attached at Appendix A.

Lot 1 has an area of 2,167m^2 and will be occupied by the existing dwelling (approx. 166m^2 including veranda area), garage (approx. 53m^2) at the eastern end of the site (total building area approx. 219m^2). Site coverage is approximately 10%. The old garden sheds (14m^2) shown on the plans are now demolished.

Lot 2 will be created as a vacant lot for the new house to be constructed on, and has an area of 2,643m^2. It is located west of Lot 1. The site coverage of the new house (285m^2) on Lot 2 is approximately 10.78%.

3.2.2 Access and Parking

The existing access to the site enters from the western side of McLean Road to serve the existing dwelling, and is shared with #20 McLean Road to the south. It will be extended around the eastern and northern sides of proposed Lot 1 to serve the new dwelling on proposed Lot 2. A Right of Way easement will be provided over the shared part of the access, shown as A on the Scheme Plan.

The access will have a legal width of six (6) metres where it is shared by Lots 1 and 2, and then reduce down to five (5) metres thereafter.

3.2.3 Extinguishment of ROW and Replacement with ROW B

An existing Right of Way (ROW) easement between the adjoining property to the east of the application site (Lot 1 DP 24839, #16 McLean Road) currently runs between the eastern boundary of the application site shared with #16 and the western boundary of the application site, parallel with the northern boundary of the site. It is proposed to be extinguished and replaced with a new ROW easement of the same dimensions adjoining the northern boundary. This is shown as area B on the Scheme Plan.

3.2.4 Services

The site currently has a water supply from the local Northburn water scheme as well as a local bore supply. The bore is used by #20 and #16 and #18 (the application site) are able to use this too.

The existing house has an on-site septic tank and wastewater disposal system, and stormwater drains to soakage areas.

The new house will be provided with on-site wastewater treatment and disposal and stormwater soakage to meet current requirements. It may have access to the existing bore supply for potable water or alternatively the Northburn scheme, or possibly a combination of both.

The site has been confirmed as suitable for waste water disposal in the report attached at Appendix F. The author of the report, Mr Adams of Adams Plumbing, Drainage and Electrical undertook some site excavations and soakage tests on 27 August 2025 to determine the soil structure and soakage rate. He identified the soils as category 1-2, predominantly free draining, gravelly soils with a few rocky outcrops in several high points on the site.

Mr Adams advised that "*Having Previously installed Septic tank systems on 2 of the neighbouring sites No 14 & 6 McLean Road I am satisfied that a Primary Septic tank system with Filtered outlet would be suitable for this site. Disposal would be by the means of a soakage bed or trenches with a distribution pipeline surrounded by free drainage aggregates or a filter sand*", and noted that "*all wastewater designs reports are site specific and would need to be submitted along with a building consent to meet AS NZS 1547:2021*".

The applicant will follow the recommendations of Mr Adams.

Power is available at the site entrance for connection to the new house. The existing house is already connected to this supply.

3.3 Site Preparation Works

Some relatively minor earth disturbance has been / will be undertaken to improve the drive-on access, to allow contractors to park on the property during renovations, and to create permanent on-site parking and turning space.

Some of the gently sloping existing garden / grassed area in front of the house will be / has been levelled so it can be used more easily. This will be retained on its eastern edge.

The works will not exceed 1 metre in depth within 2 metres of a boundary, or 200m^3 volume.

Sediment controls will be installed as appropriate to ensure good practice during construction.

3.4 Proposed Dwelling

The proposed single-storey dwelling is shown on the plans prepared by Timothy Hogan Architect Ltd/Intrados Architecture attached at Appendix A.

The dwelling will be constructed on proposed Lot 2 on the western side of the application site.

The new house will be set back from the southern boundary shared with #20 McLean Road by at least 5.56 metres. It will be at least 6.96 metres away from the northern boundary shared

with #14 McLean Road. The deck on the western end of the house will be at least 15 metres back from the western boundary shared with the reserve land adjoining Lake Dunstan.

The building has a low profile roof, shown as two options in 3D images, with the roof slanting in different directions depending on the option. The maximum height is the same for both Options, being approximately 5.5 metres, with a chimney structure extending up to approximately 6.5 metres.

The house footprint is similar to a truncated L-shape, with a footprint of 285m^2, including the deck. This has a site coverage of 10.78%.

Its main floor area extends north south, with an extension on the eastern side that extends east. Open plan kitchen/dining/living space will occupy the northern end of the building. Three bedrooms, one with ensuite bathroom and walk in wardrobe, an office/study, a separate bathroom, toilet, and laundry will occupy the southern end of the building. The extension to the east will house an internal access double garage. A deck will extend along the western side of the dwelling.

Vehicle access to the dwelling will be via the new drive to a central entry area with parking and manoeuvring space nearby, or the garage.

The house will have a finished floor level of 201.570 metres.

3.5 Landscape Planting

The Landscape Plan provided at Appendix G shows existing and proposed landscape planting on the proposed lots. There are considerable mature shrubs and trees along the southern boundary of the site and to the north of the existing dwelling on the property. These provide effective screening between the properties to the north and south.

The proposed planting will provide additional screening for the new dwelling and fill in gaps in the existing boundary vegetation, involving a mixture of exotic and native species. This includes:

- A mixture of flaxes (*Phormium* varieties) and grasses (red tussock - *Chionochloa rubra* and silver tussock - *Poa cita*) along the lakeside (western) boundary;
- Clusters of olive trees along/near the northern boundary, mostly within proposed Lot 2 as part of the amenity planting for the new house;
- A cluster of olive trees in the north western corner of proposed Lot 1 to provide continuity with the Lot 2 planting;
- Grasses (a mix of red and silver tussock) alongside the driveway area at the entrance to the new house proposed on proposed Lot 2;
- A mix of *Griselinia* and kowhai either side of the proposed boundary between Lots 1 and 2; and

- A group of Pittosporum amongst existing vegetation on the southern boundary of proposed Lot 2.

3.6 Application Documents

The proposal is supported by the following documents:

Supporting Documents	Appendix
Subdivision Scheme Plan prepared by Calder Surveying, titled "*Lots 1 & 2 being a proposed subdivision of Lot 2 DP 24839 – 18 McLean Road, Northburn*", Job No. 3385-RCa, dated 2 October 2025, sheets 1 and 2 (one is shown with underlying aerial photograph);	**A**
House Plans prepared by Timothy Hogan Architect Ltd/Intrados Architecture, titled "*New House at 18 Mclean Road, Northburn, Cromwell*", sheets labelled: "*Site Plan*" - Drawing sk08, "*Floor Plan*" – Drawing sk09, "*Option 1 3D Views*" – Drawing sk10, "*Option 2 3D Views*" – Drawing sk11, all dated 04/08/2025.	**A**
Title Documents	**B**
Photographs taken 15 June 2025	**C**
"*Geological Review and Natural Hazards Assessment, 18 McLean Road, Northburn*" prepared by GeoSolve Ltd, Reference: 250635, dated 21 October 2025.	**D**
Consultation Information, including written approvals from the three adjoining neighbours at 14, 16, and 20 McLean Road.	**E**
Engineering Report – On-Site Wastewater Disposal prepared by Malcolm Adams of Adams Plumbing, Drainage and Electrical.	**F**
Landscape Plan prepared by Timothy Hogan Architect Ltd/Intrados Architecture, titled "*New House at 18 Mclean Road, Northburn, Cromwell* - "*Site Plan*" - Drawing sk12, dated 28/10/2025.	**G**

4. Relevant Planning Provisions

4.1 District Plan Zoning and Consent Triggers

The proposal is assessed under Central Otago District Council's Operative District Plan available on line as an E-Plan.

4.1.1 Zoning and Overlays

As shown on District Plan Map extracts at Section 2, the application site is in the Large Lot Residential Zone – Precinct 2 (LLRZ).

There are no District Plan policy overlays or other map notations that affect the site. However, there are hazards overlays on Otago Regional Council maps which have been addressed in this application.

4.1.2 Consent Required under ODP and Activity Status

Subdivision Chapter 16

The Subdivision rules are set out in Chapter 16 of the District Plan. These specify various General Standards (16.7.1 to 16.7.13) for servicing and access for existing and proposed development. The chapter refers to the need to comply with provisions for each zone (as per the relevant Zone chapter) for matters such as lot density, in addition to the District Wide Rules and Performance Standards.

The Subdivision General Standards are set out in the table below with comments on relevance and compliance.

Rule / Requirement	Compliance
16.7.1 Subdivision Code of Practice *The physical design and construction of works to be carried out as part of the subdivision or as required by a condition of consent will generally be in accordance with Council's Code of Practice for Subdivision (see Method 16.5.2). Modification may be made to the requirements of this Code by any conditions of consent.*	Yes - The proposal is able to meet the requirements of the Subdivision Code of Practice.
6.7.2 Services, Infrastructure and Roading Within a Subdivision *a. The subdivider shall be responsible for providing all reticulation, services and roading within the subdivision. The subdivider shall also ensure that services are provided to the boundary of each allotment. All costs of tying into existing services and infrastructure (including roading, footpaths and kerb and channel (or other similar systems)) shall rest with the subdivider.* *b. The subdivider shall be responsible for the forming, grassing and where necessary, irrigating of all berms, and for establishing landscaping that is required as a condition of consent. An irrigation system may be required as a condition of consent and this shall be installed at the cost of the subdivider.* *c. Lighting shall be installed within all urban subdivisional roads and shall be designed and installed in accordance with the requirements of NZS 6701:1983. Lighting reticulation to be installed shall be cost effective with regard to future availability, operating costs and maintenance. Lighting components must be approved by Council.* *d. The consent holder or successor in title shall be responsible for providing kerb crossing places and vehicle entrances to all allotments intended to accommodate a dwelling or other building.*	Yes – The applicants will provide the servicing appropriate for the proposed development. No new roads are to be formed so no berms or roading lighting, or kerb crossings for roading, or road names, are involved. The existing access will be upgraded and extended to serve the subdivision and the additional allotment. Provision for letter boxes and refuse collection (if

Rule / Requirement	Compliance
e. *The consent holder shall provide for Council's consent, a proposed name or names for any new subdivisional road and when approved it shall be the consent holder's responsibility to supply and erect appropriate signs of a design consistent with the road sign design used in that particular locality.* f. *The subdivider shall provide, as part of the design and construction of any private way or access lot servicing more than 2 allotments, common facilities for postal delivery and refuse collection services. Facilities for these services shall be provided in a co-ordinated and tidy manner which promotes ease of access and use, the design of which is to be compatible with the existing streetscape.*	appropriate) will be addressed at that time.
16.7.3 Services, Infrastructure and Roading Servicing the Subdivision *All services, infrastructure and roading that service the land within a subdivision shall be of a standard adequate to meet the intended use of the subdivision.*	Yes – See comments above.
16.7.4 - Minimum Access Widths - Urban Areas *Minimum access widths for rear allotments in urban areas shall be as follows:* *1 Lot = 3.6 metres legal, 3.0 metres formed and sealed, and no more than 60 metres in length* *2 - 4 Lots = 6 metres legal, 4 metres formed and sealed, and no more than 60 metres in length.* *5 or more Lots = To a road standard as determined by conditions of resource consent.* *Provided that Council may require a different standard as a condition of the resource consent given the particular characteristics of the locality and/or subdivision and provided that where an access more than 60 metres is proposed, provision may be required for the passing of vehicles on the access.* *Note: Private access to rear allotments may be achieved by access lots or access strips with reciprocal rights of way.* ***16.7.5 Minimum Access Widths - Rural Areas*** *Minimum access width in rural areas shall be as follows:-* *Rights of way, access lots = 6 metres legal, 4 metres formed. Crossfalls of a minimum of 6.5 shall be provided to ensure water drains freely from the carriageway* *Roads = Width and construction are to be consistent with the requirements of Council's roading classification provided that any proposed road to be vested in the Council shall be no less than 10 metres in width.*	Rule 16.7.4 is Not Applicable as the site is not in an urban area. However, the legal access can comply with the requirements for 2-4 lots. Yes - The proposed access shown on the Scheme plan shows compliance with Rule 16.7.5.
16.7.6 Maximum Gradients for Carriageways *The maximum gradients for carriageways shall be as follows –* *Private access - 1 in 5.* *Roads - 1 in 8.*	Yes – the site is essentially flat so it will be easy to comply with the private access maximum gradient.
16.7.7 Access to Back Land *The design of every subdivision shall give consideration to the future development of adjoining land and the Council, may, as a condition of consent, require the creation of reserves, roads or the formation of roads to the boundary of adjoining land to facilitate future development.*	Not applicable – The site is already bounded by lakeside reserve land on its western boundary. There is no need to provide additional roading for the proposed development which only creates one more lot.
16.7.8 Existing Buildings or Other Developments *Where any subdivision includes land that has existing buildings or other developments located upon it, Council will require that the individual allotments upon which the existing buildings or other developments are situated have independent connections to all utilities servicing the land and that appropriate easements are created to protect existing services. Separate drainage and water connections will generally be required for each property. In special circumstances, however, "drains in common" or a shared water connection with separate tobys may be consented to.*	Yes – This can be complied with.

Rule / Requirement	Compliance
In such cases a formal maintenance agreement may be required to be entered into and registered to confirm the responsibilities of the respective parties.	
16.7.9 Stability of Land *Prior to considering an application, the Council may require the production of a report from a geologist or engineer experienced in the field of land stability showing that each site in the proposed subdivision is suitable for the permitted activities on that site and the erection of buildings. A report from an appropriately qualified and experienced person may be required where any other potential hazard may affect land subject to the application.*	Yes – The applicant has obtained a report on geotechnical and natural hazard matters and this is attached at Appendix D. The report is summarised in this application in terms of the matters raised in s106 of the Resource Management Act, and the site is confirmed as being suitable for the proposed development subject to recommendations which the applicant agrees to.
16.7.10 *Electricity and Telephone Services* *The design and provision to each allotment of electricity and telephone utility services shall comply with the standards of the relevant network utility operator (that is referred to in the context of this rule as a 'provider') provided that electricity and telephone utility services are to be located underground in urban areas unless this is demonstrated to be impracticable (apart from the Industrial Resource Area) and other areas if Council so determines as a condition of consent.* *This may require written confirmation from the relevant provider that:* *a. The facilities can be made available to the subdivided lots from existing services, or that agreement has been reached with the provider for the provision of any necessary services.* *b. Agreement has been reached with the provider for payment (which may include the lodging of a bond with the provider or registration of an encumbrance against the land) of the reasonable cost of installation of new facilities or alteration to existing facilities, including undergrounding of lines necessary to provide the facilities to and within the subdivision.* *c. If the land proposed to be subdivided is crossed by existing lines, the provision to be made for any necessary relocation or undergrounding of such lines, including the granting of easements in favour of the provider where required.* *Wherever necessary easements shall be granted by the subdivider in favour of the provider, at the cost of the subdivider, to ensure continued access to such facilities in circumstances where they are to be owned by the provider, and where they are located beyond the boundaries of any road vested in the Council.*	Yes – this can be complied with.
16.7.11 High Voltage Transmission Lines *Where subdivision activities are to occur in close proximity to high voltage transmission lines (being 20 metres either side of the centre line of that transmission line) such subdivisions shall, through the design of sites and the location of roads and reserves under the route of the line:* *a. Ensure that ease of access to transmission lines is maintained so that maintenance and inspections of transmission lines to avoid risk of injury and/or property damage can occur;* *b. Be designed so that there will be no need to erect buildings within 20 metres of the centre line on each of high voltage transmission lines; and* ***c.** Facilitate building platforms for residential dwellings where the main living area will not face the transmission lines.*	Not applicable. There are no high voltage transmission lines near the site.
16.7.12 Amalgamation Conditions *In addition to the circumstances set out in section 220(1)(b) of the Act Council may impose amalgamation conditions for the following purposes:*	Not applicable – There is no need for an amalgamation condition to be imposed.

Rule / Requirement	Compliance
a. *To ensure adequate legal and/or physical access is available to the land being subdivided.* b. *To maintain the integrity of network utility services and/or infrastructure that serves or crosses the land being subdivided.* c. *To maintain and enhance amenity values, particularly with respect to landscape values.* d. *To meet minimum allotment size requirements.* e. *To reduce the non-compliance of an existing allotment.* f. *To meet yard and/or separation requirements.* g. *To facilitate boundary adjustments.* h. *For any other purpose consistent with the above.* *Where a formal amalgamation condition is not appropriate the Council may apply alternative conditions provided for in terms of the Act or may require the land administering agency, owner or occupier to enter into a written undertaking to require that parcels of land be held together.*	
16.7.13 Provision of Esplanade Strips, Esplanade Reserves, and Access Strips *1. Esplanade Strips/Esplanade Reserves* *Where any land to be subdivided adjoins any river or lake or in circumstances where section 345 of the Local Government Act 1974 applies, the following may be required as a condition of consent to the subdivision:* a. *Allotments less than 4 hectares.* *Where an allotment of less than 4 hectares is created when land is subdivided adjacent to a river 3 metres or greater in width or a lake of 8 hectares or more in area, an esplanade strip up to 20 metres in width may be required to be created within that allotment OR an esplanade reserve up to 20 metres in width may be set aside from that allotment along the bank of the river or along the margin of the lake as the case may be.* b. *Allotments greater than 4 hectares* 1. *Where an allotment greater than 4 hectares is created, Council may require an esplanade strip to be created or an esplanade reserve to be set aside in the following circumstances:* 2. *Where reserves already exist adjacent to or in the general vicinity of the subdivision and an esplanade strip or reserve would complement or increase the width of that land already in public ownership.* 3. *On those streams, rivers or lakes identified in Schedule 19.9* 4. *On any other water body where an esplanade strip or reserve may be necessary to provide for the purposes set out in section 229 of the Act.* *Note: The Act requires that Council pay compensation for any esplanade strip or reserve taken as part of a subdivision of allotments greater than 4 hectares.* *2. Existing Reserve or Road* *Where a reserve or road already exists along the bank of the lake or along the margin of a river or previously existed but the position of the river or lake has changed and reduced the width of the reserve or road in places, then additional land may be required to be set aside as esplanade reserve or an esplanade strip created to increase the reserve or road to a width appropriate to perform the esplanade function.* *3. Vesting of Lake and River Beds* *Section 237A of the Act shall only apply when it is considered to be in the public interest to vest the bed of the river or lake in the Council.* *Matters of public interest may include, but are not limited to, the following:* 1. *Where there is a need, or a potential need, to dredge the bed of the lake or river for some public purpose.* 2. *Where there is the possibility of mineral and/or gravel extraction from the bed that may adversely effect the ecology of the river.*	Not Applicable – while the proposal creates lots with areas less than 4 hectares, it is within a development that has already provide ample esplanade areas between the western boundaries of the residential sites and the lake.

Rule / Requirement	Compliance
3. *Where there is the potential need for public structures to be attached to the bed at some time in the future.* 4. *Significant ecological, amenity, and/or recreational values exist.* *4. Request to Waiver Requirements on a River or Lake Listed in Schedule 19.9* *Where, as part of a subdivision application, an applicant requests that the requirement for access be totally waived in respect of a water body listed in Schedule 19.9, Council will require that the written approval of the Otago Fish and Game Council and the Department of Conservation accompany the subdivision application. This may enable the application to be processed without public notification. In considering whether to waive the requirements for esplanade provisions by way of a condition of subdivision consent, Council will have regard to Policies 16.4.9 and 16.4.10.* *5. Agreements for Esplanade Strips and Access Strips* *Council may, from time to time, negotiate the creation of esplanade strips by agreement pursuant to section 235 of the Act, and access strip easements pursuant to section 237B of the Act.* *Priority for any such negotiations for the creation of esplanade strips will be given to those water bodies identified in Schedule 19.9.* *Any such negotiation undertaken in respect of access strips will only occur in circumstances where there is no existing or practical physical public access to any river, lake, esplanade reserve, esplanade strip or reserve.*	

Plan Change 19 Provisions

The proposal does not meet Plan Change 19 Subdivision Rule SUB-R4 as it cannot meet Standard SUB-S1.7, which sets the minimum lot area of 3,000m^2. It is therefore assessed as a Non-Complying Activity.

The proposal also requires a consent under Rules LLRZ-R15 and SUB-R6 as a Non-Complying Activity Consent for Buildings on Land Subject to Hazards.

The proposal is not able to comply with Large Lot Residential Zone Subdivision Rule SUB-R6 as it cannot meet Standard SUB-S1.9, which also sets the minimum lot area of 3,000m^2. It is therefore assessed as a Non-Complying Activity.

Large Lot Residential Zone Chapter 7

The Rules and Standards for the Large Lot Residential Zone (LLRZ) incorporating Plan Change 19 are set out in the table below with comments on relevance and compliance.

Rule / Requirement	Compliance
LLRZ-R1 Residential Units are Permitted *Where the activity complies with the following standards:* *LLRZ-S1 to LLRZ-S6, except where the residential units are within an area for which a Comprehensive Residential Development has been approved, and non-compliance with any standard has been considered through that resource consent.* *Plan Change 19 version:* *LLRZ-R1 Residential Units are Permitted - Where:* *1.There is no more than one residential unit per site. And the activity complies with the following rule requirements: LLRZ-S1 to LLRZ-S6.*	No – see assessment below. The proposal does not meet the minimum lot area of 3,000m^2 set by LLRZ-S1. It is therefore assessed as a Non-Complying Activity.

Rule / Requirement	Compliance
LLRZ-S1 (In Precinct 2) *3. The minimum site area per residential unit is 3000m^2.* *Plan Change 19 version is the same.*	No – There is an existing house and a proposed house, and prior to subdivision this will not meet the standard in item 3. Following subdivision, the lots will also be less than 3,000m^2, and there will be one house per lot.
LLRZ-S2 – Maximum Height *The maximum height of buildings and structures must not exceed 7.5m measured from ground level to the highest part of the building or structure* *LLRZ-S2.1 does not apply to:* • *Antennas, aerials, satellite dishes (less than 1m in diameter).* • *Solar panels which do not project beyond the building envelope by more than 0.5m.* • *Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.* • *Hose drying towers which do not exceed 15m in height.* *Plan Change 19 version* ***1.*** *The maximum height of buildings and structures must not exceed 7.5m measured from ground level to the highest part of the building or structure.*	Yes – The highest part of the roof on the new dwelling is about 5.5 metres and the chimney is not more than 6.5 metres. The footprint of the chimney structure is 1.5 metres by 0.4 metres and its height is not more than 7.5 metres.
LLRZ-S3 Height in Relation to Boundary *Buildings must be contained within a building envelope defined by the recession plane angles set out in Schedule 1 to the Residential Zone chapter, from points 2.5m above ground level at the boundaries of the site.* *LLRZ-S3.1 does not apply to:* • *A boundary with a road ~~or a shared access more than 3m in width.~~* • *Common walls along a site boundary.* • *Eaves inclusive of gutters with a maximum depth of 20cm measured vertically.* • *Antennas, aerials, satellite dishes (less than 1m in diameter).* • *Solar panels which do not project beyond the building envelope by more than 0.5m.* • *Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.* • *A gable end, dormer or roof where that portion projecting beyond the building envelope is no greater than 1.5m2 in area and no greater than 1m in height.* • ~~*Internal boundaries within a retirement village*~~ • ~~*Hose drying towers*~~. *Plan Change 19 version deletes parts above shown with strikethrough.*	Yes, the proposed dwelling has been designed to comply with the height in relation to boundary standard. The single-storey height and large setbacks from the nearest boundaries ensure this is the case.
LLRZ-S4 Building Coverage (Precinct 2) *The building coverage of the net area of any site must not exceed 15%.* *Plan Change 19 version is the same*	Yes – The proposed site coverage for Lots 1 and 2 is 10% and 10.78% respectively. This may be slightly higher taking into account the shared access area, but will not exceed 15%.

Rule / Requirement	Compliance
LLRZ-S5 – Setback from Roads 1. *LLRZ - Any building or structure shall be setback a minimum of 7m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.* 2. *LLRZ within 80m of the seal edge of a State Highway - New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.* *Plan Change 19 version is the same as the above.*	Yes – the new house is well separated (more than 80m) from both McLean Road and the State Highway to the east of the site. Sound proofing is not required under Item 2.
LLRZ-S6 – Setback from Internal Boundaries *Any building or structure shall be setback a minimum of:* 1. *3m from any internal boundary; and* 2. *15m from any property boundary which is adjacent to the margin of any lake.* *LLRZ-S6.1 does not apply to:* • *Uncovered decks of less than 1m in height.* • *Internal boundaries within a retirement village.* *Plan Change 19 version:* *Any building or structure shall be setback a minimum of:* *1. 3m from any internal boundary (except that this does not apply to an uncovered deck less than 1m in height); and* *2. 15m from the margin of any lake.*	Yes – The new house will be set back from the southern boundary shared with #20 McLean Road by at least 5.56 metres. It will be at least 6.96 metres away from the northern boundary shared with #14 McLean Road. The deck on the western end of the house will be at least 15 metres back from the western boundary shared with the reserve land adjoining Lake Dunstan.
LLRZ-S7 Car Parking *The following minimum carpark spaces shall be provided on the site:* 1. *One carpark space per residential unit; and* 2. *One additional carpark space per home business.* *Plan Change 19 version is the same as the above.*	Yes – The existing and proposed dwellings each have a double garage.

Neither the existing nor proposed dwelling can be considered a minor residential unit[1], which would be permitted under Rule LLRZ-R2.

LLRZ-R3, - R4, and -R5 are not relevant to the proposal as they relate to relocated buildings, accessory buildings and structures, and additions and alterations to existing non-residential buildings. Plan Change 19 has deleted -R5 and renumbered the subsequent rules.

Large Lot Residential Zone Rule LLRZ-R6 permits Residential Activity with no applicable standards. Plan Change 19 renumbers this LLRZ-R5.

LLRZ-R7, - R8, -R9 and -R10 are not relevant to the proposal as they relate to Visitor Accommodation, Home Business, Childcare Services, and Signs. Plan Change 19 renumbers these as LLRZ-R6, -R7, -R8, and -R9.

[1] *Minor Residential Unit – "means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site".*

LLRZ-R11 permits Excavation and Fill "*Where:*

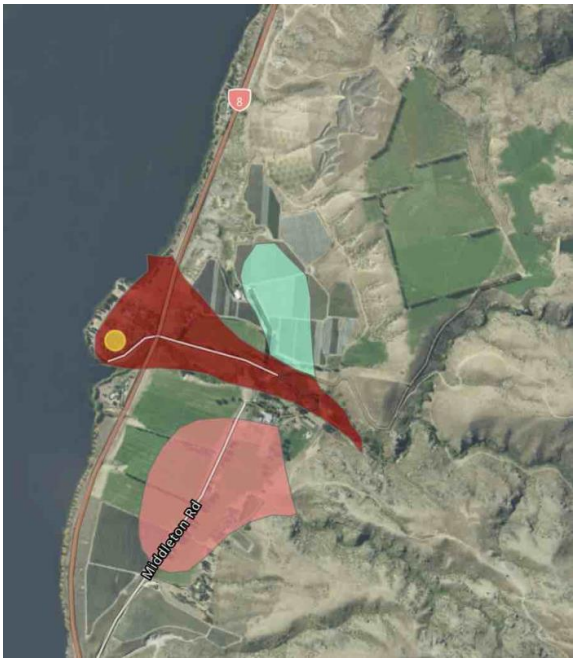
1. *Any extraction or fill of material shall not exceed 1m in depth within 2m of any site boundary; and*

2. *The maximum volume of land excavated within any site in any 12-month period does not exceed 200m^3 per site, excluding excavation required for construction of a building for which a building consent has been issued.*

The proposed site preparation will not exceed the limits set in LLRZ-R11. Plan Change 19 renumbers the rule LLRZ-R10.

Rules LLRZ-R12, -R13, -R14, -R15, -R16 and -R17 are not relevant to the proposal as they relate to Comprehensive Residential Development, Retirement Villages, Any Activity Not Otherwise Listed, Industrial Activities, Large Format Retail, and Noxious Activities. Plan Change 19 removes Comprehensive Residential Development and renumbers the other activities as LLRZ-R10, -R11, -R12, -R13, and -R14.

Rule LLRZ-R18 requires a Non-Complying Activity Consent for Buildings on Land Subject to Hazards, as follows: "*Where: The erection of any building (excluding buildings and/or structures associated with network utilities) on any part of a site identified on the planning maps as being subject to a hazard or land that is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source*". The proposal has been assessed as being on land subject to hazards, as outlined in the s106 RMA Assessment. However, this is based on report attached at Appendix D as the CODC online maps do not show any hazard overlays affecting the site. Plan Change 19 renumbers this rule as LLRZ-R15.



Extract from Otago Regional Council Natural Hazards database showing red area over application site as "an active debris-dominated alluvial fan associated with Quartz Reef Creek". The report at Appendix D confirms that the mapping is coarse and "Field inspection confirms that the new building platform is situated on a degraded outwash terrace several meters above the deeply incised channel of Quartz Reef Creek". The report also considers seismic hazard and liquefaction risks are low.

Taking the strictest activity category overall, the proposal is assessed as a Non-Complying Activity.

5. Assessment of Effects on the Environment

This Assessment of Effects on the Environment (AEE) has been prepared in a detail that corresponds with the scale and significance of the effects that the proposal may have on the environment, and is in accordance with Section 88(2)(b) of the Resource Management Act 1991 (the Act) and Clause 1(d) of Schedule 4 to the Act.

The AEE below takes into account the mitigation measures offered in the application and makes a comparison with relevant aspects of the existing environment.

5.1 Relevant Matters

As the proposal is a Non-Complying Activity overall, any matter can be considered for the assessment of the environmental effects of the proposal.

Assessments of the proposal under Section 104 of the Act can also take guidance from the relevant District Plan objectives and policies. An assessment of the relevant provisions is set out at Section 8.

Collectively, the above-mentioned provisions place emphasis on managing the effects of activities to ensure residential amenity and character are maintained and protected, and that the roading network within the area continues to be accessible, safe and efficient.

The relevant matters can be grouped under the following headings:

- Earthworks Effects;
- Amenity and Character - Effects on amenity and character, including effects on streetscape values, as well as noise, lighting and glare effects;
- Traffic and related effects on the transport network;
- Servicing effects; and
- Cumulative effects.

The following sections cover these matters and assess them in the context of the proposal and the permitted baseline.

The following assessments also make specific comment on the effects for each adjoining and adjacent property.

5.2 Permitted Baseline

Case law and the provisions of Section 104(2) of the Resource Management Act have established the “Permitted Baseline”. When assessing effects and identifying affected parties the Consent Authority has the discretion to disregard adverse effects on the environment of activities that are permitted by a National Environmental Standard or a rule in a plan, or that have been granted a resource consent.

The Permitted Baseline includes:

- Activities in lawful existence on the site;
- Non-fanciful activities that could be conducted on the site as of right (i.e. without requiring a resource consent); and
- Activities which could be carried out under a granted, but as yet unexercised, resource consent.

The District Plan permits a Minor Residential Unit in the Large Lot Residential Zone under Rule LLRZ-R2 in addition to the Principal Residential Unit, subject to meeting the following criteria:

1. *There is a maximum of one minor residential unit per principal residential unit on any site.*
2. *The maximum floor area of the minor residential unit is 70m^2 or 90m^2 including a garage.*
3. *The minor residential unit shall use the same servicing connections and accessway as the principal residential unit;* and

compliance with Standards LLRZ-S2 to -S7, which are bulk and location and car parking requirements.

Minor Residential Unit is defined at Chapter 18 as "*means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site".*

The existing house has a floor area of approximately 166m^2, and together with a garage of approximately 53m^2, has a total building area of 219m^2. These collectively occupy more land than a permitted minor residential unit. The proposed house and associated deck has a floor area of 285m^2. Neither of these are small enough to qualify as a permitted minor residential unit.

The proposal will create an allotment for each of the houses and achieve low site coverage (about 10-% to 11% per lot) which is lower than the 15% specified for the Large Lot Residential Zone. The development density will therefore appear consistent with that intended for the Zone. The site layout and proposed planting means there is a lot of screening available so it will not appear obvious from beyond the immediate neighbours that there are two houses on the site.

5.3 Existing Environment – Adjoining and Adjacent Neighbours

The following assessment takes into account the character and amenity values of the adjoining and adjacent properties described in this section, and their ability to safely and efficiently access their properties.

The application site is within an established residential area, and supports a lawfully established house.

The following assessment briefly describes the adjoining properties and key properties beyond the immediate neighbours. Most of the adjoining properties are illustrated on the photographs at Section 2 of this report and at Appendix C.

South

Number 20 McLean Road (Lot 3 DP 24839) – is a 3,904m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the southern boundary of the application site. The property shares an access off the eastern side of McLean Road with the application site. The application site has a leg-in access between numbers 20 and 16. There are several buildings on the property, including a swimming pool and associated building in the north western corner, and two garage sized buildings close to the access and parking area at the eastern end. The buildings, apart from views from the driveway, are very well screened by dense landscape planting within the property. There are no opportunities for overlooking between the properties any more than a permitted residential development.

Traffic from the proposed development will be consistent with a permitted residential development, noting that two dwellings (one being a minor residential unit) could be constructed as permitted activities on the application site.

The proposed development will be well separated from the main living areas at #20 and comply with the bulk and location requirements for the zone. Given the application site is larger than the others in the subdivision, the proposal will not appear a higher density of development than envisaged for the zone. Written approval has been obtained from the owners of this property.

East

Number 16 McLean Road (Lot 1 DP 24839) – is a 3,283m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the eastern boundary of the application site. It has a dwelling located towards the eastern corner of the property closer to its exclusive driveway from the western side of McLean Road. There is a large grassed area to the rear (west and south) of the dwelling that is unfenced and appears contiguous with the application site. This property has a right of way easement running parallel with the application site's northern boundary to the water front.

The separation distances, vegetation, existing house, and angle of viewing between the main living areas at #16 and those of the proposed new dwelling limit opportunities for overlooking between properties. The comments above for #20 apply here. Written approval has been obtained from the owners of this property.

North

Number 14 McLean Road (Lot 1 DP 22558) – is a 3,358m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the northern boundary of the application site. The property has a leg-in access from the eastern side of McLean Road between numbers 12 and 16. The dwelling on the property is located towards the western end and is surrounded by post and board rural fencing and dense landscape planting. The comments above for #20 and 16 apply here. Written approval has been obtained from the owners of this property.

North East

Number 12 McLean Road (Lot 2 DP 23540) – is a 3,002m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section north east of the north eastern corner of the application site. The property has drive-on access from the western side of McLean Road just to the north of the access to number 14. The dwelling is located towards the north eastern corner of the property and there is a large grassed area with surrounding landscape planting at the western end and southern side of the property. The separation distances and intervening properties prevent overlooking between the number 12 and the application site.

The comments above for #20 and 16 apply here.

North and Beyond

Numbers 2, 4, 6, 8, and 10 McLean Road (Lots 7, 6, 3, 4 and 5 DP 23540) – are Large Lot Residential Zone – Precinct 2 (LLRZ) sections with areas of 4,405m^2, 3,406m^2, 3,000m^2, 3,006m^2, and 3,001m^2 respectively, located north of the application site and numbers 12 and 14.

All five properties share an access off the northern end of McLean Road near its intersection with the State Highway.

Number 2 is closest to the State Highway and start of the shared access. The dwelling is located towards the eastern side of the property and is surrounded by mature vegetation. The closest part of the dwelling is approximately 131 metres north east of the nearest application site boundary. The house at number 12 is in the intervening space, also surrounded by mature vegetation.

Number 4 adjoins the western boundary of number 2. Its large house is located near the northern end of the property and is approximately 106 metres north north west of the closest part of the application site boundary. There is a large area of intervening space and mature vegetation to the south preventing views towards the application site.

Number 6 has a red barn at the eastern end of the property, about 38 metres north of the application site. The house at number 14 is on the intervening property preventing views towards the application site.

Number 8 has a very large two storey house, still under construction along with several other large buildings across the site. The southern boundary of Number 8 is about 69 metres from the northern application site boundary with number 14 in the intervening space preventing views towards the application site.

Number 10 has a large residential development spread along its length. The southern boundary of Number 10 is about 105 metres from the northern application site boundary with numbers 8, 6 and 14 in the intervening space preventing views towards the application site.

None of the above-mentioned five properties are close enough to the application site to easily able to discern the presence of a second dwelling compared with a modern development of a scale similar to that present on their own land. There are no opportunities for overlooking between properties any more than a permitted residential development, so not adverse effects

on privacy. The development is too far away to have any shading effects on any of these properties, and meets all of the bulk and location standards for dwellings in any case.

McLean Road is accessible to the public who may walk along the waterfront and make use of a picnic area and boat ramp. The addition of 6-8 vehicle movements associated with a new house via an existing lawfully established driveway onto a road wide enough to accommodate the traffic will not adversely affect the safe and efficient use of the road by the residents of the five properties.

West and Beyond

Land to the west is a publicly accessible esplanade reserve alongside the eastern banks of Lake Dunstan. A mud track runs alongside the western boundary of the site providing vehicle access along the public area. Willows and poplars border the lakeside and filter views across the lake.

Just over 1.1 kilometres across the lake from the site is the car parking area for the "45th Parallel" walkway at Lowburn. It is possible to see the white walls of the existing dwelling on the application site if you stand at the western edge of the lake beyond the tree line. The shape of the house and others in the Northburn subdivision are visible on full camera zoom setting. It is difficult to see the house without actively looking for it across the lake. It is not visible from State Highway 6 (Cromwell- Luggate) Road, although a cyclist might catch a glimpse on the cycle trail beside the lake – but at the speed they would be travelling it would be difficult to do this without actively seeking out the application site. Most people would be enjoying the scenery of the wider landscape of the Cromwell/Lowburn area.

The new dwelling will be clad in materials that meet the colour and reflectively requirements of the District Plan. This will ensure it is less visible than the existing house. Its presence will also screen most or all of the existing house from view. The trees on the lake side near the house also provide effective screening of the site when viewed from across the lake in other locations, such as McNulty's Inlet.

Overall

On the above basis, the immediate neighbours and those beyond listed above would not be adversely affected by the proposal in terms of traffic, residential amenity and character, and the component visual, privacy and shading effects. The lack of effects of the proposal on the local properties is reflected in the fact that the three adjoining neighbours at 14, 16, and 20 McLean Road have provided written approval. None of the other properties in the subdivision are close enough to be impacted by the proposal.

5.4 Earthworks Effects

The earthworks and construction effects are temporary and minor, and are being / will be appropriately managed to address dust, and sediment and erosion control.

The land disturbance required to prepare a building platform for the dwelling and extend the existing driveway to create parking/turning areas for the new dwelling will require clearance of grasses and some minor recontouring.

The potential for silt and sediment will be minimised, and such effects can be further managed by good practice to avoid release of sediment contaminated stormwater to local drains and downstream waters, such as re-grassing the disturbed surfaces on the site. Once the site preparation works are completed, the new building and access area surfacing will further stabilise any disturbed site surfaces.

Therefore, including with the use of standard earthworks good practice consent conditions, any adverse silt and sediment or dust nuisance effects will be less than minor and acceptable.

5.5 Amenity & Character

The main potential adverse amenity effects of the proposal relate visual effects, character of the environment, noise, and traffic associated with residents of a new dwelling coming and going from the site. Such effects have the potential to adversely impact on visual amenity and character, servicing, or traffic safety and efficiency.

5.5.1 Visual Amenity and Character

Given the context of the local environment within an existing residential area and the proposed site layout, the effects of the proposal will be difficult to discern as non-compliant in the local environment.

The existing house has a floor area of approximately 166m^2, and there is a garage with a footprint of approximately 53m^2 on the site. The total building area is approximately 219m^2. The old 14m^2 sheds shown on the plans have recently been demolished. The existing buildings collectively occupy more land than a permitted minor residential unit. The proposed house and associated deck has a floor area of 285m^2. Neither of these are small enough to qualify as a permitted minor residential unit.

The proposal will create an allotment for each of the houses and achieve low site coverage (about 10% and 11% per lot) which is lower than the 15% specified for the Large Lot Residential Zone. The development density will therefore appear consistent with that intended for the Zone. The site layout and proposed planting means there is a lot of screening available so it will not appear obvious from beyond the immediate neighbours that there are two houses on the site.

The house is only single-storey and of compliant dimensions with the District Plan bulk and location standards. The colours of the exterior cladding will tie in with the landscape and meet the requirements of the District Plan.

When viewed from beyond the lake side boundary the new house will screen the existing house.

On this basis, the proposal will be acceptable and not out of place on the local environment.

As noted for the adjoining neighbours earlier (Section 5.3), the proposal will improve the visual amenity of the site and ensure the residential property continues to sit well within the established large lot residential area, without detracting from the outlooks from adjoining land,

5.5.2 Privacy

As noted for the adjoining neighbours and streetscape earlier (Section 5.3), the location of the buildings, boundary fencing and dense landscape planting present, and separation distances, as well as orientation of the respective main indoor and outdoor living areas, prevents overlooking between properties.

This means adverse privacy effects will be negligible and difficult to discern from a permitted residential activity.

5.5.3 Noise, Lighting and Glare

The proposal will comply with all relevant Council standards for noise, lighting and glare.

The proposed use of the site will not result in adverse effects arising from noise, lighting, and glare any more than a permitted residential or visitor accommodation activity.

On the above basis, any adverse effects of the proposal associated with noise, glare and lighting are considered to be less than minor and / or permitted and acceptable.

5.5.4 Overall

On the above basis, it can be concluded that any adverse amenity and character effects of the proposal, will be consistent and compatible with permitted residential and visitor accommodation activities, and will therefore be less than minor and acceptable for owners and occupiers of adjoining and adjacent properties discussed at Section 5.3.

5.6 Traffic Related Effects

The site has an acceptable existing drive on access with suitable dimensions for creating new parking and on-site manoeuvring spaces within the property boundaries, such that the use of the vacant part of the site for access and parking will not impact adversely on the safe and efficient operation of the local road network.

There is ample room for parking on the site without conflicting with traffic movements or the ability of neighbours to have their guests park on the roadside near their properties.

The widths of the local road and the State Highway are sufficient to accommodate the expected traffic for the proposal, and there is no reason to believe additional traffic from the proposed dwelling (estimated 6-10 movements per day) would preclude the safe and efficient operation of local roads or the accesses to adjacent and adjoining properties. As noted in the assessment at Section 5.3, the adjoining properties have access from locations where activities associated with the proposal will not create surprises for vehicles entering and existing them, and there is good visibility in all cases. The nearby properties also have accesses that are well separated from the application site, so the owners will not be affected by traffic associated with the proposal.

Consequently, it is concluded that any adverse traffic related effects of the proposal on the owners and occupiers of adjoining and adjacent properties addressed at Section 5.3 will be

less than minor, as will any effects of the proposal on the safe and efficient operation of the local road network and beyond.

5.7 Servicing Effects

The servicing information provided in the application includes sufficient detail to confirm that the proposal will not have an adverse effect on the integrity of the Council's servicing infrastructure or the environment.

Water and electricity connections are available to the site as previously outlined.

There is sufficient capacity in the existing water supply to support the proposal. All stormwater and wastewater will be captured and treated by Council approved on-site systems, and the information appended with the application confirms the site soils are suitable for an on-site wastewater disposal system.

On the above basis, effects of the proposed servicing on receiving environments and Council infrastructure will be less than minor.

5.8 Cumulative Effects

Based on the above assessments, it is concluded that the effects of approving the proposal will not add to existing effects of activities on the application site or adjoining sites such that they reach a 'tipping point' where cumulative adverse effects would be more than minor and / or unacceptable.

5.9 Overall Effects

It can therefore be concluded that any adverse effects of the proposal will be less than minor, or can be managed to an acceptable level through the use of suitably worded consent conditions.

6. National Policy and Standards Assessments

6.1 National Environmental Standards

There are National Environmental Standards (NES) in place for Air Quality, Freshwater, Plantation Forestry, Sources of Drinking Water, Telecommunication Facilities, Electricity Transmission Activities, Storing Tyres Outdoors, Greenhouse Gas Emissions, and Assessing and Managing Contaminants in Soil to Protect Human Health (NESMC).

In terms of the NESMC, the site is not identified on Otago Regional Council's HAIL[2] database and the requirements of NESMC are not triggered by the proposal.

None of the other NES are applicable to the proposal and the application site.

6.2 National Policy Statements and Other Legislation

In addition to the New Zealand Coastal Policy Statement, there are National Policy Statements (NPS) in place for Freshwater Management, Renewable Electricity Generation, Electricity Transmission, Highly Productive Land, Indigenous Biodiversity, Greenhouse Gas Emissions, and Urban Development.

None of the NPS are applicable to the proposal and the application site.

7. Regional Policy Statements and Plans

7.1 Regional Policy Statements

Otago Regional Council (ORC) is responsible for the Otago Regional Policy Statement (RPS), of which there are two that need to be referenced (Operative RPS 2019, and Proposed Otago RPS 2021 appeals version). The latter is currently in the mediations phase.

The RPS establishes an overarching policy framework that aims to achieve long-term environmental sustainability by integrating the protection, restoration, enhancement, and use of Otago's natural and physical resources at a region-wide level.

The most relevant parts of both RPS documents in respect of the proposal cover Land and Freshwater, Energy, Infrastructure and Transport, Hazards and Risks (in particular natural hazards), Urban Form and Development.

Collectively the objectives and policies in these RPS documents seek to:

- Manage and improve freshwater quality and quantity, and protect natural waterbodies and their instream values from inappropriate development;
- Achieve sustainable use of rural land resources (e.g. life supporting capacity of soils) through avoidance of degradation or loss of soils through poor land management

[2] Hazardous Activities and Industries List.

practices, and avoiding soil erosion, sedimentation, landscape impacts, and loss of biodiversity during land development activities.

- Reduce vulnerability to hazard events and build resilient communities that can cope with them should they occur; and
- Improve energy efficiency through the efficient design, location and function of development and in particular minimising energy use, promoting healthier transport options and providing for the efficient use of existing infrastructure.

The RPS provisions provide direction for the District Plan, rather than specifying matters that are directly related to the proposal or the application site. The RPS does not include any matters that would preclude the proposal being approved, and the proposal is not inconsistent with the intentions of the RPS.

7.2 Regional Plans

The proposal has been assessed against the relevant Regional Plans for the Otago Region, and there are no triggers for resource consents required to be obtained under these documents.

8. District Plan Objectives and Policies

In respect of Sections 104 and 104B of the Act, the relevant Operative District Plan (ODP) Objectives and Policies provide guidance for assessing the relevant effects of the proposal. The relevant provisions are set out below, with comments on the proposal following in each case.

8.1 Large Lot Residential Zone Provisions

The relevant Large Lot Residential Zone provisions from ODP Chapter 7 are as follows:

> *Objective LLRZ-O1 – Purpose of the Large Lot Residential Zone - The Large Lot Residential Zone provides primarily for residential living opportunities.*

The proposal makes use of a relatively large property within the LLRZ, and will construct a dwelling of the scale and character that is anticipated as a permitted activity within the zone.

> *Objective LLRZ-O2 – Character and Amenity Values of the Large Lot Residential Zone - The Large Lot Residential Zone is a pleasant, low-density living environment, which:*
>
> 1. *contains predominantly low-rise and detached residential units on large lots;*
> 2. *maintains a predominance of open space over built form;*
> 3. *is responsive to and well-connected into the surrounding area;*
> 4. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
> 5. *is well-designed and well-connected into the surrounding area.*
>
> *Objective LLRZ-O3 – Precincts 1, 2 & 3 - The density of development in the Large Lot Residential Precincts recognises and provides for maintenance of the amenity and character resulting from existing or anticipated development in these areas.*

The existing house on the application site is single-storey. The applicant is proposing to add a second dwelling of similar or smaller scale to those on adjoining and adjacent properties within the LLRZ. The site, while under the required 3,000m^2 area per residential unit, is still sufficiently large to accommodate the two dwellings without resulting in adverse development density. The land is well screened by vegetation and fencing on adjoining sites and there are good separation distances available, avoiding adverse overlooking or visual dominance effects. The garden areas will be tidied up and access, parking and on-site manoeuvring improved for residents. The overall effect will be an improved site appearance and a positive visual contribution made to the local environment's residential character and amenity values.

The proposed subdivision improves the functionality of the site, and the overall site layout and house design will ensure a high quality interior amenity for residents of the existing and proposed dwellings.

> *Policy LLRZ-P1 – Built Form - Ensure that development within the Large Lot Residential Zone:*

1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
2. *provides safe and appropriate access and on-site parking;*
3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
5. *provides generous usable outdoor living for residents and for tree and garden planting;*
6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

Policy LLRZ-P2 – Residential Activities – Provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities.

The proposal will make good use of land with legal access to roading and appear consistent with residential activities on adjoining and adjacent land. The access and parking rely on an existing vehicle crossing which will extended to serve the new dwelling and provide sufficient turning areas to ensure safe and efficient vehicle movements to and from the site.

The proposal will appear consistent with development in the immediate vicinity, and together with landscaping, will not detract from the amenity and character of the McLean Road area or wider afield.

The proposed site layout offers generous setbacks from boundaries, more than required by the District Plan, and proposed landscape planting which will offer additional screening for privacy between the site and adjoining properties and the lakeside reserve area.

The proposed new dwelling has a generous deck that runs along its western side. The floor layout maximises daylight entry and orients the main living areas towards the sun. The overall layout offers generous outdoor areas for living, amidst spacious and open areas within the site, with amenity planting for screening and on-site enjoyment.

The site layout and building floor layout allow for waste and other storage and utility areas to be provided on the property without adverse visual effects on adjoining neighbours, or reducing the efficient access to these areas or detracting from outdoor amenity areas.

Water efficiency measures can be adopted where practicable.

Policy LLRZ-P7 – Precincts 2 & 3 – Ensure that development of land within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of each precinct.

The comments already made for the previous LLRZ provisions apply here.

The activity is assessed as having less than minor effects on the character and amenity of the LLRZ.

> *Policy LLRZ-P9 – Comprehensive Development – Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> 1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
> 2. *the design responds positively to the specific context, features and characteristics of the site;*
> 3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*
> 4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

The definition of Comprehensive Residential Development (CRD): *"means a comprehensively planned and designed residential development where:*

1. *in the Medium Density Residential Zone, the application site is greater than 3,000m^2 or*
2. *in the Low Density Residential Zone, the application site is greater than 6,000m^2; or*
3. *in the Large Lot Residential Zone, the application site is greater than 2ha, or*
4. *where less than the areas in 1 – 3 above, it is the subsequent development of an allotment created through a previous Comprehensive Residential Development consent".*

The application site is only 4,809m^2 so does not meet the LLRZ criteria in Item 2, and it is not clear whether it was created as part of a previous CRD. If it had been, then it could be considered as an acceptable higher density development under the provisions for CRD in the LLRZ.

Regardless of the site history, the proposal can achieve the intentions of items 1-3 of this policy. Item 4 is already in place, with public access alongside the lake between the site and Lake Dunstan.

Overall

The proposal is therefore consistent with and not contrary to the intentions of the relevant ODP LLRZ provisions.

8.2 District Wide Provisions

The relevant District Wide provisions from ODP Chapter 12 are as follows:

Objective 12.3.1 Objective - Safe and Efficient Roading Network - To promote the safe and efficient operation of the District's roading network.

Objective 12.3.2 - Protection from Noise - To avoid, remedy or mitigate the adverse effects of noise on the District's amenity values and the health and wellbeing of the District's people.

Objective 12.3.4 - Avoidance, Remedying or Mitigation of Nuisances - To ensure that activities avoid, remedy or mitigate nuisance to adjoining properties from odour, dust, light spill, glare and electrical interference.

Policy 12.4.1 - Parking, Loading and Manoeuvring - To avoid, remedy or mitigate adverse effects on the safe and efficient operation of the roading network by requiring:

1. *Safe and efficient access points to the roading network, and*
2. *Off-road loading and manoeuvring space and facilities, and*
3. *Off-street parking,*

where these are appropriate.

Policy 12.4.2 – Noise - To determine the suitability of noise generating activities in any given locality by having regard to:

1. *The specific characteristics and amenity values of the locality from which the noise originates, and*
2. *The sound pressure level of the proposed activity, and*
3. *The frequency that the noisy activity takes place, and*
4. *The length of time that the noise continues, and*
5. *Any special characteristics of the noise,*
6. *to ensure that the adverse effects of noise on other activities and the natural and physical resources of the locality (including cumulative effects) reflect standards acceptable to the community.*

Policy 12.4.7 - Management of Nuisance Effects - To encourage resource users to adopt management practices that avoid, remedy or mitigate the adverse effects of:

1. *odour,*
2. *light spill and glare,*
3. *dust, and*
4. *electrical interference,*
5. *on the use and enjoyment of neighbouring properties.*

The application site has lawfully established physical and legal access to McLean Road. The proposed site layout is practical with suitable dimensions for onsite manoeuvring and parking available without precluding the safe and efficient operation of the local road or the State Highway. On the above basis, the proposal can be accommodated within the transportation network.

The earthworks effects to prepare the application site for the new dwelling will be minor and temporary, and will be appropriately managed. The potential for dust, silt and sediment will be minimised, and such effects can be managed by good practice to avoid release of sediment contaminated stormwater to local drains and downstream waters, such as re-grassing the surface of the site.

The proposal is not a noisy activity and there is no reason to believe that residential lighting and activity associated with residential use of the site will present adverse nuisance effects that cannot be managed to an acceptable level.

The proposal will help tidy up the property and remove damaged vegetation and that have a negative impact on environmental quality (particularly in terms of the visual amenity values of neighbourhoods). The new dwelling will be constructed in a logical position in compliance with the District Plan bulk and location standards, while being sensitive to the amenity values of nearest neighbours and the lakeside surroundings.

The proposal is therefore consistent with and not contrary to the intentions of the relevant ODP District Wide provisions.

8.3 Urban Area Provisions

The relevant Urban Area provisions from Chapter 6 of the ODP are as follows:

> *Objective 6.3.1 - Needs of People and Communities - To promote the sustainable management of the urban areas in order to:*
>
> 1. *Enable the people and communities of the district to provide for their social, economic and cultural wellbeing and their health and safety; and*
> 2. *Meet the present and reasonably foreseeable needs of these people and communities*
>
> *Objective 6.3.2 - Amenity Values - To manage urban growth and development so as to promote the maintenance and enhancement of the environmental quality and amenity values of the particular environments found within the District's urban areas.*
>
> *Policy 6.4.1 - Maintenance of Quality of Life within Urban Areas - To maintain and, where practicable, enhance the quality of life for people and communities within the District's urban areas through:*
>
> 1. *Identifying and providing for a level of amenity which is acceptable to the community; and*
> 2. *Avoiding, remedying or mitigating the adverse effects on the community's social, economic and cultural wellbeing and health and safety which may result from the use, development and protection of natural and physical resources, and*
> 3. *Recognising that change is inevitable in the use of land to enable the community to provide for its wellbeing.*
>
> *Policy 6.4.3 - Heritage Resources - To ensure heritage values are recognised and provided for in the use and development of the natural and physical resources found within the District's urban areas.*

The comments on other provisions apply here.

It can therefore be concluded that the proposal is consistent with the intentions of the above Urban Area objective and policies.

8.4 Residential Resource Area Provisions

The relevant Residential Resource Area provisions from Chapter 7 of the ODP are as follows:

> *Objective 7.1.1 – Maintenance of Residential Character - To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area as well as the social, economic and cultural wellbeing, and health and safety of the residents and communities within those areas.*
>
> *Objective 7.1.2 – Protection of Living Environment - To manage the use of land to promote a pleasant living environment by ensuring that adverse effects of activities are avoided, remedied or mitigated, while accommodating appropriate change at the interface with other resource areas.*
>
> *Objective 7.1.3 - Management of Change - To recognise that it is inevitable that the use of land shall change over the period of this plan and beyond in order to enable the community to provide for its wellbeing. The process of change can occur randomly within the various resource areas but will be most obvious at the interface between different resource areas. It is a purpose of this plan to manage that change.*
>
> *Policy 7.2.1 - Residential Character - To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects of:*
>
> 1. *Excessive noise including noise associated with traffic generation and night time operations,*
> 2. *The generation of traffic over and above that normally associated with residential activities and in particular heavy vehicles, and demand for parking,*
> 3. *Glare, particularly from building finish, and security lighting,*
> 4. *Structures at the street frontages that do not complement the character and/or scale of development in the neighbourhood,*
> 5. *A reduction in privacy, access to daylight and sunlight*
> 6. *A reduction in visual amenity due to excessive signage, large areas of hard standing surfaces, and the storage of goods or waste products on the site,*
> 7. *The generation of odour, dust, wastes and hazardous substances,*
> 8. *The use and/or storage of hazardous goods or substances, and*
> 9. *The loss of a sense of amenity, security and companionship caused by non-residential activities.*
>
> *are avoided, remedied or mitigated.*

The comments made for other provisions in this section are applicable here.

The proposal will not detrimentally alter the character and amenity presented on the site. The property has a western boundary fronting the lake and a leg-in in access at the eastern end. The McLean Road frontage will not be noticeably altered and the new dwelling together with new landscape planting and fencing will still ensure an acceptable level of open space characteristics within the neighbourhood. The proposed non-residential development will not compromise existing residential amenity values for neighbours or the streetscape.

> *Policy 7.2.2 - Amenity Values - To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.*

The proposed new building and site layout have been designed to meet the District Plan bulk and location requirements, ensuring suitable setbacks, building height etc. The existing dwelling is well set back from those on the two nearest adjoining properties. There is good screening and separation between the main living areas on all adjoining properties and those of the new dwelling. The proposal will not detract from the use and enjoyment of adjoining land as it will not affect privacy and access to sunlight.

> *Policy 7.2.3 - Environmental Quality - To preserve the environmental quality found within particular areas of the District's residential environment.*
>
> *Policy 7.2.5 – Open Space - To maintain the amenity value of open space within the District's residential environments.*

The comments above apply to the above provisions. The site has a generous area of outdoor open space for residents of the dwelling on the site and the property benefits from panoramic views over the river/lake area and beyond.

> *Policy 7.2.6 - Safety and Efficiency of Residential Roads - To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.*

The proposal involves an extension of the on-site access and providing for on-site parking and manoeuvring for the new dwelling. This will ensure that the function of the local residential road, and the State Highway beyond, is protected while ensuring amenity values are not unduly compromised by parking congestion on roads.

> *Policy 7.2.8 - Management of Change - In recognition of the difficulty anticipating the timing and extent of change to the pattern of land use that is necessary to enable the community to provide for its wellbeing and to reconcile with the foregoing policies, it is appropriate that any major change at the interface between the various resource areas be considered within the wider context of the plan as a whole.*

The proposal is responding to a demand for accommodation in the area, and will do so without adverse effect on the residential amenity and character of the site and surroundings. The construction of the new dwelling will have downstream benefits for the community in terms of contractor engagements, and later on completion the residents will be able to spend their money in the area for meals, trips, etc. It can therefore be concluded that the proposal is consistent with the intentions of the above Residential Resource Area objective and policies.

8.5 Objectives and Policies Conclusion

On the above basis, it can be concluded that the proposal is generally consistent with (and not contrary to) the relevant Objectives and Policies of the Operative District Plan.

9. Notification Assessment

Sections 95A to 95E of the Resource Management Act set out the requirements for making a notification decision.

It is not considered necessary to give public or limited notification of this application because:

Public Notification Test (Section 95A)

(a) [Step 1] None of the mandatory public notification requirements under Section 95A(3) have been triggered;

(b) [Step 2] Under Section 95A(5)(a), public notification of the proposed activity is not precluded by a rule in a national environmental standard (NES) [Step 2 is not precluded];

(c) [Step 2] Under Section 96A(5)(b), the proposal has been assessed as a Non-Complying Activity and is not a boundary activity, so Step 2 is not precluded;

(d) [Step 3] Under Section 95A(8)(a) public notification is not required by a rule or an NES;

(e) [Step 3] Under Section 95A(8)(b) the adverse effects of the proposal are not more than minor, as assessed at Section 5.1;

(f) [Step 4] In terms of Section 95A(9) it is considered that there are no Special Circumstances that would warrant public notification and the wider public will not be disadvantaged in any way by non-notification of the proposal (certainly in terms of relevant matters to be addressed under the Resource Management Act);

Limited Notification Tests (Section 95B)

(g) [Step 1] Mandatory limited notification under Section 95B(2) relating to customary rights and marine title groups, does not apply in this case;

(h) [Step 1] Mandatory limited notification under Section 95B(3) is not applicable because the proposed activity is not on or adjacent to, or may not affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11;

(i) [Step 2] Under Section 95B(6)(a) and (b) limited notification is not precluded by a rule or an NES, and the proposal is not a controlled activity (other than subdivision) [Step 3 not precluded];

(j) [Step 3] Under Section 95B(7) there is no requirement to determine whether an owner of an allotment with an infringed boundary is an affected person, as the proposal is not a “boundary activity”;

(k) [Step 3] Under Section 95B(8) there are no affected persons who need to be consulted with because the effects of the proposal on the environment have been assessed at Section 5 as being less than minor and acceptable in the context of the site and surroundings and/or that these effects can be contained within the boundaries or the site such that no persons have been identified as potentially affected;

(l) [Step 3] Under Section 95B(9) there is no requirement to notify any persons based on the conclusions in items (j) and (k) above;

(m) [Step 4] - It is considered that there are no Special Circumstances that would warrant limited notification under Section 95B(10), (certainly in terms of relevant matters to be addressed under the Resource Management Act);

It is therefore concluded that this proposal can be assessed on a non-notified basis and written approval need not be required to be obtained from any person.

9.1 Consultation

Notwithstanding the above conclusion, the applicant has consulted with the following persons who own the adjoining sites to the south, east and north:

- *South - 20 McLean Road (Lot 3 DP 24839) - Blair Samuel Walter, Sarah Jan Burton;*
- *East - 16 McLean Road (Lot 1 DP 24839) - Barry John Barber;*
- *North - 14 McLean Road (Lot 1 DP 22558) - Antony Ian Robertson, Jamie Alan Apiata Robertson, Winnefred Julian Robertson.*

Written approvals to the proposal have been obtained from the three adjoining neighbours at 14, 16, and 20 McLean Road.

Copies of information provided to the consultees and the written approvals are attached at Appendix E.

10. Section 104D RMA Assessment

Based on the conclusions in Sections 5 and 8 it is confirmed that both of the tests set by Section 104D(1)(a) and (b) of the Act for Non-Complying Activities are able to be met by the proposal. It is noted that only one of the tests needs to be met by the proposal.

11. S106 RMA Assessment

Under Section 106 of the Act, a consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

11.1 Natural Hazards

GeoSolve Ltd has undertaken a Geological Review and Natural Hazards Assessment of the site (report attached at Appendix D) for the applicants. Their report notes: "…

- *The GNS Science 1:250,000 geological map area of the Wakatipu indicates that the site is underlain by recent fan alluvium (Q1a), as shown on Figure 1 below. These soils are in turn underlain by a Q6a outwash gravel terrace and regionally extensive schist bedrock at an unconfirmed depth;*
- *Site inspection and review of aerial photography taken prior to lake fill indicate the proposed subdivision is situated on a degraded outwash terrace. Quartz Reef Creek has Geological Review and Natural Hazards Assessment 18 McLean Road, Northburn gradually degraded and eroded through the older outwash terraces along the base of the range. It is likely that a veneer of fan gravels reworked from the underlying outwash terrace covers the subdivision area;*
- *The Otago Regional Council (ORC) natural hazards database indicates that the proposed subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek. However, the ORC regional scale hazard mapping is of coarse resolution and therefore high-level in its interpretation. Field inspection confirms that the new building platform is situated on a degraded outwash terrace several meters above the deeply incised channel of Quartz Reef Creek;*
- *While the general form of the peninsular at McLean Road resembles an alluvial fan on the edge of Lake Dunstan … the geomorphology of the site needs to be interpreted in the pre-lake fill context. Review of historic aerial photography indicates that the development is situated on a degraded outwash terrace rather than an alluvial fan per se. There is no evidence of debris flow morphology in the immediate area and given the sufficient capacity of the active stream channel to contain flood flows there is no chance of avulsion upstream of the state highway. An in-active floodwater-dominated alluvial fan is probably a more accurate designation for this site. No mitigation is therefore required for the development with regards to alluvial fan and flooding hazard;*
- *Fault traces were not observed onsite although the active Pisa Fault Zone is mapped within 5 km northwest of the property …. However, due to the estimated >20,000 years*

average return period for earthquakes on this fault zone, the seismic risk posed by this structure is considered relatively low. Furthermore, the property is situated outside the active fault entity area associated with the Pisa Fault Zone, an inferred area of land potentially subject to ground surface rupture during fault movements;

- *The Alpine Fault, located approximately 120 km to the northwest, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that a major earthquake of Magnitude 8 or more will*
- *Geological Review and Natural Hazards Assessment 18 McLean Road, Northburn occur along the Alpine Fault within the next 50 years and such a rupture is likely to result in moderate ground shaking in the vicinity of Cromwell.*
- *Seismic Liquefaction: The ORC natural hazards database indicates the site is situated within mapped liquefaction category Domain A with low to no liquefaction potential. The proposed building platform is around 5.5 m higher than the Lake Dunstan maximum operating level of 194.5 m RL. The groundwater table beneath the subdivision is expected to coincide with lake level. Liquefaction risk for the site is low due to the depth to groundwater and the granular nature of the site subsoils. This is consistent with the ORC Domain A (low to none) liquefaction classification for the site. No further assessment is required for liquefaction hazard;*
- *The building platform is situated on a degraded outwash terrace. Bearing capacities in accordance with NZS 3604:2011 'good ground' (minimum 100 kPa allowable, 300 kPa ultimate geotechnical bearing capacity) can be achieved provided all foundation loads are transferred directly to medium dense gravel or engineered fill overlying medium dense gravel. Loose sand will provide a reduced bearing capacity with respect to 'good ground'. For detailed design purposes, it is recommended the magnitude of seismic acceleration be estimated in accordance with the recommendations provided in NZS 1170.5:2004. The new building platform is inferred to be "Class D" (Deep Soil Site) in accordance with NZS 1170.5:2004 seismic provisions. The allocation of Class D is based on the inferred subsurface geological model and the depth to schist bedrock".*

The report makes recommendations and conclusions, as follows: "…

- *Subsurface geotechnical investigations are recommended during detailed design for future foundations constructed on Lot 2. Test pitting and Scala penetrometer testing is required to confirm soil parameters and bearing capacity for foundation and earthworks design.*
- *No mitigation is required for the proposed development with regards to alluvial fan and flooding hazard beyond standard NZS 3604 floor level elevations.*
- *We don't foresee any site-specific constraints with respect to the prevailing geotechnical conditions or natural hazards which would prevent residential development on the property; noting the recommendations provided above. A risk of seismic activity is present in the region from the Alpine Fault and appropriate allowance should be made for seismic loading during detailed design of any future dwelling, foundations, retaining walls and earthworks.*

- *Based on the current assessment, the proposed building platform is technically feasible from a geotechnical perspective. The property is suitable for residential development; noting that site-specific ground investigations, reporting and design will be required at the building consent/detailed design stage".*

The proposed future house site shown on the subdivision scheme plan has been located to ensure a stable building platform can be achieved. The building platform will be earthworked and certified as suitable for residential development.

The GeoSolve Ltd report confirms the proposed lots and building platform are suitable for residential development. The applicant will follow the GeoSolve recommendations.

The proposed subdivision will therefore have no effect on the risk of natural hazards to the property.

The proposed use is not considered likely to accelerate, worsen, or result in material damage to the site or surrounding land.

11.2 Legal Access

Both allotments will be provided with legal and physical access as shown on the subdivision scheme plan.

11.3 S106 Conclusion

On the above basis, it is concluded that the matters raised under section 106 of the Resource Management Act have been met and therefore there is no reason why the subdivision consent component of this application should be refused under this section.

12. Part 2 Assessment

Consideration of an application under Section 104 is subject to Part 2 of the Resource Management Act 1991, which sets out the purpose and principles of the Act.

The findings in the 2017 decision of the High Court [R J Davidson Family Trust v Marlborough District Council [2017] NZHC 52] (paraphrased) were that in most cases there is no need (or ability) to refer back to the purpose and principles of the Act ('Part 2') in determining an application for resource consent. However, the Court noted exceptions to that finding, including when there is "*invalidity, incomplete coverage or uncertainty of meaning within the planning documents*".

It is considered that the Operative District Plan has been prepared in accordance with Part 2 such that the intentions of the Court were anticipated in the District Plans, and therefore the "exceptions" noted by the Court do not exist and there is no need to undertake a separate Part 2 assessment.

It is considered that the assessments in this application cover the relevant matters and it can be concluded that the proposal is consistent with the Purpose and Principles of the Act (i.e. Part 2 of the Act).

13. Summary & Conclusions

This document describes the proposal by the "Applicants" (**Stephen Hoare and Janice Porter-Hoare)** to undertake a two-lot subdivision and construct a new dwelling on the proposed vacant lot at 18 McLean Road, Northburn, Cromwell.

The reasons why a resource consent is required are set out, with the likely environmental effects and the mitigation available. In summary, it is concluded that the proposal:

- Requires land resource consent as a Non-Complying Activity under the Operative District Plan Rules for the Large Lot Residential Zone – Precinct 2 because the proposal does not meet the minimum lot area per dwelling standard LLRZ-S1 and the corresponding Subdivision Standard SUB-S1.9. The proposal also requires a consent under Rule LLRZ-R18 (Plan Change 19 LLRZ-R15) as a Non-Complying Activity Consent for Buildings on Land Subject to Hazards;
- Incorporates adequate mitigation measures to ensure that the actual and potential adverse effects on the environment of the proposal will be appropriately avoided, remedied or mitigated so as to be less than minor;
- Is consistent with (and not contrary to) the relevant Objectives and Policies of the Regional Policy Statement; the Operative District Plan, the Purpose and Principles of the Resource Management Act 1991; and the matters contained in Part 2 of the Act;
- Will maintain the safe and efficient operation of the local road network;
- Is able to be serviced without adverse effects on Council's infrastructure;
- Will maintain and not detract from the amenity and character enjoyed by adjoining and adjacent properties and users of the local area such that any adverse effects of the proposed building and use of it will be less than minor and/or acceptable; and
- Meets both tests for non-complying activities under S104D of the Act.

Written approvals have been obtained from the three adjoining neighbours at 14, 16, and 20 McLean Road.

It is considered that there are no persons likely to be adversely affected by the proposal and the Council's processing planner can therefore, following non-notified assessment of the proposal, be comfortable issuing a favourable recommendation on the application.



Jenny Grimmett for Down to Earth Planning Limited on behalf of the Applicant
MRRP (Credit, 1991), MNZPI (1997-2023 resigned), BSc (Zoology, 1986)

Dated: 23 January 2026

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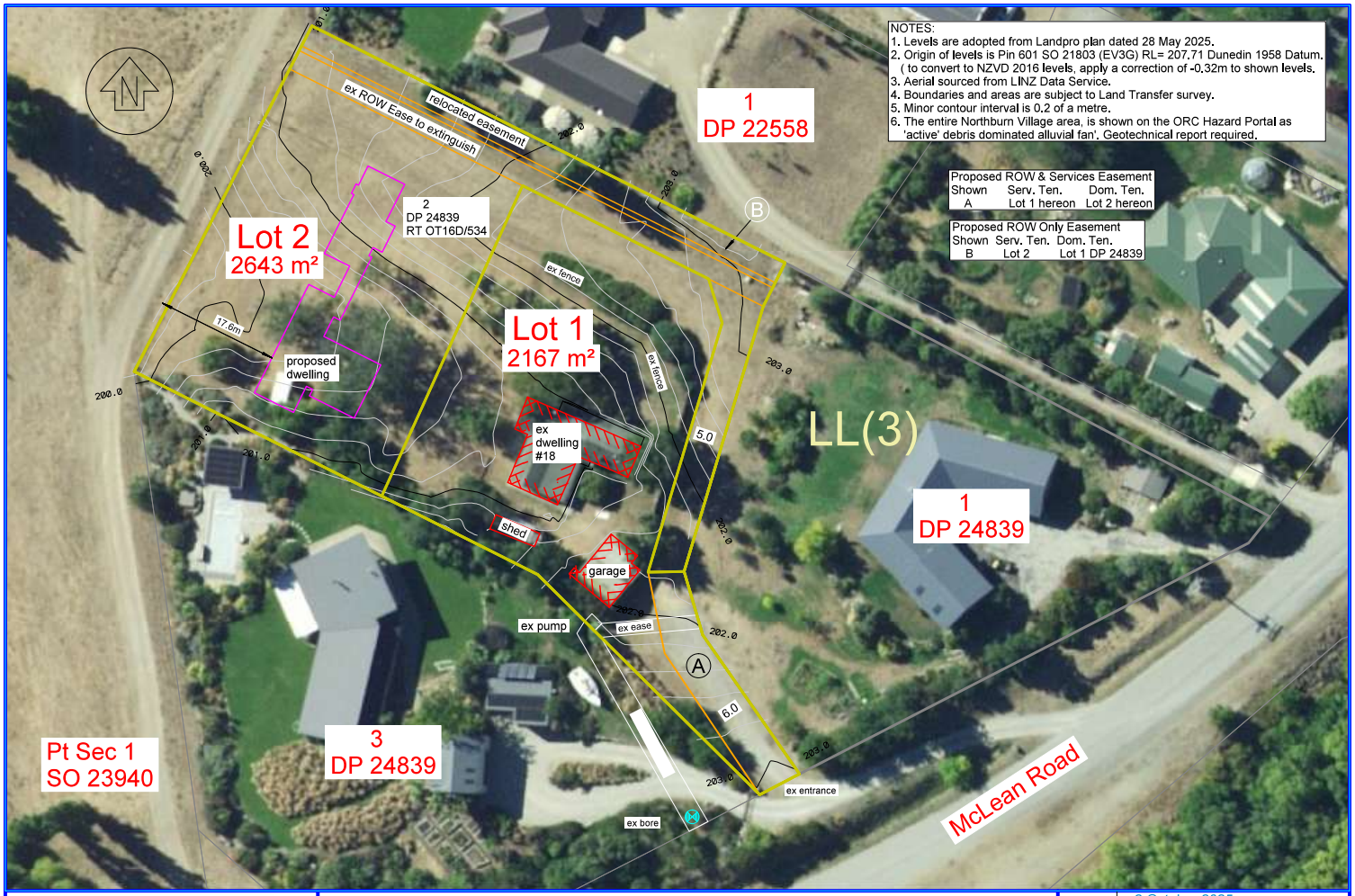
Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX A

Application Plans

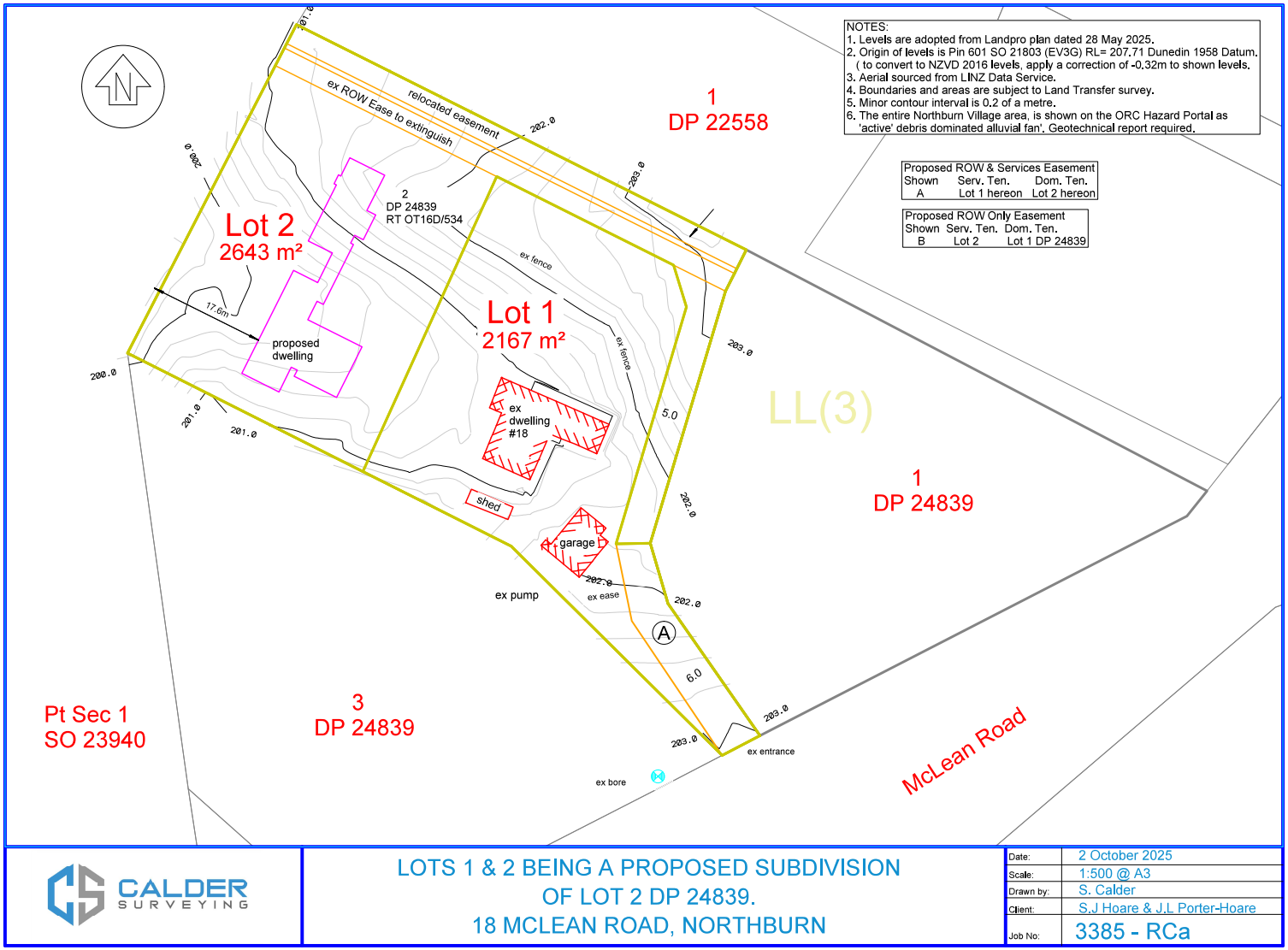
029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

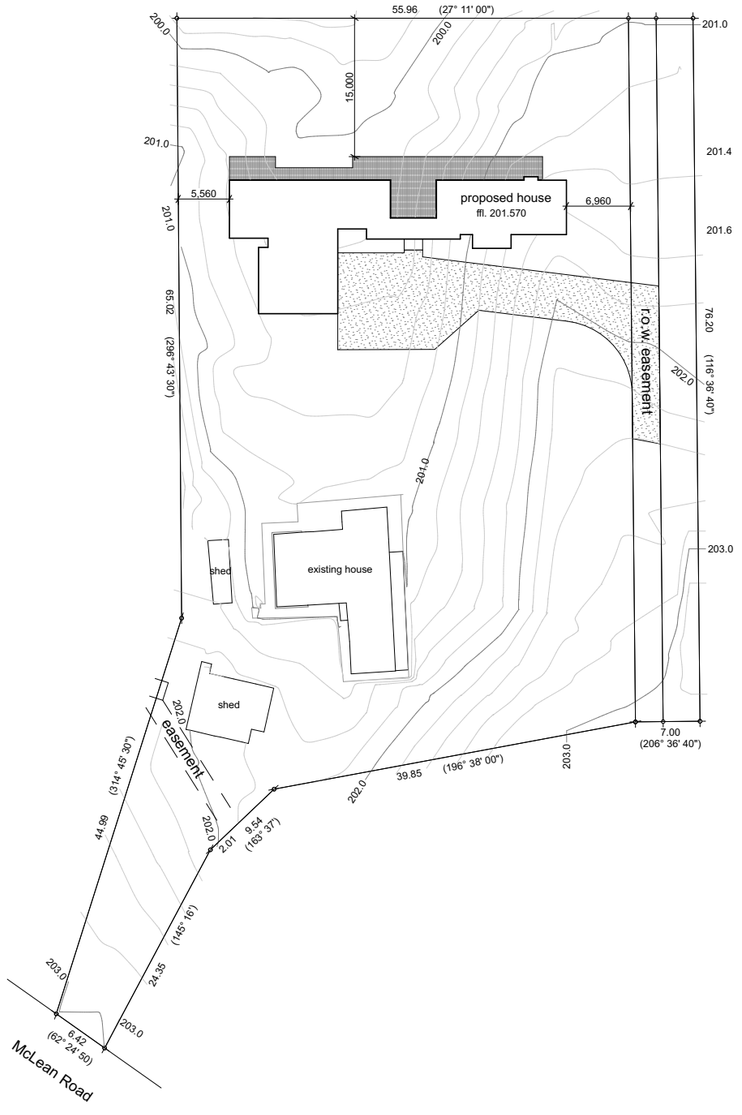


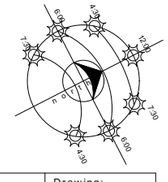
CALDER SURVEYING

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN

Date:	2 October 2025
Scale:	1:500 @ A3
Drawn by:	S. Calder
Client:	S.J Hoare & J.L Porter-Hoare
Job No:	3385 - RCa


NOTES:
1. Levels are adopted from Landpro plan dated 28 May 2025.
2. Origin of levels is Pin 601 SO 21803 (EV3G) RL= 207.71 Dunedin 1958 Datum.
(to convert to NZVD 2016 levels, apply a correction of -0.32m to shown levels.
3. Aerial sourced from LINZ Data Service.
4. Boundaries and areas are subject to Land Transfer survey.
5. Minor contour interval is 0.2 of a metre.
6. The entire Northburn Village area, is shown on the ORC Hazard Portal as 'active' debris dominated alluvial fan'. Geotechnical report required.
Proposed ROW & Services Easement
Shown Serv. Ten. Dom. Ten.
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
1
DP 22558
relocated easement
ex ROW Ease to extinguish
Lot 2
2643 m²
2
DP 24839
RT OT16D/534
Lot 1
2167 m²
ex fence
17.6m
proposed
dwelling
ex
dwelling
#18
shed
garage
ex pump
ex ease
ex bore
ex entrance
5.0
6.0
LL(3)
1
DP 24839
Pt Sec 1
SO 23940
3
DP 24839
McLean Road
CALDER
SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date: 2 October 2025
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCa





Timothy Hogan Architect Ltd
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Christchurch 8140
New Zealand
ph (03) 379-9525
tim@intrados.co.nz

INTRADOS ARCHITECTURE

Revisions	

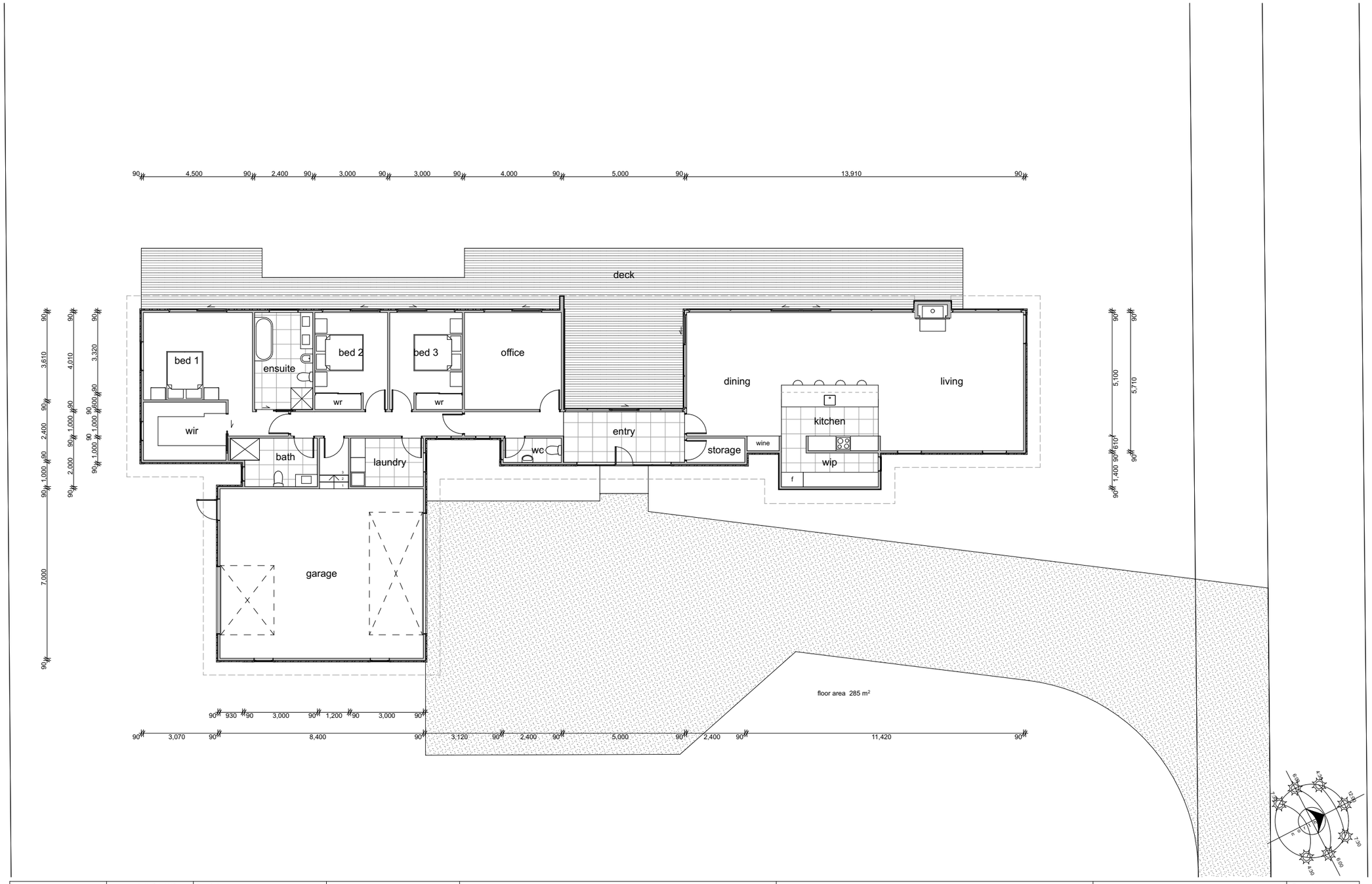
site plan

Contractor to verify all dimensions on site

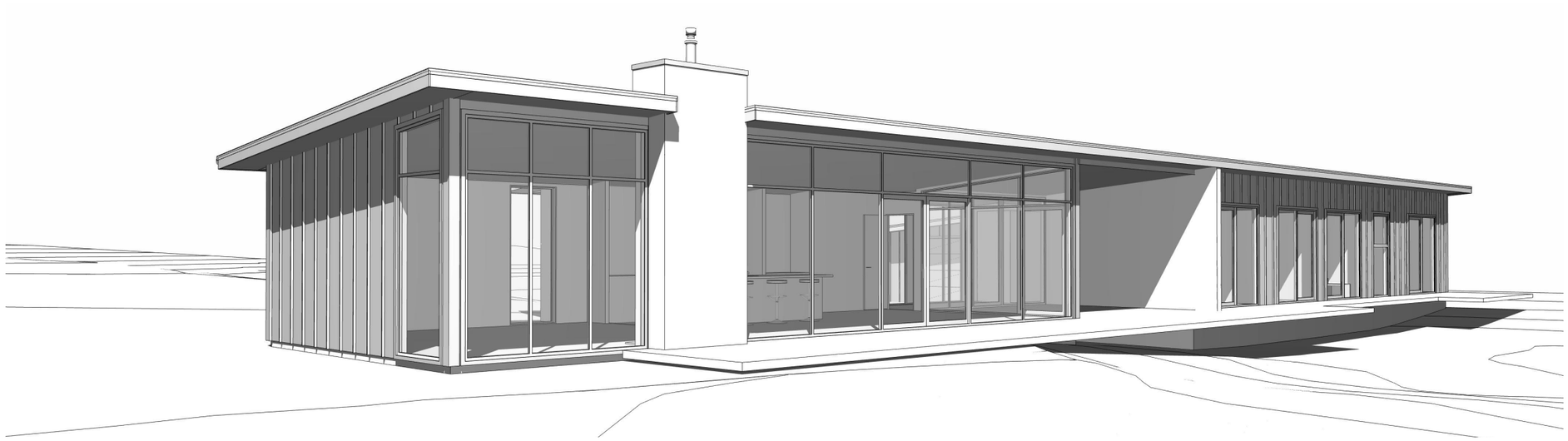
new house at
18 McLean Road
Northburn, Cromwell

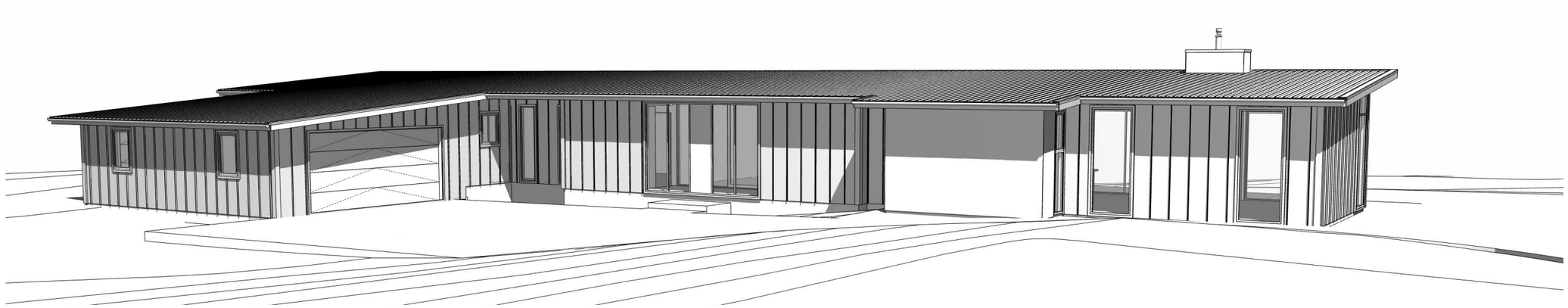
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:400 @ A2
1:800 @ A4

Drawing: sk08

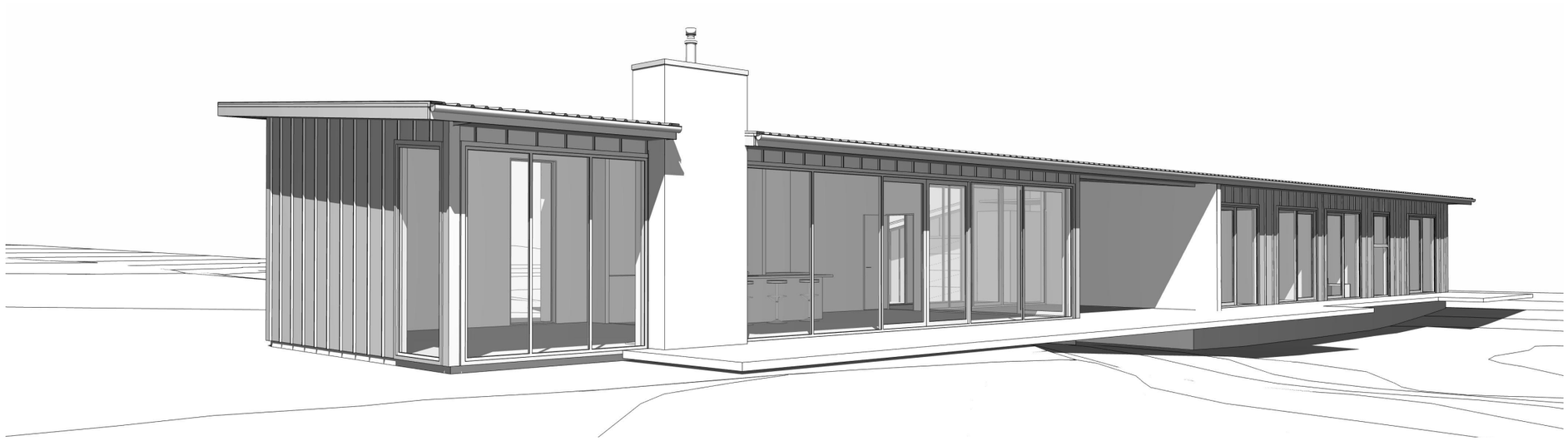


Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intrados.co.nz	INTRADOS ARCHITECTURE	Revisions		floor plan Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: 1:100 @ A2 1:200 @ A4	Drawing: sk09





Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intrados.co.nz	INTRADOS ARCHITECTURE	Revisions		option 1 3D views Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: @ A2	Drawing: sk10





Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intrados.co.nz	INTRADOS ARCHITECTURE	Revisions		option 2 3D views Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 04/08/2025 Scale: @ A2	Drawing: sk11

Down to Earth Planning
SIMPLIFYING YOUR CONSENT PROCESSES

Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX G

Landscape Plan

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz



Timothy Hogan Architect Ltd PO Box 22726 Christchurch 8140 New Zealand ph (03) 379-9525 tim@intrados.co.nz	INTRADOS ARCHITECTURE	Revisions		site plan Contractor to verify all dimensions on site	new house at 18 McLean Road Northburn, Cromwell	Drawn: Ross Henderson Date: 28/10/2025 Scale: 1:400 @ A2 1:800 @ A4	Drawing: sk12

Down to Earth Planning
SIMPLIFYING YOUR CONSENT PROCESSES

Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX B

Title Documents

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **OT16D/534**

Land Registration District **Otago**

Date Issued 18 September 1995

Prior References
OT7C/203

Estate Fee Simple

Area 4809 square metres more or less

Legal Description Lot 2 Deposited Plan 24839

Registered Owners
Stephen John Hoare and Janice Louise Porter-Hoare

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

568578 Gazette Notice defining the middle line of a portion of the Timaru - Milton State Highway - 23.12.1981 at 10.40 am

812171.1 Transfer creating the following easements - 17.8.1992 at 10.11 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 1 Deposited Plan 23731 - CT OT15D/593	A-B DP 22558	Lot 2 Deposited Plan 24839 - herein	Section 309(1)(a) Local Government Act 1974
Convey water	Part Section 63 Block V Wakefield Survey District - CT OT15D/1154	C-D DP 22558	Lot 2 Deposited Plan 24839 - herein	Section 309(1)(a) Local Government Act 1974
Convey water	Part Section 63 Block V Wakefield Survey District - CT OT15D/1154	E-F DP 22558	Lot 2 Deposited Plan 24839 - herein	Section 309(1)(a) Local Government Act 1974
Store water	Part Section 63 Block V Wakefield Survey District - CT OT15D/1154	G DP 22558	Lot 2 Deposited Plan 24839 - herein	Section 309(1)(a) Local Government Act 1974

890129.2 Easement Certificate specifying the following easements - Produced 30.8.1995 at 10.39 am and entered 18.9.1995 at 10.36 am

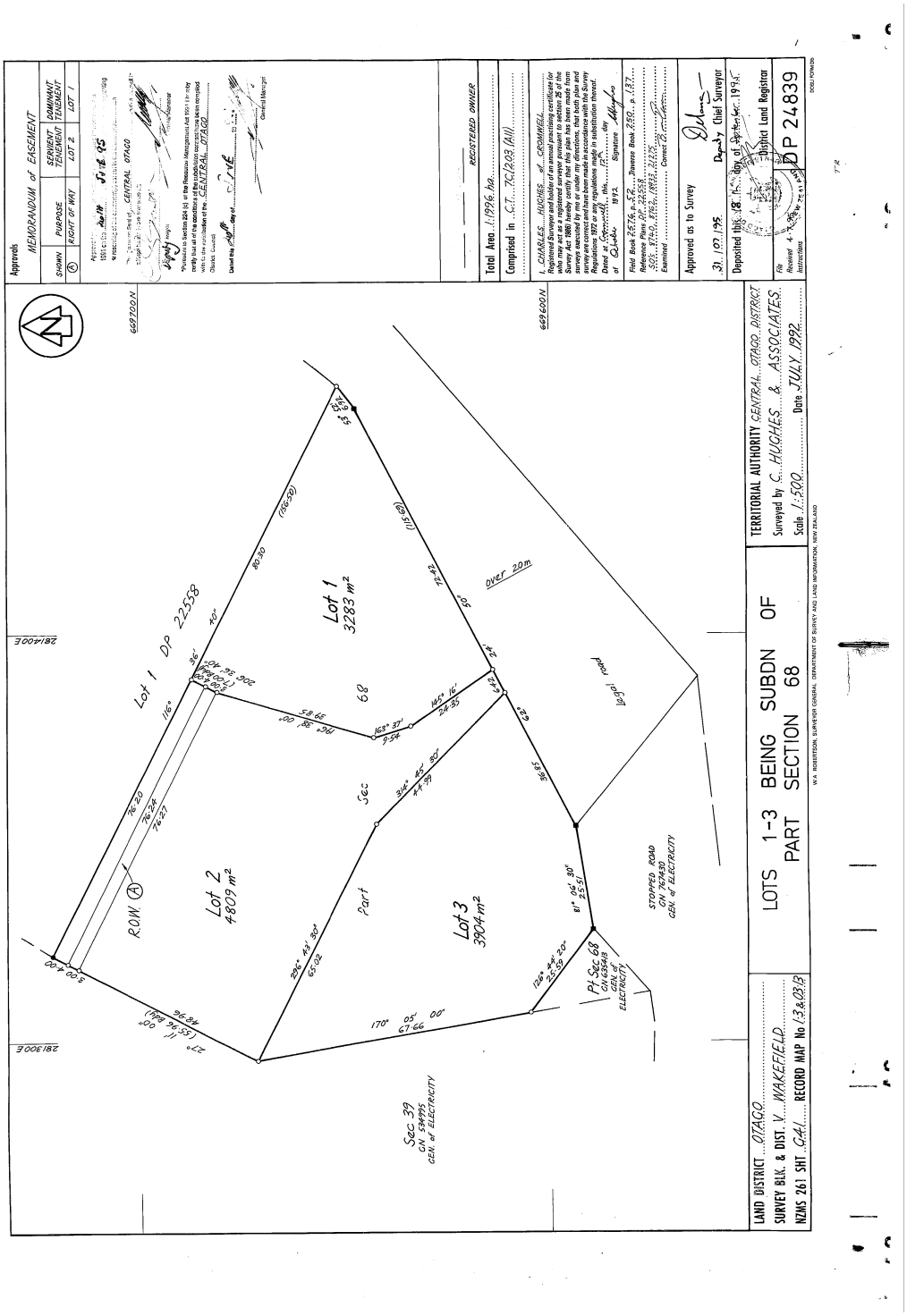
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 24839 - herein	A DP 24839	Lot 1 Deposited Plan 24839 - CT OT16D/533	Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity and water over part marked B and a right to convey water over part marked C all on DP 572488 created by Easement Instrument 12367218.1 - 18.8.2022 at 11:36 am

Identifier **OT16D/534**

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 12367218.1 - 18.8.2022 at 11:36 am

Identifier **OT16D/534**



Ministry of Works and Development

District Office
Govt. Life Insurance Bldg., Rattray St.
Box 451, DUNEDIN
Telephone 771 480. Telex NZ 5728

Inquiries to

Date 22 December 1981

Our ref 72/8/16/0

Your ref

The District Land Registrar
DUNEDIN

... I enclose, for deposit in your office, copy of a gazette notice together with a duplicate copy of the plan referred to therein.

Will you kindly register the document against all lands affected thereby, inform me when this has been done, and advise the number allotted to the document.

If you find the document doubtful or incorrect in any respect will you please refrain from registering it and inform me at once.

M M Duffy
for District Commissioner of Works

Encl : Copy of NZ Gazette 10 December 1981 No 146 p 3714
Copy of plan SO 19893

The Purpose of Compensation Certificate No has been fulfilled.

Please discharge.

Extract from *N.Z. Gazette*, 10 December 1981, No. 146, p. 3714

Defining the Middle Line of Portions of the Timaru-Milton State Highway in the County of Vincent

DAVID BEATTIE, Governor-General

A PROCLAMATION

PURSUANT to the Public Works Act 1928, I, The Honourable Sir David Stuart Beattie, hereby proclaim and declare that the middle line of portions of road desired to be constructed in the County of Vincent, viz, a relocation of the Timaru-Milton State highway shall be that defined and set forth in the Schedule hereto; and I also declare that this Proclamation shall affect only the land situated within the limits of the areas shown shaded on plan S.O. 19893 referred to in the Schedule hereto.

SCHEDULE

OTAGO LAND DISTRICT

COMMENCING at a point on the centreline of State Highway No. 8, 300 metres north of the intersection of the northern side of Loop Road in Block II, Wakefield Survey District and proceeding in a generally south-westerly direction for a distance of 10 600 metres approximately to a point 14.75 metres on a bearing of 79° 13′ from I.S. VII on S.O. plan 16592 passing through or over the following lands viz: Legal Road (SH No. 8), Crown Land, Run 238L (CL 386/117), Run 238M (CL 386/125), Section 50 (Crown Land) part Section 54 (CT 7B/542), Section 60 (CT 4B/750), Section 59 (CT 3D/676), part Section 64 (CT 7B/542), part Section 64 (GN 346928), part Sections 37 and 53 (GN 534995), all situated in Blocks II, IV, and VIII, Wakefield Survey District, Vincent County as the same is delineated on a plan numbered S.O. 19893 lodged in the office of the Chief Surveyor at Dunedin.

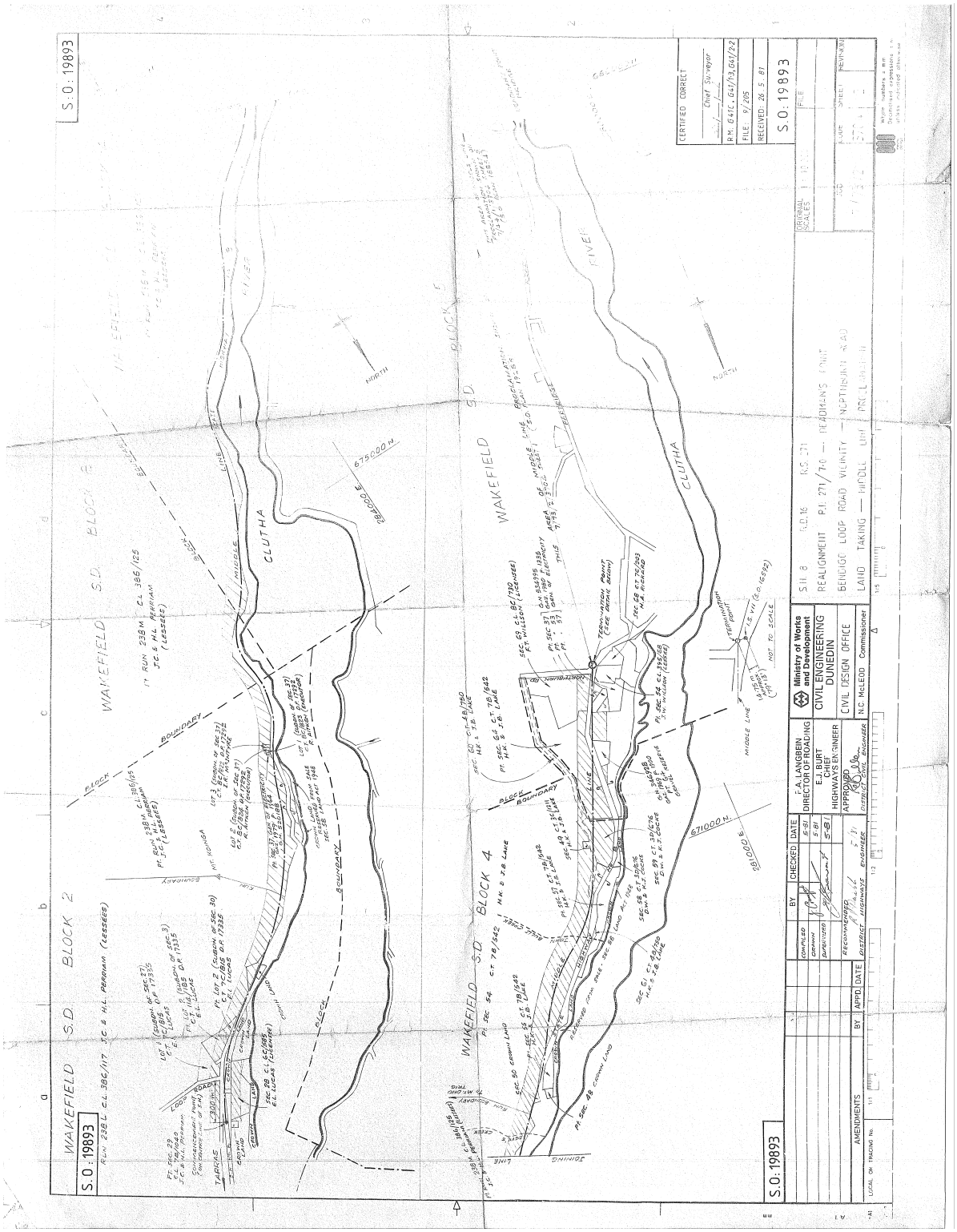
Given under the hand of His Excellency the Governor-General and issued under the Seal of New Zealand this 2nd day of December 1981.

W. L. YOUNG, Minister of Works and Development.

[L.S.] GOD SAVE THE QUEEN!

(P.W. 72/8/16/0; Dn. D.O. 72/8/16/0/0)

P. D. Hasselberg, Government Printer, Wellington, New Zealand—1981


S.O.: 19893
WAKEFIELD S.D. BLOCK 2
WAKEFIELD S.D. BLOCK 4
CLUTHA
RIVER
NORTH
CERTIFIED CORRECT
Chief Surveyor
R.M. G41C, G41/13, G41/2-2
FILE: 9/205
RECEIVED: 26.5.81
S.O.: 19893
S.H. 8 R.D.16 R.S. 271
REALIGNMENT P.I. 271/7-0 — DEADMAN'S POINT
BENDIGO LOOP ROAD VICINITY — NORTHBURN ROAD
LAND TAKING — MIDDLE LINE PROCLAMATION
Ministry of Works and Development
CIVIL ENGINEERING DUNEDIN
CIVIL DESIGN OFFICE
N.C. McLEOD Commissioner
F.A. LANGBEIN DIRECTOR OF ROADING
E.J. BURT CHIEF HIGHWAYS ENGINEER
APPROVED
DISTRICT CIVIL ENGINEER
AMENDMENTS
BY
APPD.
DATE
CHECKED
COMPILED
DRAWN
SUPERVISED
RECOMMENDED
DISTRICT HIGHWAYS ENGINEER
LOCAL OR TRACING No.
NOT TO SCALE
675000 N
671000 N
281000 E
284000 E

F50002246262
OTAGO DISTRICT LAND REGISTRAR NEW ZEALAND

812171/1

(Approved by the Registrar General of Land as No. 206157)

MEMORANDUM OF TRANSFER

WHEREAS

1 HUNTER KEITH LAKE of Millers Flat, Farmer (1/7 share) KEN THOMAS LAKE of Cromwell, Farmer (9/28 share) IOLA ANNE LAKE of Cromwell, Married Woman (3/28 share) JOAN BLAIR LAKE of Cromwell, Married Woman (1/7 share) IOLA ANNE LAKE of Cromwell, Married Woman and ROGER NORMAN MACASSEY of Dunedin, Solicitor (jointly inter se) (2/7 share) as tenants in common in the said shares (all hereinafter referred to as "the Lakes") are registered as proprietors of an estate in fee simple subject however to such encumbrances liens and interests as are notifed by memoranda underwritten or endorsed hereon in all that piece of land situated in the Otago Registry containing by admeasurement 8598.3403ha be the same a little more or less being Section 154 Block 1 Cromwell District and Part Sections 54, 55 and 57 Block 4 Section 65 and Part Section 63 and 64 Block 5 Section 16 Block 6 Section 1 Block 8 Section 1 Block 11 Section 1 Block 12 Section 1 Block 15 Section 1 Block 16 Wakefield District saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land and being all of the land contained in Certificate of Title 7B/542 Subject To: 1) Section 315 of the Land Act 1924 2) Compensation Certificates 340244, 571468 and 658626 3) Proclomation 492353 4) Gazette Notices 568678, 569245, 608247, 731046, 761508 and 767430 5) Land Improvement Agreement 610622 8) Mortgage No. 799714/10 (hereinafter called "the Lakes land")

2 FRANCIS TILLMAN WILLSON of Lowburn, Farmer (hereinafter referred to as "Frank") is registered:
Firstly in an estate in fee simple containing 10.~~3634~~4205ha being Part Section 69 Block 5 Wakefield Survey District and being all the land contained in Certificate of Title 13D/665 (Otago Registry) Sec 2 SO 21809
Secondly in ~~an estate in~~ fee simple containing ~~1.9789~~ 8573ha more or less being Sec 3 21809 Sections 70 and 71 and Part Sections 54 Block 5 Wakefield Survey District and being all of the land contained in Certificate of Title 13D/664 both Certificates of Title being Subject To: Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979, Part 4A of the Conservation Act, Gazette Notice 568578 and as to Certificate of Title 13D/665 Mortgage No. 786242/7 (both parcels of land herein referred to as "Frank's land")

3 NANETTE JUNE RICKARD of Dunedin, Widow (hereinafter referred to as "Mrs Rickard") is registered in an estate in fee simple in all that parcel of land containing 1.~~2250~~1988ha more or less being part Section 68 Block 5 Wakefield Survey District and being all of the land contained in Certificate of Title 7C/203 (Otago Registry) Subject To: 1) The reservations and conditions imposed by Section 8 of the Mining Act 1971 and Section 168a of the Coal Mines Act 1925 2) Gazette Notices 568578, 635413 and 767430 3) Notice 615767 (hereinafter referred to as "Mrs Rickard's land")

4 Frank has requested the Lakes to grant to him the rights hereinafter appearing upon the terms hereinafter appearing.

5 Mrs Rickard has requested the Lakes to grant to her the rights hereinafter appearing upon the terms hereinafter appearing.

6 Mrs Rickard has requested Frank to grant to her the rights hereinafter appearing upon the terms hereinafter appearing.

NOW THEREFORE IT IS AGREED

A In consideration of the sum of TEN CENTS ($0.10) paid to the Lakes by Frank (the receipt of which sum is hereby acknowledged) the Lakes do hereby grant unto Frank as and in the nature of an easement forever appurtenant to Frank's land (except during any periods of necessary cleaning and repairing) the right to convey and store water as hereinafter set forth, namely:-

(i) To convey water by a piped supply along the lines marked C-D and E-F on Deposited Plan 22558.

(ii) The right to store water conveyed by the said piped supply into a storage tank or tank to be located on the site marked G on Deposited Plan 22558.

(iii) For the purpose aforesaid to enter upon the Lake's land with or without engineers and workmen and with or without any necessary vehicles, implements, tools, pipes and materials of any kind for the purpose of constructing, maintaining, repairing and from time to time renewing the pipes water supply and the storage tank and opening up the soil of the Lake's land as may be necessary for those purposes.

B In consideration of the sum of TEN CENTS ($0.10) paid to the Lakes by Mrs Rickard (the receipt of which sum is hereby acknowledged) the Lakes do hereby grant unto Mrs Rickard as and in the nature of an easement forever appurtenant to Mrs Rickard's land (except during any periods of necessary cleaning and repairing) the right to convey and store water as hereinafter set forth, namely:-

(i) To convey water by a piped supply along the lines marked C-D and E-F on Deposited Plan 22558.

(ii) The right to store water conveyed by the said piped supply into a storage tank or tanks to be located on the site marked G on Deposited Plan 22558.

(iii) For the purpose aforesaid to enter upon the Lake's land with or without engineers and workmen and with or without any necessary vehicles, implements, tools, pipes and materials of any kind for the purpose of constructing, maintaining, repairing and from time to time renewing the pipes water supply and the storage tank and opening up the soil of the Lake's land as may be necessary for those purposes.

C In consideration of the sum of TEN CENTS ($0.10) paid to Frank by Mrs Rickard (the receipt of which sum is hereby acknowledged) Frank does hereby grant unto Mrs Rickard as and in the nature of an easement forever appurtenant to Mrs Rickard's land (except during any periods of necessary cleaning and repairing) the right to convey water as hereinafter set forth, namely:-

(i) To convey water by a piped supply along the line marked A-B on Deposited Plan 22558.

(ii) For the purpose aforesaid to enter upon the firstly described part of Frank's land with or without engineers and workmen and with or without any necessary vehicles, implements, tools, pipes and materials of any kind for the purpose of constructing, maintaining, repairing and from time to time renewing the pipes water supply and the storage tank and opening up the soil of Frank's land as may be necessary for those purposes.

THE PARTIES HERETO and each of them DOTH HEREBY MUTUALLY COVENANT AND AGREE with each other as follows:-

1 That the registered proprietors of the dominant tenements and their engineers and workmen in the exercise of the rights created by this instrument shall cause as little damage as possible to the surface of the servient tenements and shall restore the surfaces as nearly as possible to its former condition and replace with soil and surface and turf consolidated to its proper level and if necessary shall resow in English grass with proper quantities of seed and manure for the full width and extent to which it has been disturbed or interfered with and shall compensate the registered proprietor of the servient tenements for all damage caused by any such work to any cultivation or crop of any kind for the time being sown or growing or in the course of being harvested upon the servient tenement.

2 The costs of repairing and maintaining the said storage tank and pipe supply shall be borne solely by the registered proprietors of the dominant tenements PROVIDED ALWAYS that should one of them the registered proprietor of the dominant tenement or the servient tenement solely be responsible for damage to or destruction of the said pipeline or storage tank THEN and in each such case the cost of repair or replacement shall fall solely on the party so responsible.

3 Notwithstanding anything else hereinbefore contained in the event of the registered proprietors of the dominant tenement wishing to replace or rebuild the pipe supply and/or storage tank on a scale larger than it already exists they shall first consult with and obtain the consent of the registered proprietor of the servient tenement such consent not to be unreasonably withheld and in the event of a dispute as to what is unreasonable it shall be referred to arbitration in terms of the Arbitration Act 1908.

DATED this 20th day of July 1992

SIGNED by the abovenamed)
HUNTER KEITH LAKE)
in the presence of:)

H K Lake

SIGNED by the abovenamed)
KEN THOMAS LAKE)
in the presence of:)

K T Lake

SIGNED by the abovenamed)
IOLA ANNE LAKE)
in the presence of:)

I. A. Lake.

SIGNED by the abovenamed)
JOAN BLAIR LAKE)
in the presence of:)

Joan Lake.

SIGNED by the abovenamed)
ROGER NORMAN MACASSEY)
in the presence of:)

R N Macassey

Clerk to Cook
Allen Gibson Dunedin

SIGNED by the abovenamed)
FRANCIS TILLMAN WILLSON)
in the presence of:)

F. T. Willson

SIGNED by the abovenamed)
NANETTE JUNE RICKARD)
in the presence of:)

N J Rickard

TRANSFER OF

situated in the

..... Vendor

..... Purchaser

Correct for the purposes of "The Land Transfer Act"

Solicitor for the Purchaser.

The easements created by the within Transfer is subject to Section 309 (1)(a) of the Local Government Act 1974

A.L.R

WRIGHTSON FARMERS FINANCE LIMITED, the Mortgagee under and by virtue of Mortgage number 799714/10 hereby consents to the within Transfer.

Dated this 17th day of July 1992

The common seal of WRIGHTSON FARMERS FINANCE LIMITED was hereunto affixed in the presence of:

..... Director

..... Secretary

WRIGHTSON FARMERS FINANCE LIMITED
The Common Seal of

160/533
160/534
160/535

150/1154

150/593,594

10.11 17.AUG92 812171

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

13D/665

Particulars entered ... erein on the day and at

District Land Re...
Assistant

of the District of .....

NEW ZEALAND OTAGO DISTRICT LAND REGISTRY

15A/314

CHECKETTS McKAY
LAWYERS
P.O. BOX 184
CROMWELL
CENTRAL OTAGO

~~BRODRICK, PARCELL and McKAY,~~
~~SOLICITORS,~~
~~CROMWELL.~~

Craigs 39632

890129.2
EC

L. & D. 82 (T)

New Zealand

EASEMENT CERTIFICATE

(**IMPORTANT**—Registration of this certificate does not of itself create any of the easements specified herein.)

I, Nanette June Rickard of Dunedin, Widow

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Dunedin on the day of 19 under No. 24839 are the easements which it is intended shall be created by the operation of *section 90*A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO.

	Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
		Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
I	Right of Way	Lot 2	(A)	Lot 1	7C/203 16D/533 16D/534

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Easement #1 as implied by Section 90D Land Transfer Act 1952

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

That the Grantor covenants with the Grantee that the rights attached to the easement created shall be deemed to be a positive covenant for the benefit of the respective piece of land benefited thereby over the respective piece of land otherwise affected thereby and that the provisions of Sections 126 and 126G of the Property Law Act 1952 as amended from time to time shall apply.

SIGNED by Nanette June Rickard)
in the presence of:-)

N. J. Rickard

Jeffrey I. Holloway
Solicitor
Dunedin

Dated this 30th day of August 1995

Signed by the above-named
in the presence of

Witness:.....

Occupation:.....

Address:.....

EASEMENT CERTIFICATE

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

(a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:

(b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined:

(c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

DOWNIE STEWART
Solicitors
Dunedin

Correct for the purposes of the Land Transfer Act.

.....
Solicitor for the Registered Proprietor.

The within easements when created will be subject to Section 243 Resource Management Act 1991

ALR

Particulars entered in the Register as shown herein on the date and at the time stamped below.

.....

District Land Registrar
Assistant

of the District of.....

Produced 10.39 30.AUG95 890129 2
and entered 18 September 1995 at 10.36am
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR
16D
16D

3067A—7.000/10/77 M

View Instrument Details

Instrument No	12367218.1
Status	Registered
Date & Time Lodged	18 August 2022 11:36
Lodged By	O Reilly, Emma Therese
Instrument Type	Easement Instrument

Affected Records of Title	Land District
OT16D/533	Otago
OT16D/534	Otago
OT16D/535	Otago

Annexure Schedule Contains 5 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

I certify that the Mortgagee under Mortgage 12396051.3 has consented to this transaction and I hold that consent ☑

Signature

Signed by Maxine Lee-Ann Knowler as Grantor Representative on 18/08/2022 11:08 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Maxine Lee-Ann Knowler as Grantee Representative on 18/08/2022 11:08 AM

***** End of Report *****

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This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Blair Samuel Walter and Sarah Jan Burton- Lot 3 DP 24839 (RT OT16D/535)

Brendon Ross Gray, Nanette June Rickard, Ross Stevely Rickard and Joan Ellen Mawson - Lot 2 DP 24839(RT OT16D/534)

Grantee

Blair Samuel Walter and Sarah Jan Burton

Brendon Ross Gray, Nanette June Rickard, Ross Stevely Rickard and Joan Ellen Mawson

Barrie John Barber

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Electricity, Water	A on DP 572488	Lot 3 DP 24839 (RT OT16D/535)	Lot 1 DP 24839 (RT OT16D/533) and Lot 2 DP 24839 (RT OT16D/534)
	B on DP 572488	Lot 2 DP 24839 (RT OT16D/534)	Lot 1 DP 24839 (RT OT16D/533) and Lot 3 DP 24839 (RT OT16D/535)
Right to Convey Water	C on DP 572488	Lot 2 DP 24839 (RT OT16D/534)	Lot 1 DP 24839 (RT OT16D/533)
Right to convey Electricity	D on DP 572488	Lot 3 DP 24839 (RT OT16D/535)	Lot 1 DP 24839 (RT OT16D/533) and Lot 2 DP 24839 (RT OT16D/534)

24662/5 - 711866

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** ~~**[negatived]**~~ **[added to]** or ~~**[substituted]**~~ by:

[~~Memorandum number _____, registered under section 209 of the Land Transfer Act 2017~~]

[the provisions set out in Annexure Schedule 2]

24662/5 - 711866

Annexure Schedule 2

Continuation of 'Easement for the Supply of Water'

DEFINITIONS

In this Instrument the following words have the following meanings:

Benefited Land -	means the land described as Lot 1 DP 24839, Lot 2 DP 24839 and Lot 3 DP 24839.
Burdened Land -	means the land described as, Lot 2 DP 24839 and Lot 3 DP 24839.
Easement -	means the right to convey water and electricity shown A, B, C and D on DP 572488.
Grantee –	in relation to this Easement means the registered proprietor for the time being of the land which is the 'benefitted land'.
Grantor -	in relation to this Easement means the registered proprietor for the time being of the land which is the 'burdened land'.
Supplier -	means the registered owner of Lot 3 DP 24839
Supply Point -	means that area marked "B" on DP 572488

THE SCHEME

1. The Supplier operates the water scheme ("Scheme"). The bore which supplies the water for the Scheme is situated on the Supplier's land (being Lot 3 DP 24839 contained in Record of Title OT16D/535) and is reticulated to the Grantee's land referred to herein, via electrical pump through pipes. The Supplier is entitled to draw water from the bore at a maximum rate of 25,000 litres per day. The Supplier has agreed to share the water take with the Grantees who each will pay the Supplier for their respective proportion of the cost to supply water to the Grantees (in accordance with their individual meter reading) and an equal share of the maintenance and repair costs of the Scheme.

TERMS AND CONDITIONS OF THE SCHEME

2. Terms and conditions relating to the Scheme:

2.1.1 The Supplier agrees to supply water to the Grantee from the Supply Point in the quantities set out in Annexure Schedule 3 herein and in the manner determined by the Supplier.

2.1.2 Each Grantee shall be responsible for its own water reticulation and storage from the Supply Point.

2.1.3 Each Grantee shall be liable for its own water usage as recorded by meter at the Supply Point and one third share of all costs associated with the operation, maintenance and repair of the Scheme including the costs of renewing or obtaining any permits or resource consents as necessary for the water take.

2.1.4 Each Grantee shall exercise its rights and powers under this Easement in a manner consistent with the operational requirements and management of the Scheme as set out herein.

2.1.5 No warranty or guarantee as to the availability delivery or uninterrupted supply of water or the suitability of the Scheme or its components is given or shall be implied by the Supplier.

2.1.6 As soon as practicable after 30 June in each year the Supplier shall

2.1.6 1 Calculate each Grantee's water usage according to its meter reading and its equal share of the maintenance and repair costs of the Scheme as determined by the Supplier.

2.1.6.2 Invoice the Grantees for their water usage and equal share of maintenance and repair costs.

2.1.6.3 The Supplier will consult with the Grantees any maintenance and/or repair works required as and when the necessity of such works arise, HOWEVER the Supplier shall decide on what maintenance and/or repairs are undertaken and who shall carry out the necessary works.

2.1.6.3 Revise as necessary rules for the proper and efficient operation and management of the Scheme.

2.1.7 Each Grantee shall use all due care to ensure that no water is taken in excess of each property's allocation.

2.1.8 In the event that any work, including maintenance, repair or replacement, of the Scheme becomes necessary because of the omission, neglect or default of one (or more) Grantee, then the Grantee/s responsible shall meet the cost of such work attributable to that omission, neglect or default.

2.1.9 The Supplier will be responsible for the day-to-day management of the Scheme including, but not limited to, the following duties:

2.1.9.1 Keeping a register of the Grantees' names and contact details.

2.1.9.2 Apportioning, invoicing and collecting such charges as shall be determined for the operation of the Scheme.

2.1.9.3 Arranging the operating and management of the Scheme in accordance with the rules set by the Supplier.

2.1.9.4 Arranging renewal of any resource consent/permits relating to the Scheme.

2.1.10 The Supplier shall have the right to discontinue the supply of water to any Grantee in the event the charges for the supply of water are not paid in accordance with the rules set by the Supplier or in the event the Grantee makes continuing breaches of the rules set by the Supplier.

GENERAL

3.1 The Grantees agree that the Supplier, shall at all time have access to the Grantees' land for the purpose of ensuring the Scheme is operating in a proper and efficient manner.

3.2 The Grantees acknowledge that the Supplier shall have the right to deal with each Grantee individually relating to the supply of water.

3.3 In the event any Grantee wishes to subdivides its land and transfer all or part of its water allocation to another, it shall first obtain the written consent of the Supplier.

Annexure Schedule 3

1. The Supplier shall supply the Grantee (Record of Title OT16D/535) a one third share of the maximum authorised water take at any given time.

2. The Supplier shall supply the Grantee (Record of Title OT16D/534) a one third share of the maximum authorised water take at any given time.

3. The Supplier shall supply the Grantee (Record of Title OT16D/533) a one third share of the maximum authorised water take at any given time.

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Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX D

Geological Review
and
Hazards Assessment

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

GeoSolve Ref: 250635
21 October 2025

Stephen Hoare
18 McLean Road
Northburn 9383
CC' Stuart Calder (Calder Surveying)

Geological Review and Natural Hazards Assessment
18 McLean Road, Northburn

1.0 Introduction

This report summarises the results of a preliminary geological review and natural hazards assessment completed for a proposed subdivision on 18 McLean Road, Northburn. This report is intended to support a resource consent application to Council.



Photo 1. Looking southwest towards the McLean Road intersection. The state highway crossing over Quartz Reef Creek is on the left of image.

The assessment was completed for Stephen Hoare in accordance with GeoSolve Ltd.'s Short Form Agreement (Ref no. 250635) dated 22nd of September 2025, which outlines the scope of work and conditions of engagement.

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2.0 Proposed Development

It is proposed to subdivide 18 McLean Road into two separate allotments. The existing dwelling will remain on Lot 1 while a new dwelling will be established on Lot 2. Access to the subdivided allotment and new building platform will be via McLean Road.

Preliminary geological and natural hazards information is required from GeoSolve to support a resource consent application to Council for subdivision. Confirmatory subsurface investigations have not been undertaken as part of this report but are recommended later at the building consent/detailed design stage.

A scheme plan for the development has been provided by Calder Surveying and is presented on Figure 2 attached.

3.0 Preliminary Geological Review

The GNS Science 1:250,000 geological map area of the Wakatipu indicates that the site is underlain by recent fan alluvium (Q1a), as shown on Figure 1 below. These soils are in turn underlain by a Q6a outwash gravel terrace and regionally extensive schist bedrock at an unconfirmed depth.

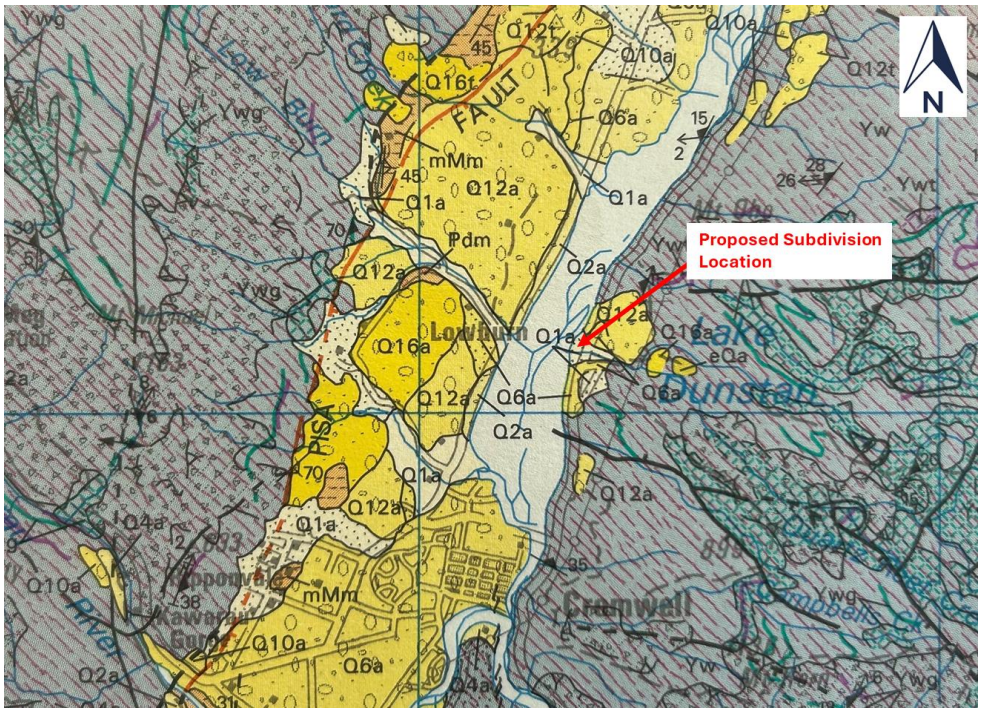

Figure 1. Image taken from the GNS Science 1:250,000 geological map of the property and surrounding area.

Site inspection and review of aerial photography taken prior to lake fill indicate the proposed subdivision is situated on a degraded outwash terrace. Quartz Reef Creek has

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gradually degraded and eroded through the older outwash terraces along the base of the range. It is likely that a veneer of fan gravels reworked from the underlying outwash terrace covers the subdivision area, as shown below in Photo 2.



Photo 2. Re-worked outwash gravels exposed in the McLean Road cutting near the boat ramp. The gravels are predominantly greywacke derived from the older outwash terraces. Geological hammer for scale.

4.0 Natural Hazards Assessment

Geological field mapping, survey contours and relevant features discussed in the following subsections are shown on Figure 2 attached.

Alluvial Fan and Flooding:

The Otago Regional Council (ORC) natural hazards database indicates that the proposed subdivision is situated within an active debris-dominated alluvial fan associated with Quartz Reef Creek. However, the ORC regional scale hazard mapping is of coarse resolution and therefore high-level in its interpretation. Field inspection confirms that the new building platform is situated on a degraded outwash terrace several meters above the deeply incised channel of Quartz Reef Creek. Photo 3 below provides an indication of the height difference between the active stream channel and proposed development.

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Photo 3. The Quartz Reef Creek culvert can be seen on the left of image beneath State Highway 8 several meters below the degraded outwash terrace.

While the general form of the peninsular at McLean Road resembles an alluvial fan on the edge of Lake Dunstan (refer Figure 2 contours) the geomorphology of the site needs to be interpreted in the pre-lake fill context. Review of historic aerial photography indicates that the development is situated on a degraded outwash terrace rather than an alluvial fan per se. There is no evidence of debris flow morphology in the immediate area and given the sufficient capacity of the active stream channel to contain flood flows there is no chance of avulsion upstream of the state highway. An in-active floodwater-dominated alluvial fan is probably a more accurate designation for this site.

No mitigation is therefore required for the development with regards to alluvial fan and flooding hazard.

Seismic Stability/Risk from Active Faults:

Fault traces were not observed onsite although the active Pisa Fault Zone is mapped within 5 km northwest of the property (refer Figure 1 above). However, due to the estimated >20,000 years average return period for earthquakes on this fault zone, the seismic risk posed by this structure is considered relatively low. Furthermore, the property is situated outside the active fault entity area associated with the Pisa Fault Zone, an inferred area of land potentially subject to ground surface rupture during fault movements.

The Alpine Fault, located approximately 120 km to the northwest, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that a major earthquake of Magnitude 8 or more will

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occur along the Alpine Fault within the next 50 years and such a rupture is likely to result in moderate ground shaking in the vicinity of Cromwell.

Seismic Liquefaction:

The ORC natural hazards database indicates the site is situated within mapped liquefaction category Domain A with low to no liquefaction potential. The proposed building platform is around 5.5 m higher than the Lake Dunstan maximum operating level of 194.5 m RL. The groundwater table beneath the subdivision is expected to coincide with lake level.

Liquefaction risk for the site is low due to the depth to groundwater and the granular nature of the site subsoils. This is consistent with the ORC Domain A (low to none) liquefaction classification for the site. No further assessment is required for liquefaction hazard.

5.0 Preliminary Foundation Bearing Capacity and Subsoil Category

The building platform is situated on a degraded outwash terrace. Bearing capacities in accordance with NZS 3604:2011 'good ground' (minimum 100 kPa allowable, 300 kPa ultimate geotechnical bearing capacity) can be achieved provided all foundation loads are transferred directly to medium dense gravel or engineered fill overlying medium dense gravel. Loose sand will provide a reduced bearing capacity with respect to 'good ground'.

For detailed design purposes, it is recommended the magnitude of seismic acceleration be estimated in accordance with the recommendations provided in NZS 1170.5:2004. The new building platform is inferred to be "Class D" (Deep Soil Site) in accordance with NZS 1170.5:2004 seismic provisions. The allocation of Class D is based on the inferred subsurface geological model and the depth to schist bedrock.

6.0 Recommendations and Considerations

Subsurface geotechnical investigations are recommended during detailed design for future foundations constructed on Lot 2. Test pitting and Scala penetrometer testing is required to confirm soil parameters and bearing capacity for foundation and earthworks design.

No mitigation is required for the proposed development with regards to alluvial fan and flooding hazard beyond standard NZS 3604 floor level elevations.

We don't foresee any site-specific constraints with respect to the prevailing geotechnical conditions or natural hazards which would prevent residential development on the property; noting the recommendations provided above. A risk of seismic activity is present in the region from the Alpine Fault and appropriate allowance should be made for seismic loading during detailed design of any future dwelling, foundations, retaining walls and earthworks.

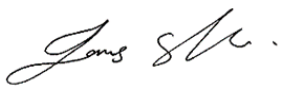
Based on the current assessment, the proposed building platform is technically feasible from a geotechnical perspective. The property is suitable for residential development; noting that site-specific ground investigations, reporting and design will be required at the building consent/detailed design stage.

7.0 Applicability

This report has been prepared for the benefit of our client, Stephen Hoare, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and written agreement.

It is important that we be contacted if there is any variation in subsoil or groundwater conditions from those which are currently inferred within this report.

Please do not hesitate to contact the undersigned if we can provide any further assistance with this project.

Report prepared by:	Reviewed for GeoSolve Ltd by:
	
.....	.....
James Stewart Engineering Geologist	Fraser Wilson Senior Engineering Geologist

Attachments:

- **Development Scheme and Field Mapping Plan (Figure 2).**



Notes:
1. These drawings have been prepared for the benefit of Stephen Hoare with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Legend:

Alluvial Fan - Active, Debris-Dominated
(Source: Otago Alluvial Fans Project (Mar.2009)

Site Contours (Source: Landpro May.25)
Major Interval 1.0 m, Minor 0.2 m.

National Contours (Source: NZ 8m DEM 2012)
Major Interval 1.0 m, Minor 0.2 m.

SCALE 1:750
0 7.5 15.0 22.5 30.0 37.5 (m)

GEOSOLVE
Level 1, 70 Macandrew Road, South Dunedin
www.geosolve.co.nz

DRAWN	WCG	Oct.25
CHECKED	JAS	Oct.25
APPROVED	FAW	Oct.25
CAD File	250635.dwg	
Scale (at A3)	1:750	
Project No.	250635	

Stephen Hoare
18 McLean Road, Northburn
Alluvial Fan Hazard Assessment
Site Plan

Figure No. Figure 2
Revision 0

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Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX F

Engineering Services Report

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18 McLean Road
Northburn
Cromwell

ADAMS
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On-site Wastewater disposal Site Proposal

I Malcolm David Adams of Adams Plumbing, Drainage & Electrical Have been asked by the Property owners to assess the site suitability for Onsite Wastewater disposal options.
This would be to service a possible new build to be positioned at the western side of the site nearest the lake.
Currently there is a old cottage which has an old coffin style septic tank and a disposal bed which has been up-graded in recent years with a new disposal bed.
On the 27/08/25 I undertook some site excavations and soakage tests to determine the soil structure and soakage rate.

The soils identified are a category 1-2 predominantly free draining gravely soils with a few rocky outcrops. In several high points on the site. **(Refer to site excavation photos below)**

Having Previously installed Septic tank systems on 2 of the neighbouring sites No 14 & 6 McLean Road I am satisfied that a Primary Septic tank system with Filtered outlet would be suitable for this site.

Disposal would be by the means of a soakage bed or trenches with a distribution pipeline surrounded by free drainage aggregates or a filter sand.

Please note that all wastewater designs reports are site specific and would need to be submitted along with a building consent to meet AS NZS 1547:2021

To discuss this further please do not hesitate to contact me

Kind regards
Malcolm Adams
Central Otago Branch Manager
Unit 16E Connelly Way ● PO Box 285 ● Cromwell 9342 New Zealand
Mobile 027 433 1182 Head office + 64 03 4770077
Email malcolm.adams@adamsnz.com **Website**● www.adamsnz.com







16E CONNELLY WAY, CROMWELL
P 03 445 4916 E centraljobbing@adamsnz.com • www.adamsnz.com

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Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX C

Photographs

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Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



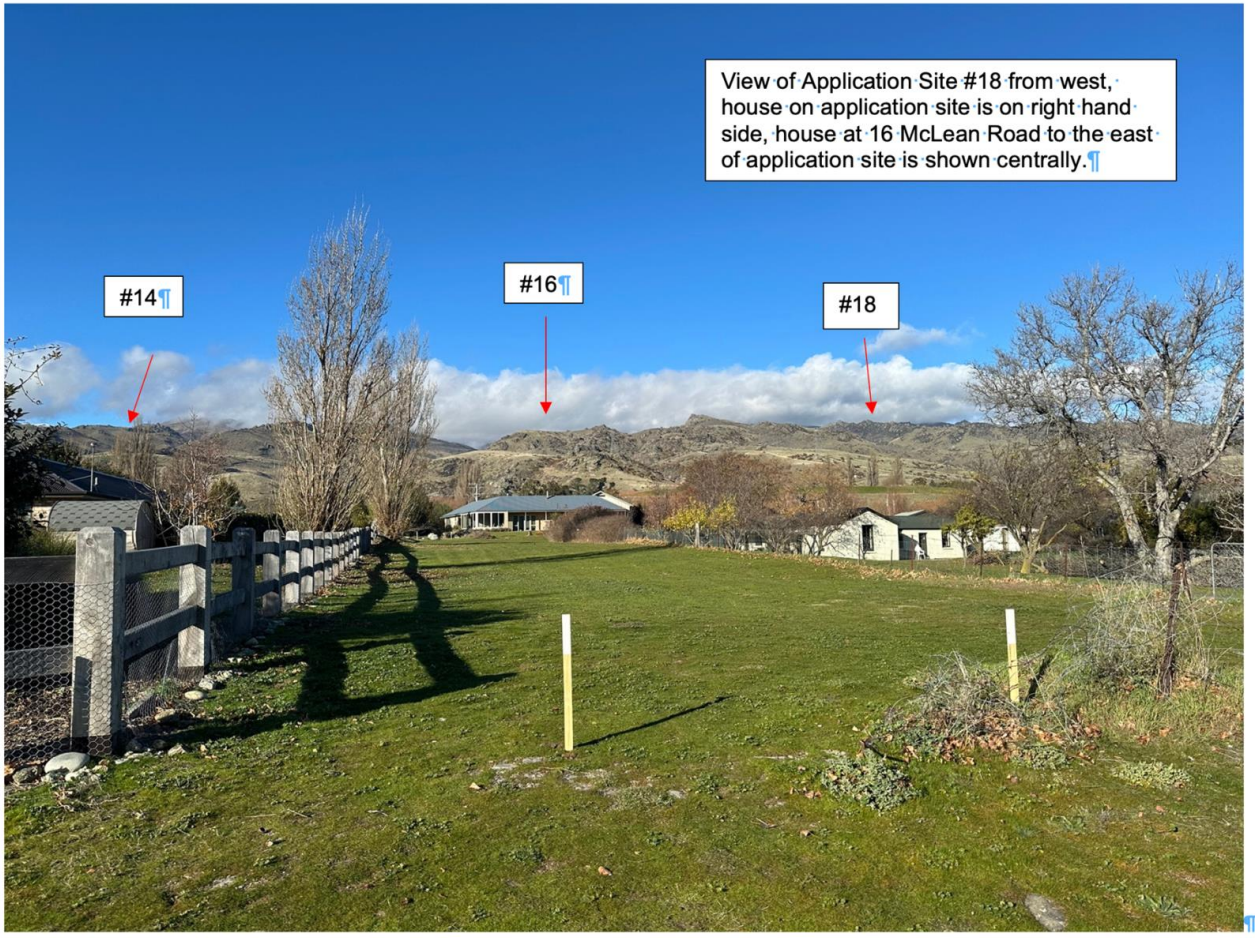


Views of 20 McLean Road (above) from south, and View of Site and the western corner of #20 from the south west,





Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025

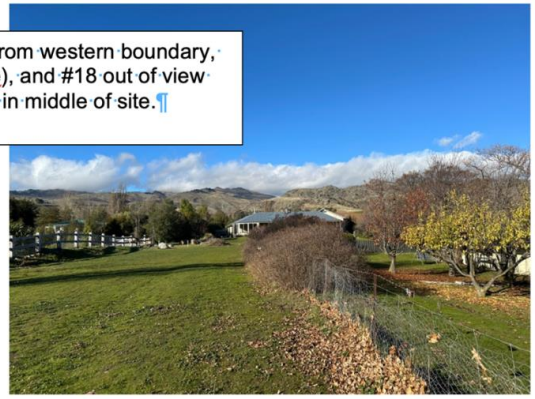


View south along lake side access beside western boundary of site¶





Views across application site from western boundary, showing #14 (left), #16 (centre), and #18 out of view behind vegetation. Fencing is in middle of site.¶



Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025





Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025









Views of #20 McLean Road from west and south west, showing extensive vegetation along boundary to screen swimming pool area and pool building (above left), and dwelling and other buildings on remainder of the site.

Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



Views clockwise from top left: South western boundary planting and bank at #20, Driveway towards application site garage, Driveway to #20 (this is initially shared them splits off into two), and view of southern side of #16 from inside application site on driveway, looking north.

Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



Views from inside application site, clockwise from top left: View west towards garage and house on application site, view north west across part of application site that is fenced off from the area beside and in front of the house, view north and north east as montage of land in north eastern corner of site, with red barn at #6 in distance on left and house at #16 on the right.

Appendix C – RC App 18 McLean Road, Northburn – Photographs taken 15 June 2025



Views clockwise from top: Application site property looking south towards #20 from driveway behind #18 house, View south west from within side towards caravan and trees on western side of property, view west and view south east sowing house on application site behind fruit trees and #16 in distance to the east.

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Resource Consents
Hearings
Submissions
Consultation
Plan Changes

APPENDIX E

Consultation Information

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Resource Consents
Hearings
Submissions
Consultation
Plan Changes

4 October 2025

TO WHOM IT MAY CONCERN

Owners and Occupiers – McLean Road

Dear Sir/Madam

Consultation on Resource Consent Application for a Two Lot Subdivision and Construction of a New Dwelling on the proposed Vacant Lot at 18 McLean Road, Northburn, Cromwell 9383 (being Lot 2 DP 24839, Record of Title OT16D/534, Valuation Number 2841117500)

Down to Earth Planning has been engaged by the applicants **Stephen Hoare and Janice Porter-Hoare** to assist with obtaining resource consent for a proposal to subdivide the property at the above address into two lots and construct a new house on the vacant lot.

This consultation letter provides a summary of the key details for your convenience.

You are being consulted so you have an opportunity to discuss the proposal with the applicants and we hope that you will agree that any adverse effects of the proposal on you and your property will be less than minor and acceptable.

The proposed subdivision will create two lots: Lot 1 around the existing dwelling will have an area of 2,167m^2 and Lot 2 (the vacant lot where the new house will be constructed) has an area of 2,643m^2.

The existing house and the proposed new house will rely on the existing access and water supply for the property. The new house will be constructed to the west of the existing house, as shown on the attached plans. The new 3-bedroom house is single-storey with a low-profile roof, bedrooms located at the southern end and open plan kitchen/living/dining at the northern end. The house design meets all bulk and location standards (height, height recession planes, setbacks, coverage). A suitably designed on-site wastewater treatment and disposal system will be installed on the property.

An existing easement along the northern side of the site will be moved slightly to make better use of the land while retaining the original intent of the easement for its users (#16).

The new house will be well separated from the adjoining neighbours to the south (#20) by at least 5.56 metres and to the north (#14) by 6.96 metres, and there is considerable separation between the living room in the application site house (north side) and the main living areas on these adjoining properties.

Vehicle access to the application site is existing and use by the second dwelling can be accommodated without conflict with other users of the road or shared areas. It will be upgraded as required, and not present a conflict with the safe and efficient operation of the local roads or vehicle movements using McLean Road.

The applicant proposes to undertake landscape planting, which will provide further screening and softening of the development, and ensure there is no loss of privacy or opportunities for overlooking between properties.

It is therefore concluded that any adverse effects of the proposal on adjoining and nearby neighbours will be consistent with permitted Residential Activities, and acceptable within the local area. We hope that you will agree with this conclusion and be willing to sign the attached written approval form and a copy of the attached plan.

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

If you have any queries or comments, in the meantime, please do not hesitate to contact me by email (jenny.k.grimmett@gmail.com) or telephone (029-200-3057) or you can contact the applicant directly:

Steve Hoare - Telephone: 027 252 2744, Email: hoares@xtra.co.nz

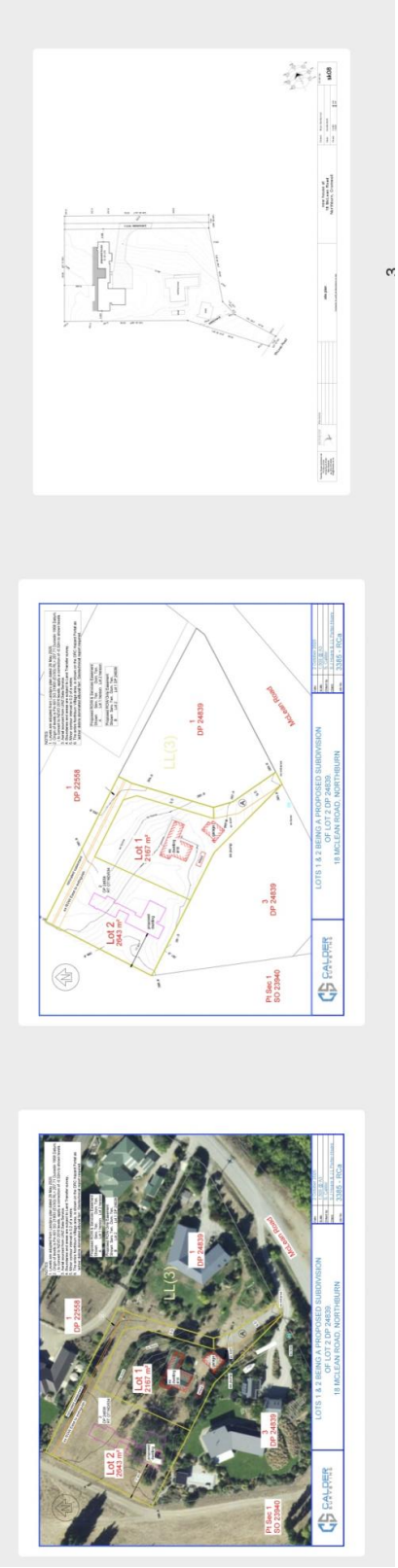
Yours faithfully

For Down to Earth Planning Ltd



Jenny Grimmett
Director/Owner

Reduced format Plan set representing full size plans used for consultation



Affected Persons Approval for Resource Consent

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

(Form 8A)
Section 95E(3), Resource Management Act 1991

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

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

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Stephen Hoare

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:
Subdivision of the property into two lots around an existing dwelling, with construction of a new dwelling on the vacant

The proposal does not meet the District Plan rules for subdivision and new dwellings in the Large Lot Residential Zon

It breaches Rule LLRZ-L1/Standard LLRZ-S1, and the corresponding subdivision Rule SUB-R6 / SUB—S1.9 as the lo

The proposal is a Non-Complying Activity overall. Please refer to plans by Duncan Surveying, Intrados Architecture, and Down to Earth Planning letter.

Location of site:
18 McLean Road, Northburn, Cromwell (Lot 2 DP 24839, held in Record of Title OT16D/534, Valuation Number 2841

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: *(name of person giving written approval)* ANTONY IAN ROBERTSON

tony@thegenesisgroup.co.nz (Email) 0274302095 (Phone)

Address of the property *(I am the owner of the following property)*: 14 MCLEAN RD

The full name of all other owners of the property: (owners of the affected property)
WINNIFRED JULIAN ROBERTSON
JAMIE ALAN ARIATA ROBERTSON } AS TRUSTEES

I have authority to sign on behalf of all the other owners of the property:

☐ Yes ☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

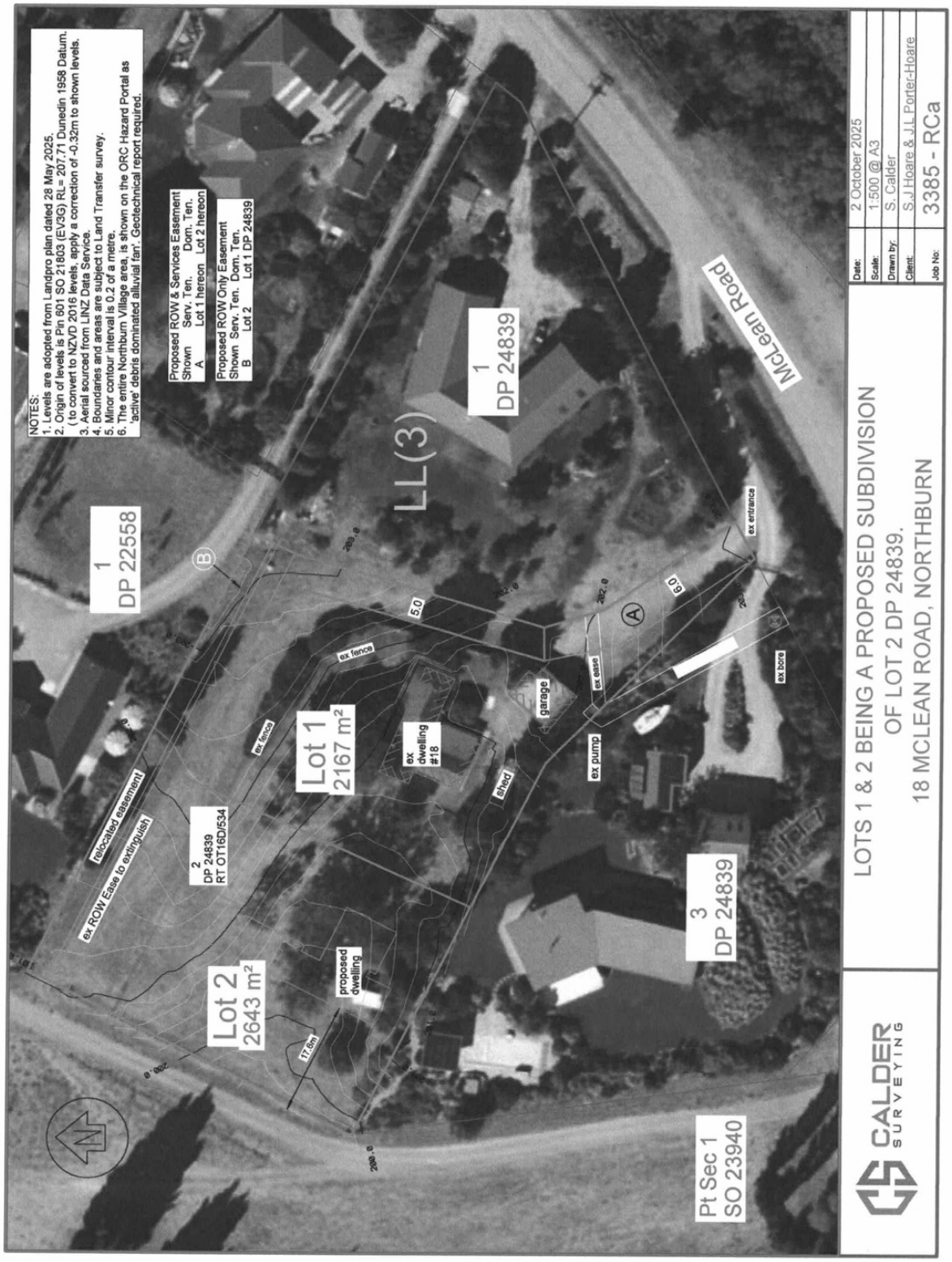
DECLARATION

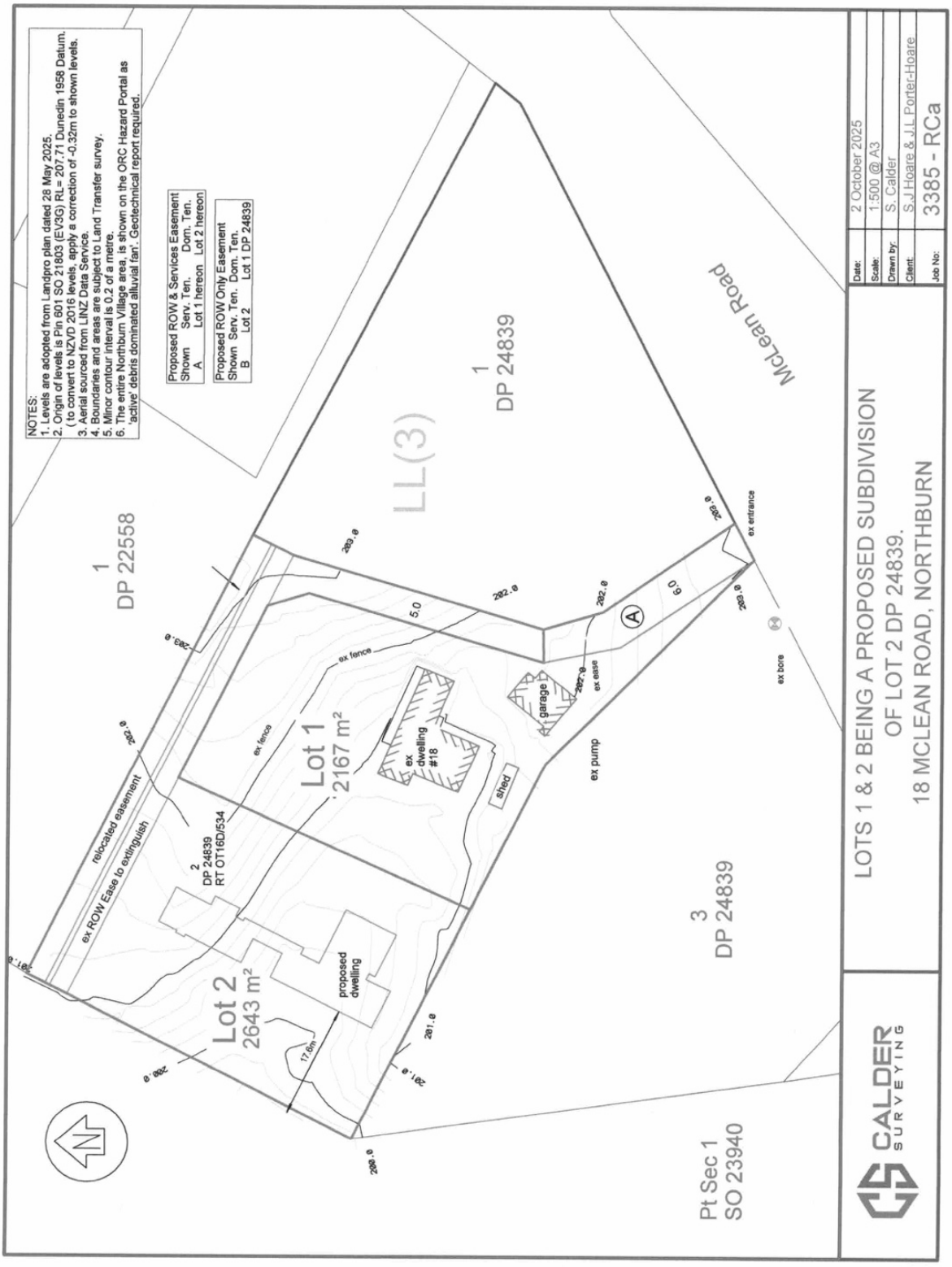
- ☑ I have sighted all the attached plans and supporting information for the above activity.
- ☑ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☑ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☑ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

Signature

12/12/2025
Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz


NOTES:
1. Levels are adopted from Landpro plan dated 28 May 2025.
2. Origin of levels is Pin 801 SO 21803 (EV3G) RL= 207.71 Dunedin 1958 Datum.
(to convert to NZVD 2016 levels, apply a correction of -0.32m to shown levels.
3. Aerial sourced from LINZ Data Service.
4. Boundaries and areas are subject to Land Transfer survey.
5. Minor contour interval is 0.2 of a metre.
6. The entire Northburn Village area, is shown on the ORC Hazard Portal as 'active' debris dominated alluvial fan'. Geotechnical report required.
Proposed ROW & Services Easement
Shown Serv. Ten. Dom. Ten.
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
1 DP 22558
LL(3)
1 DP 24839
McLean Road
Lot 1 2167 m²
Lot 2 2643 m²
2 DP 24839 RT OT16D/534
3 DP 24839
Pt Sec 1 SO 23940
ex ROW Ease to extinguish
relocated easement
ex fence
ex dwelling #18
shed
garage
ex ease
ex pump
ex entrance
ex bore
proposed dwelling
17.8m
5.0
6.0
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
CALDER SURVEYING
Date: 2 October 2025
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCa


NOTES:
1. Levels are adopted from Landpro plan dated 28 May 2025.
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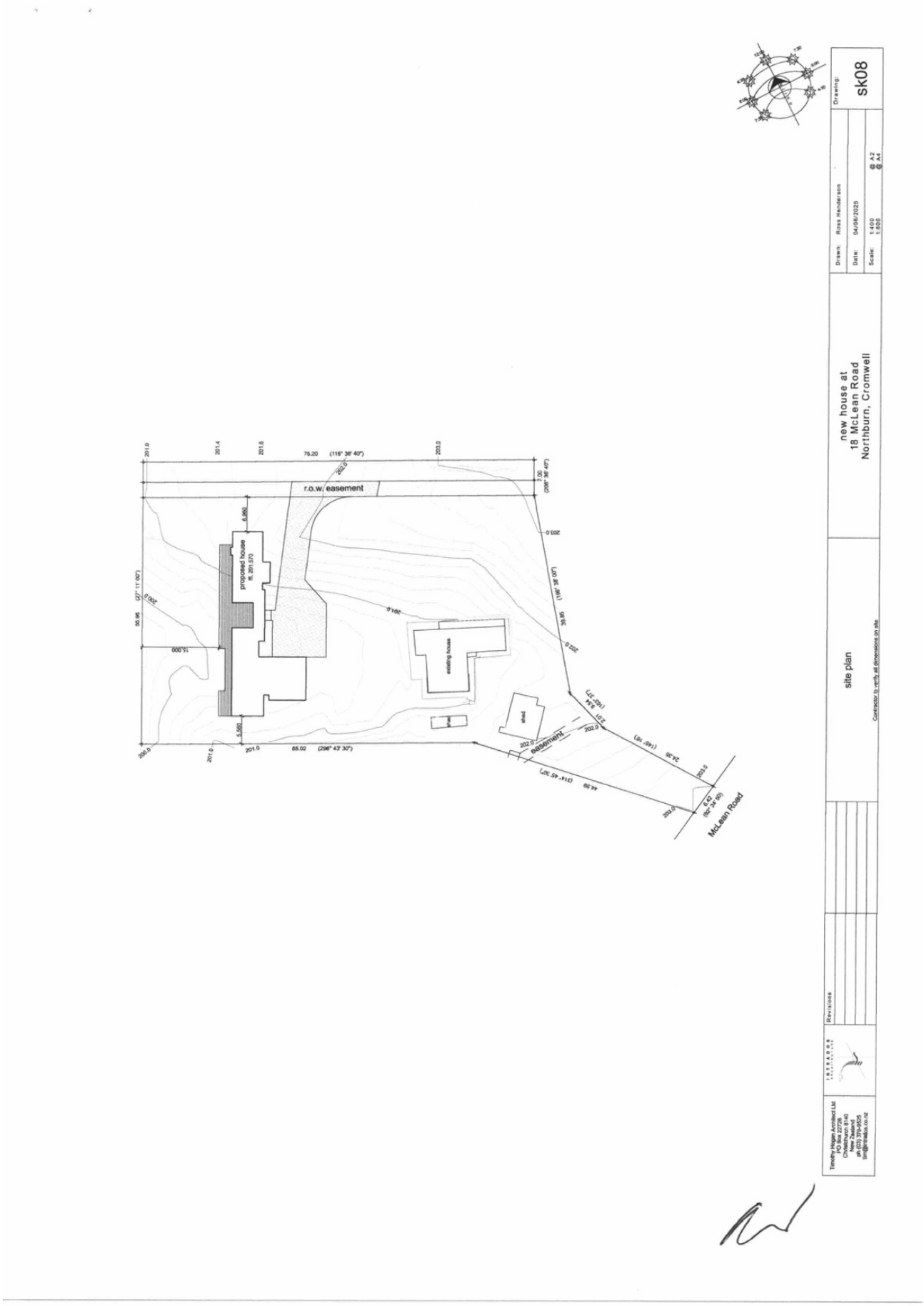
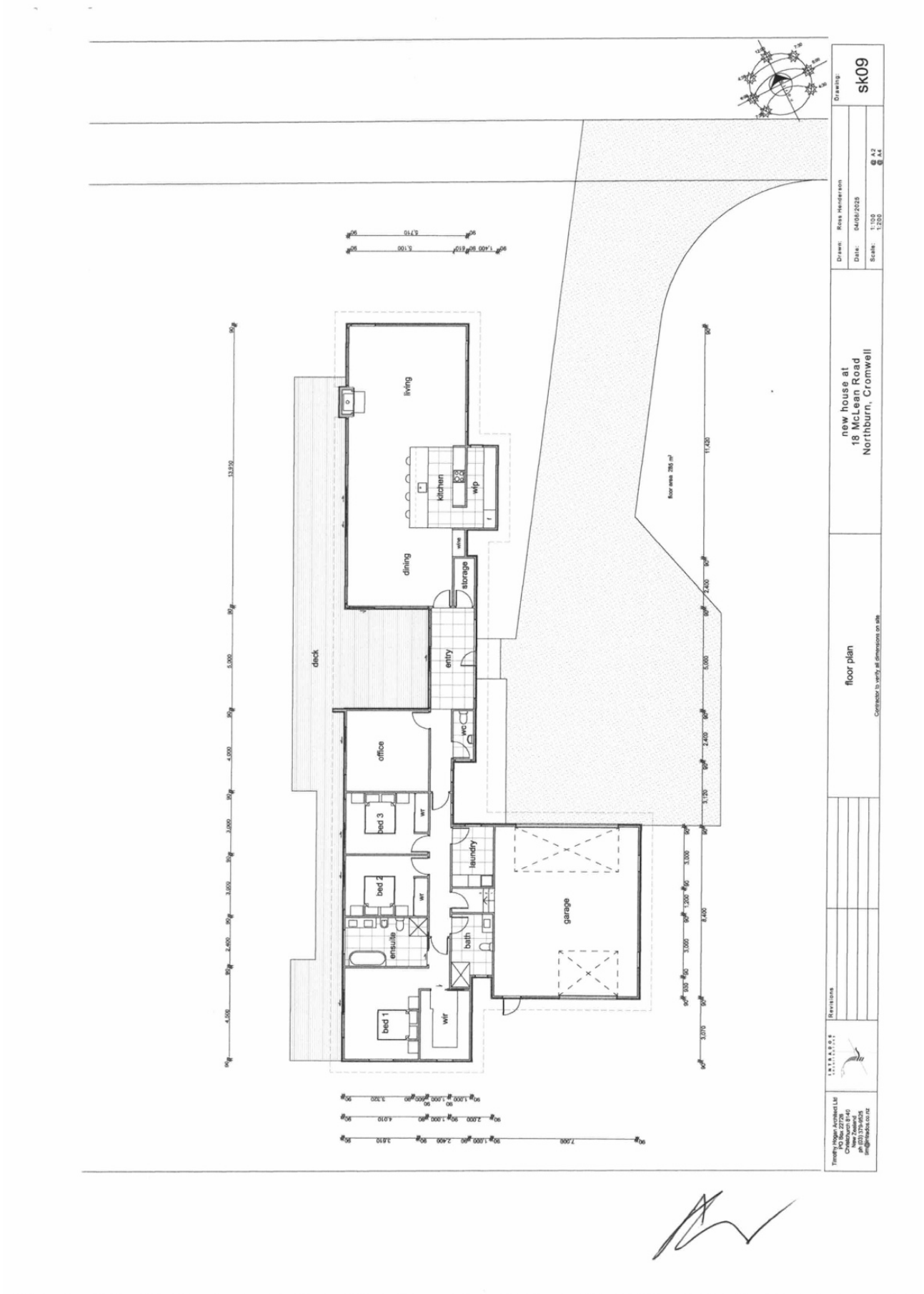
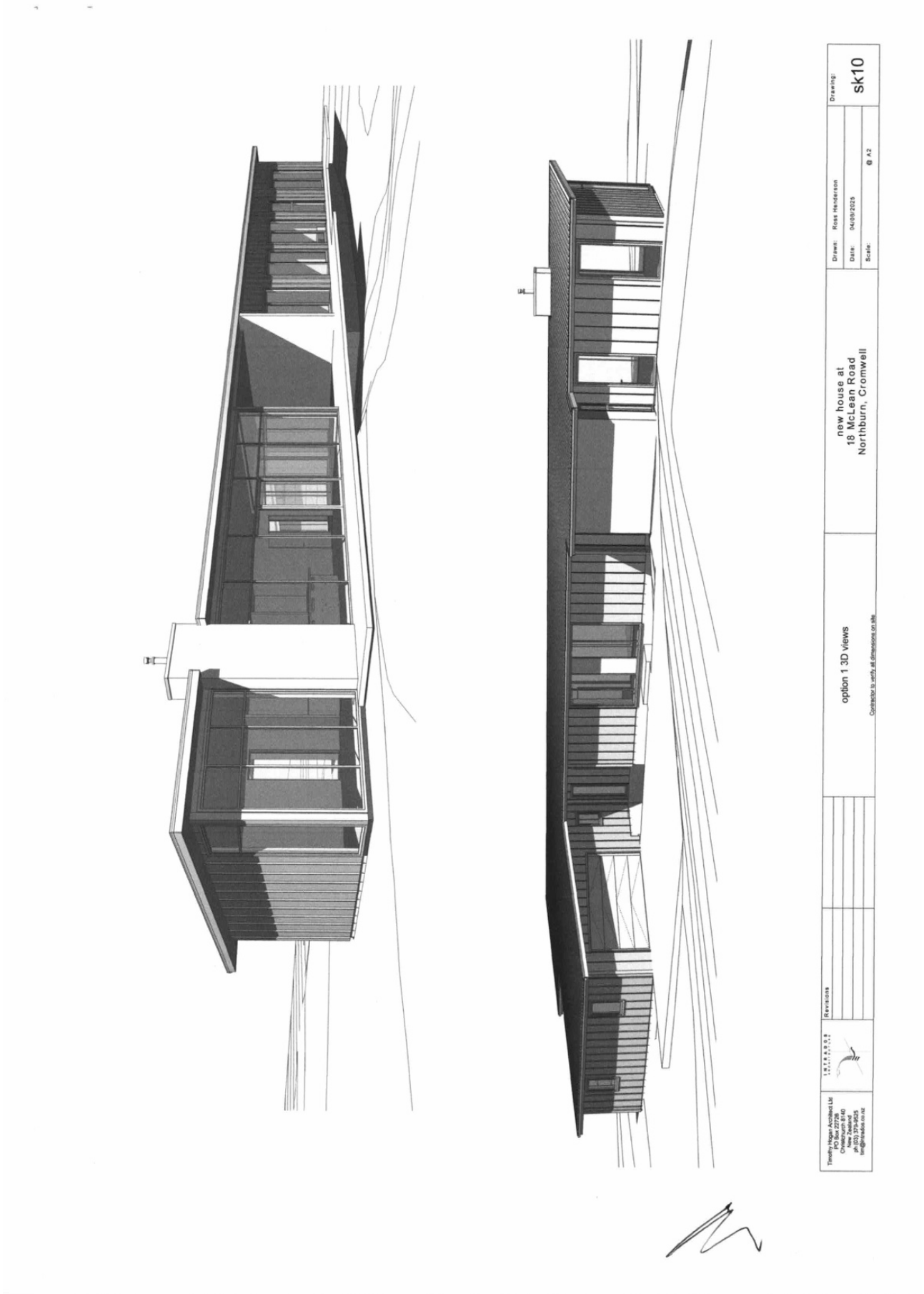
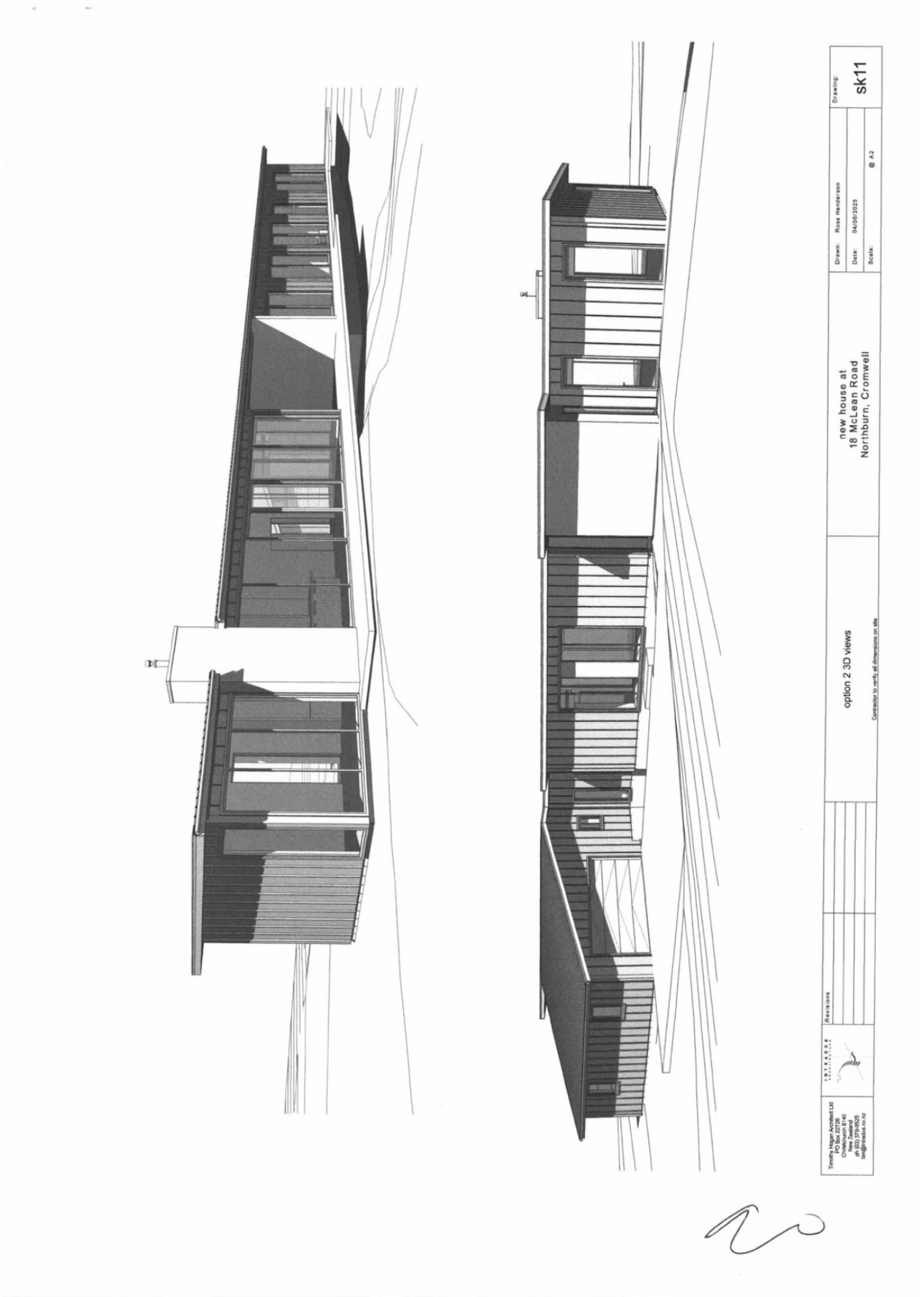
Proposed ROW & Services Easement
Shown Serv. Ten. Dom. Ten.
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
McLean Road
LL(3)
1
DP 24839
1
DP 22558
Lot 1
2167 m²
Lot 2
2643 m²
3
DP 24839
Pt Sec 1
SO 23940
ex dwelling #18
shed
garage
ex pump
ex fence
ex ease
ex entrance
ex bore
relocated easement
ex ROW Ease to extinguish
2
DP 24839
RT OT16D/534
proposed dwelling
17.6m
5.0
6.0
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
CALDER SURVEYING
Date: 2 October 2025
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCa


r.o.w. easement
proposed house
existing house
shed
easement
McLean Road
new house at
18 McLean Road
Northburn, Cromwell
site plan
Drawing:
sk08
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:400 @ A2
1:800 @ A4
Revisions
Timothy Hogan Architect Ltd
PO Box 22726
Christchurch 8140
New Zealand
ph (03) 379-9525
tim@intrados.co.nz


living
kitchen
wip
dining
wine
storage
entry
deck
office
wc
bed 3
wr
laundry
bed 2
wr
ensuite
bath
garage
bed 1
wir
floor area: 285 m²
new house at
18 McLean Road
Northburn, Cromwell
floor plan
sk09
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:100 @ A2
1:200 @ A4
Revisions
Contractor to verify all dimensions on site


Drawing:
sk10
Drawn: Ross Henderson
Date: 04/08/2025
Scale: @ A2
new house at
18 McLean Road
Northburn, Cromwell
option 1 3D views
Contractor to verify all dimensions on site
Revisions
Timothy Hogan Architect Ltd
PO Box 22728
Christchurch 8140
New Zealand
ph (03) 379-9525
tim@intrados.co.nz


Drawing:
sk11
Drawn: Ross Henderson
Date: 04/08/2025
Scale: @ A2
new house at
18 McLean Road
Northburn, Cromwell
option 2 3D views
Contractor to verify all dimensions on site
Revisions
Timothy Hogan Architect Ltd
PO Box 22726
Christchurch 8140
New Zealand
ph (03) 379-9525
tim@intrados.co.nz

Affected Persons Approval for Resource Consent

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

(Form 8A)
Section 95E(3), Resource Management Act 1991

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

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

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Stephen Hoare

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:
Subdivision of the property into two lots around an existing dwelling, with construction of a new dwelling on the vacant lot.

The proposal does not meet the District Plan rules for subdivision and new dwellings in the Large Lot Residential Zone - Precinct 2.

The proposal is a Non-Complying Activity overall. Please refer to plans by Duncan Surveying, Intrados Architecture, and Down to Earth Planning letter.

Location of site:
18 McLean Road, Northburn, Cromwell (Lot 2 DP 24839, held in Record of Title OT16D/534, Valuation Number 2841117500)

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: *(name of person giving written approval)* Winnefred Julian Robertson

wma.robertson@me.com (Email) 0276317089 (Phone)

Address of the property *(I am the owner of the following property)*: 14 McLean Rd

The full name of all other owners of the property: (owners of the affected property)
Jamie Alan Apiata Robertson

I have authority to sign on behalf of all the other owners of the property:

☐ Yes ☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

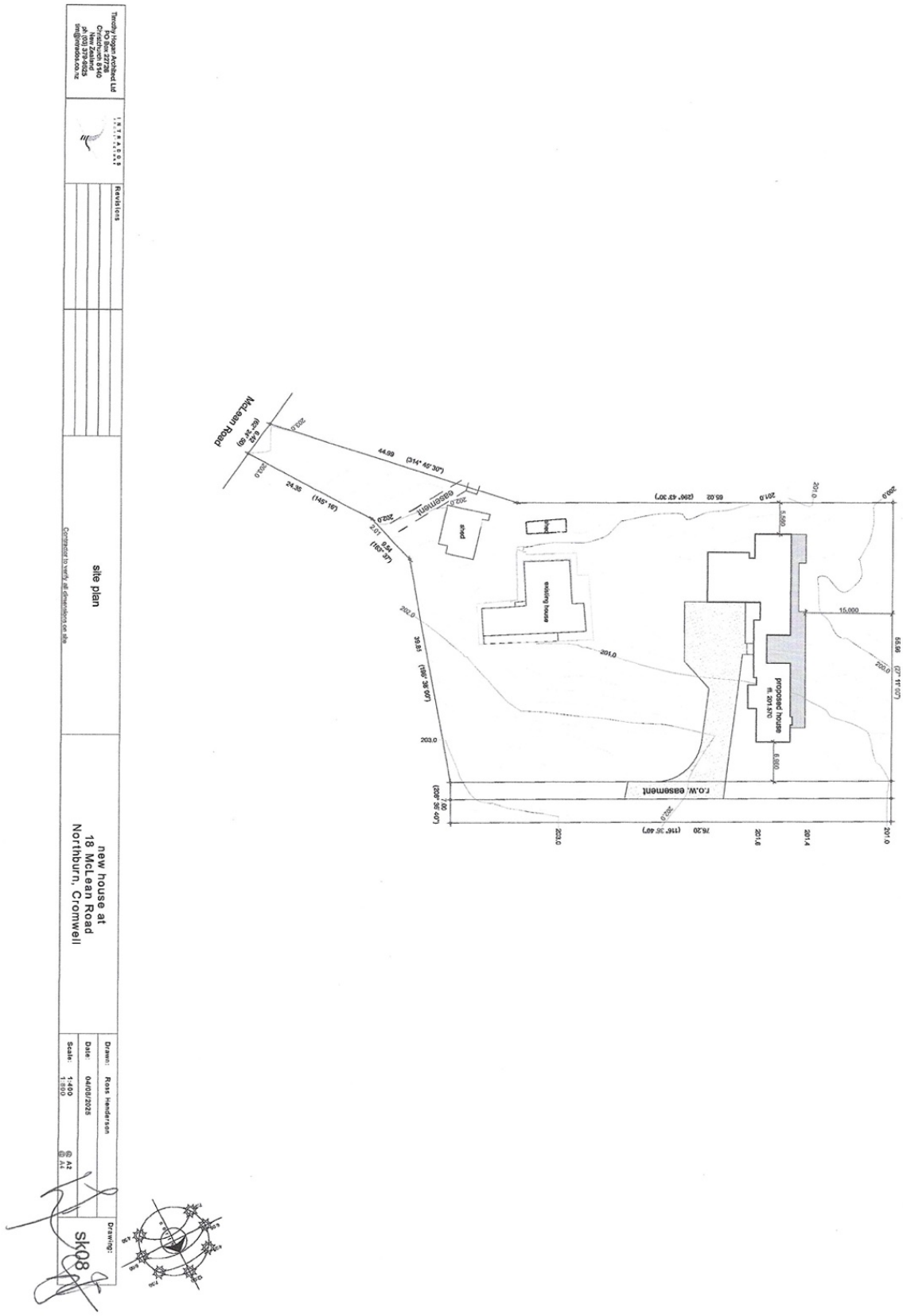
- ☑ I have sighted all the attached plans and supporting information for the above activity.
- ☑ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ☑ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ☑ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

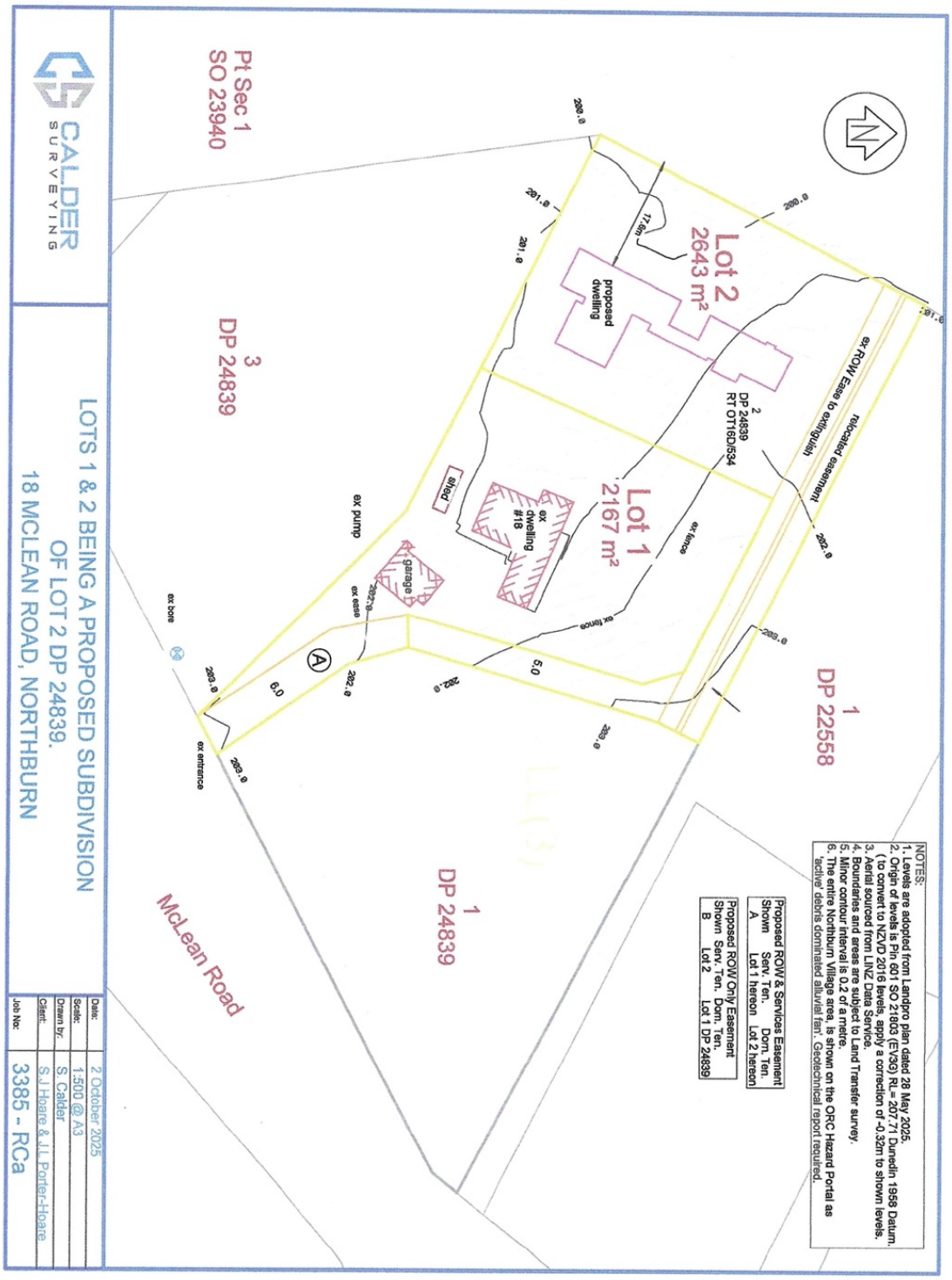
Signature

30/11/2025

Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz


Timothy Hogan Architect Ltd
PO Box 27728
Christchurch 8140
New Zealand
ph (03) 379-9525
tim@intrados.co.nz
INTRADOS
Revisions
site plan
Contractor to verify all dimensions on site
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:400 @ A2
1:800 @ A4
Drawing:
sk08
McLean Road
easement
shed
existing house
proposed house
r.o.w. easement


Pt Sec 1
SO 23940
3
DP 24839
Lot 2
2643 m²
proposed dwelling
Lot 1
2167 m²
ex dwelling #18
shed
garage
ex pump
ex bore
ex entrance
ex ROW Ease to extinguish
relocated easement
1
DP 22558
1
DP 24839
McLean Road
NOTES:
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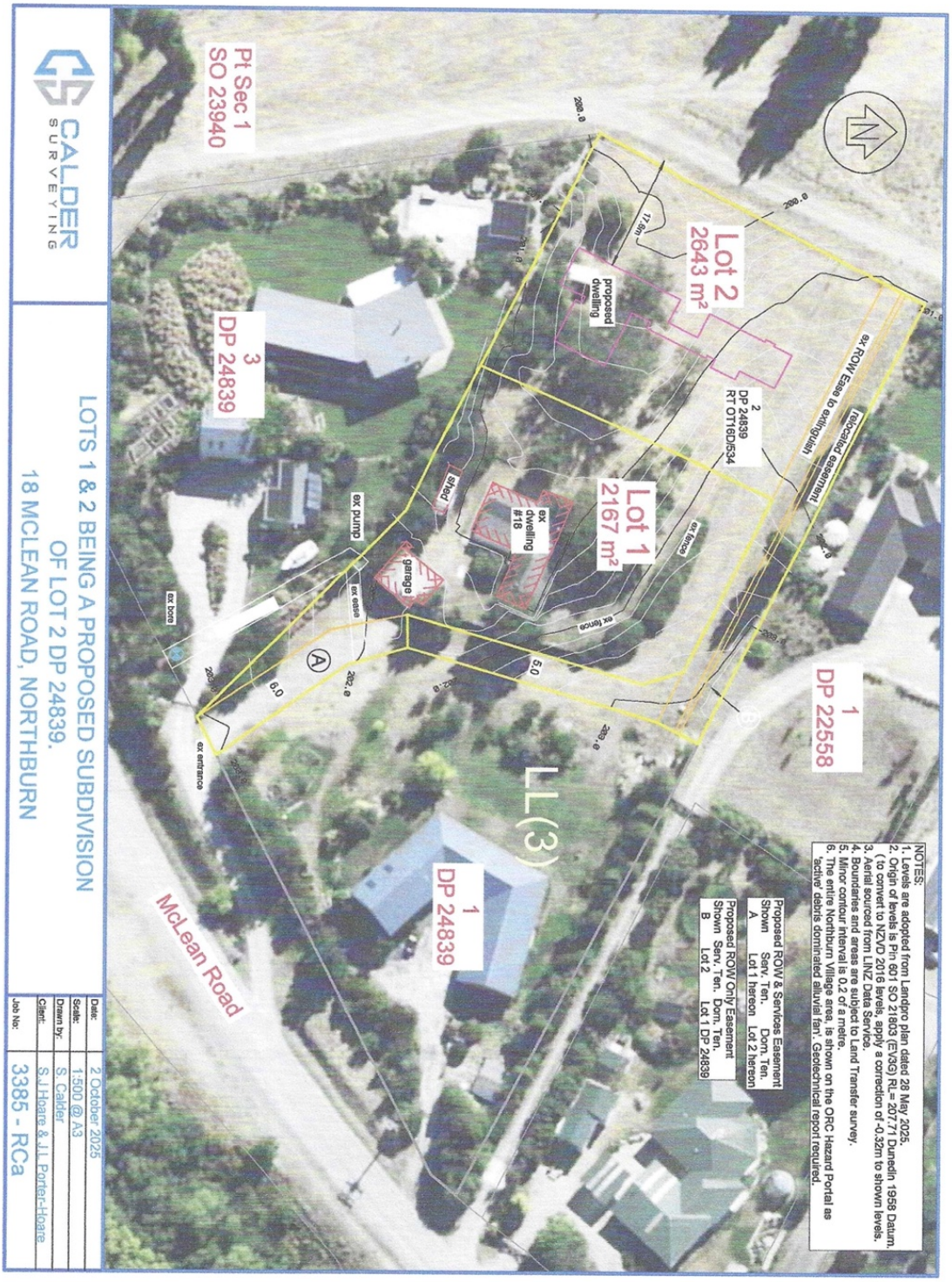
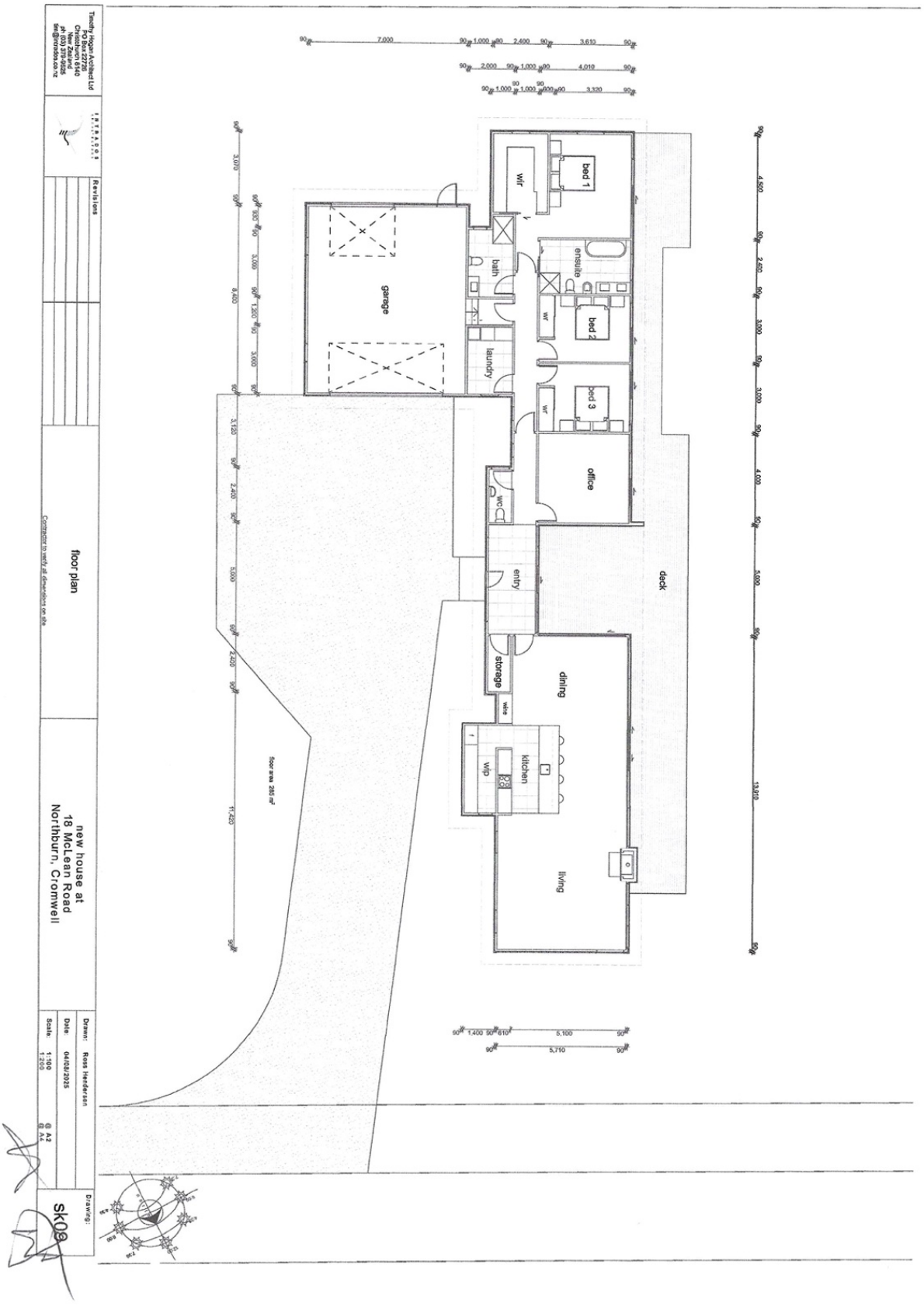
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
CALDER SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date: 2 October 2025
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCa

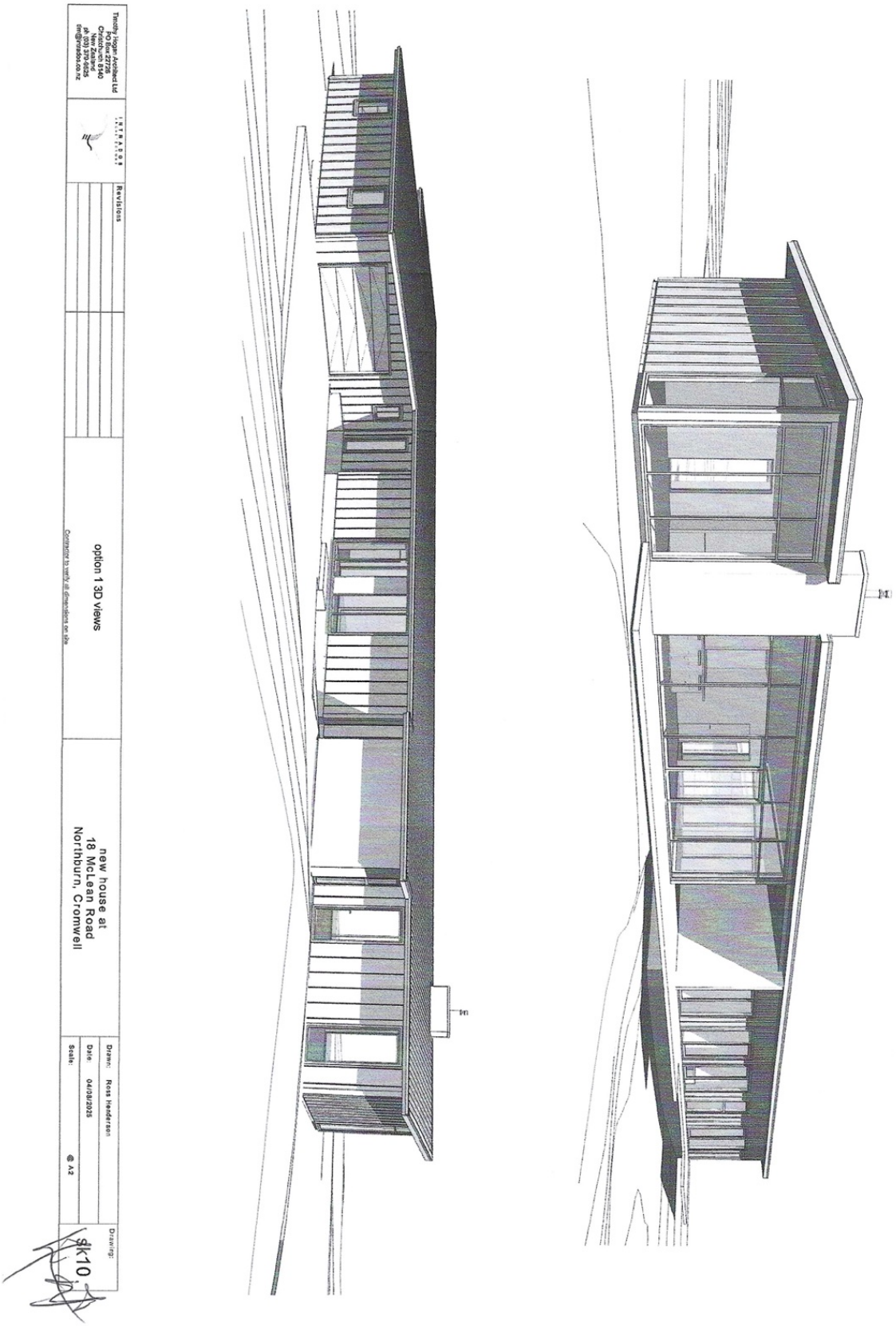


CALDER SURVEYING

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN

Date:	2 October 2025
Scale:	1:500 @ A3
Drawn by:	S. Calder
Client:	S.J.Hoare & J.L.Porter-Hoare
Job No:	3385 - RCa


Timothy Hogan Architect Ltd
Po Box 227280
Christchurch 8140
New Zealand
ph (03) 379-9825
tim@ntrados.co.nz
INTRADOS
Revisions
floor plan
Contractor to verify all dimensions on site
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:100 @ A2
1:200 @ A4
Drawing:
sk09
bed 1
wir
ensuite
bath
garage
bed 2
wr
laundry
bed 3
wr
office
wc
entry
deck
storage
dining
wine
kitchen
wip
living
floor area 285 m²


Timothy Hogan Architect Ltd
PO Box 27728
Christchurch 8140
New Zealand
ph (03) 379-9625
tim@intrados.co.nz
INTRADOS
Revisions
option 1 3D views
Contractor to verify all dimensions on site
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: @ A2
Drawing:
sk10

Timothy Hogan Architect Ltd
Christchurch 8140
New Zealand
ph 0274 [illegible]
tim@hogandesign.co.nz

Revisions

option 2 3D views

Contractor to verify all dimensions on site

new house at
18 McLean Road
Northburn, Cromwell

Drawn: Ross Henderson
Date: 04/09/2025
Scale: @ A2

Drawing: sk11

Affected Persons Approval for Resource Consent

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

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(Form 8A)
Section 95E(3), Resource Management Act 1991

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

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

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Stephen Hoare and Janice Porter-Hoare

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:
Subdivision of the property into two lots around an existing dwelling, with construction of a new dwelling on the vacant

in the Large Lot Residential Zone - Precinct 2.

Please refer to plans by Duncan Surveying, Intrados Architecture, and Down to Earth Planning letter.

Location of site:
18 McLean Road, Northburn, Cromwell (Lot 2 DP 24839, held in Record of Title OT16D/534, Valuation Number 2841

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: *(name of person giving written approval)* Barrie John Barker

silridge@velocity.net.co.nz (Email) · 027 221 0925 (Phone)

Address of the property *(I am the owner of the following property)*: 16 McLean Road

The full name of all other owners of the property: (owners of the affected property)
Nil

I have authority to sign on behalf of all the other owners of the property:

☐ Yes ☑ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

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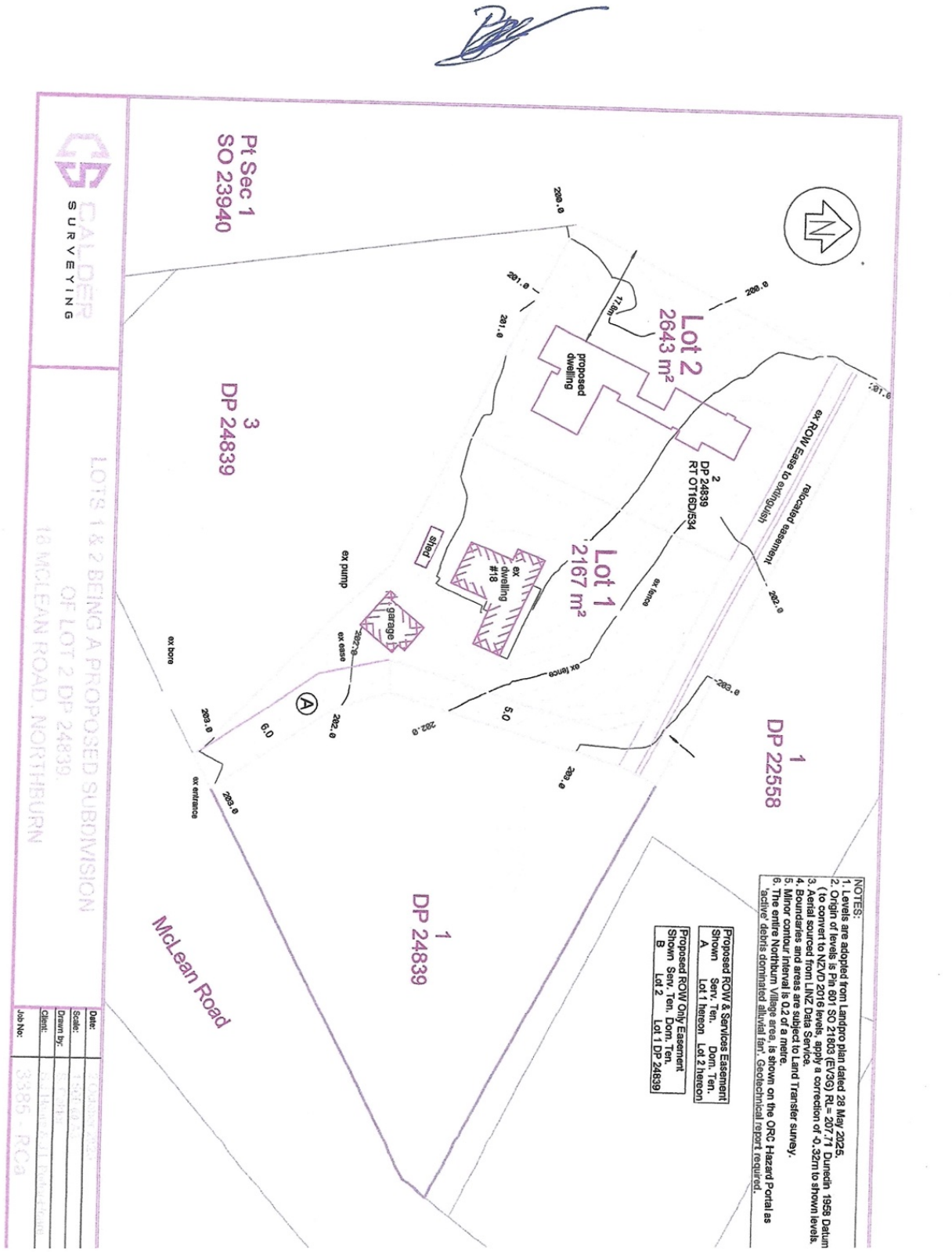
Signature

22/10/25

Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz


Pt Sec 1
SO 23940
3
DP 24839
Lot 2
2643 m²
proposed dwelling
2
DP 24839
RT OT16D/534
Lot 1
2167 m²
ex dwelling #18
shed
garage
ex pump
ex bore
ex entrance
ex fence
ex ROW Easse to extinguish
relocated easement
1
DP 22558
1
DP 24839
McLean Road
NOTES:
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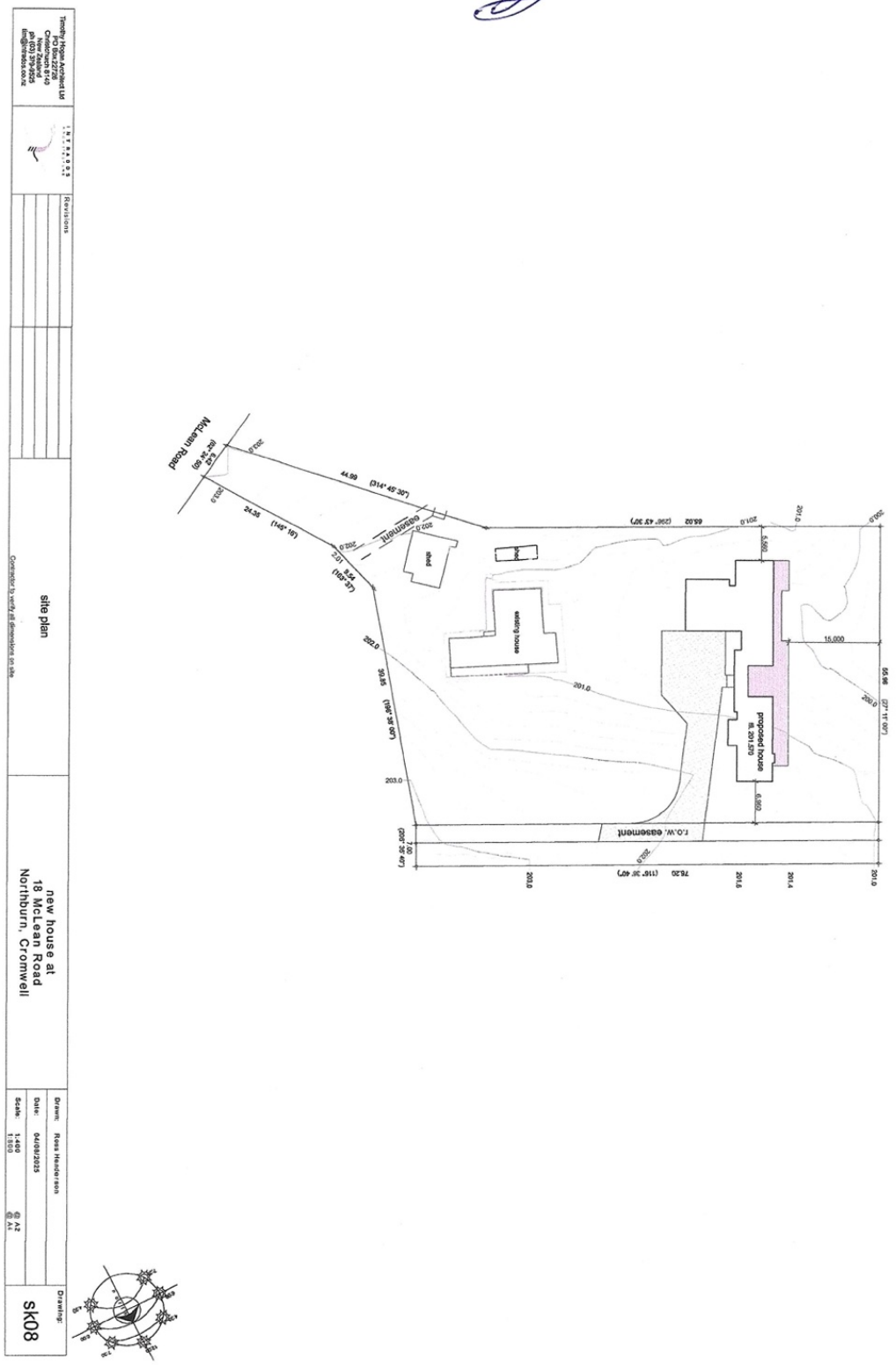
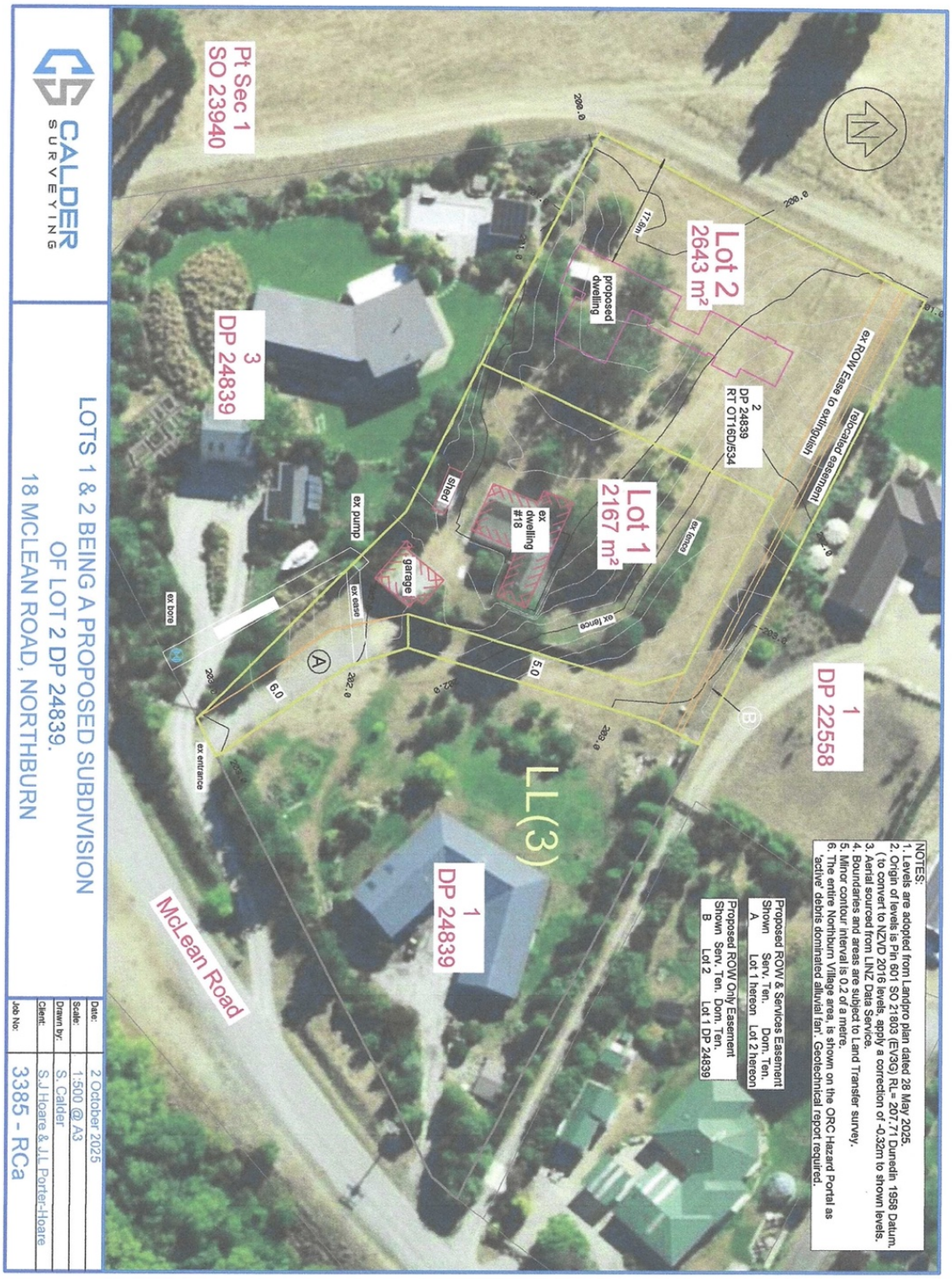
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
CALDER SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date:
Scale:
Drawn by:
Client:
Job No:
3385 - RCa


McLean Road
easement
shed
existing house
proposed house
r.o.w. easement
site plan
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: 1:400 @ A2
1:800 @ A1
Drawing:
sk08
Revisions
Contractor to verify all dimensions on site


CALDER SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date: 2 October 2025
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCa
Pt Sec 1
SO 23940
3
DP 24839
Lot 2
2643 m²
Lot 1
2167 m²
1
DP 22558
1
DP 24839
LL(3)
McLean Road
proposed dwelling
ex dwelling #18
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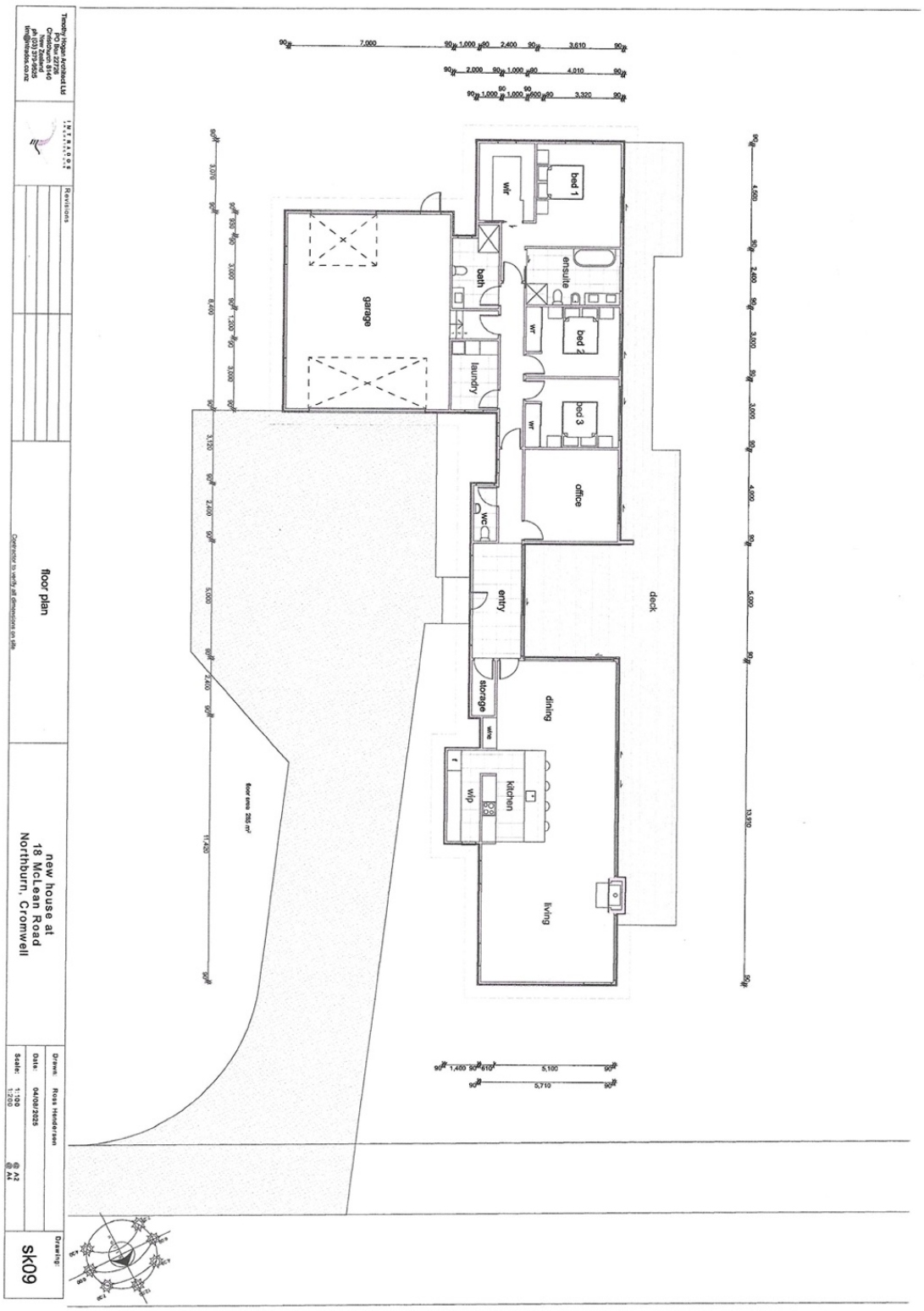
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839


option 1 3D views
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Ross Henderson
Date: 04/08/2025
Scale: @ A2
Drawing:
sk10
Revisions


Timothy Hogan Architect Ltd
PO Box 22726
Christchurch 8042
New Zealand
ph (03) 379-9825
tim@hogan.nz.co
Revisions
floor plan
new house at
18 McLean Road
Northburn, Cromwell
Drawn: Rees Henderson
Date: 04/08/2023
Scale: 1:100
1:200
@ A2
@ A4
Drawing:
SK09
bed 1
wir
ensuite
bath
garage
bed 2
wr
laundry
bed 3
wr
office
wc
entry
deck
storage
wine
dining
kitchen
wip
living
floor area: 206 m²

Affected Persons Approval for Resource Consent

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
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New Zealand

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info@codc.govt.nz
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Alexandra 9340

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Stephen Hoare and Janice Porter-Hoare

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:
Subdivision of the property into two lots around an existing dwelling, with construction of a new dwelling on the vacant

in the Large Lot Residential Zone - Precinct 2.

Please refer to plans by Duncan Surveying, Intrados Architecture, and Down to Earth Planning letter.

Location of site:
18 McLean Road, Northburn, Cromwell (Lot 2 DP 24839, held in Record of Title OT16D/534, Valuation Number 2841

CONTACT DETAILS OF AFFECTED PARTY

SARAH JAN BURTON

Full Name/s: *(name of person giving written approval)* BLAIR SAMUEL WALTER

BlairaFeltonRoad.com — Email
027 292 1737 — Phone

Address of the property *(I am the owner of the following property)*: 20 McLEAN ROAD
NORTHBURN PENINSULA, CROMWELL 9383

The full name of all other owners of the property: (owners of the affected property)
BEN NEVIS TRUST - BLAIR SAMUEL WALTER - TRUSTEE
- SARAH JAN BURTON - TRUSTEE

I have authority to sign on behalf of all the other owners of the property:

☑ Yes ☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ☑ I have sighted all the attached plans and supporting information for the above activity.
- ☑ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
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Signature

21-1-2026.
Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz

Deed Establishing: ***Ben Nevis Trust***

Dated

This 3rd day of MARCH. 2022

Parties

(1) **BLAIR SAMUEL WALTER** and **SARAH JAN BURTON** **(Settlors)**

(2) **BLAIR SAMUEL WALTER** and **SARAH JAN BURTON** **(Trustees)**

Background

A. The Settlors wish to establish a trust for the benefit of the persons and purposes provided in this Trust Deed.

B. The Settlors have paid the sum of $20.00 to the Trustees, which they have agreed to hold subject to the duties, powers and discretions provided in this Trust Deed.

Operative Provisions

1. Definitions and Interpretation

1.1. Definitions

In this Trust Deed the following definitions apply:

Appointors mean the Settlors and any other person or entity appointed pursuant to this Trust Deed;

Asset means any real property, personal property, right or interest of the Trust, including the Trust Fund;

Discretionary Beneficiaries means all or any of:

(a) The Primary Beneficiaries;

(b) The Secondary Beneficiaries;

(c) The Final Beneficiaries

(d) Any person, class of persons or entity appointed pursuant to this Trust Deed;

Default Duties has the meaning given by s9 of the Trusts Act 2019

Final Beneficiaries means all or any of:

(a) The children of the relationship of Blair Samuel Walter and Sarah Jan Burton.

(b) Any person, class of persons, or entity appointed pursuant to this Trust Deed.

2841117500
RC260013

18 February 2026

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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

Janice Porter-Hoare and Stephen Hoare
18 Mclean Road
Northburn
Cromwell 9383

Via email jenny.k.grimmett@gmail.com

Dear Janice Porter-Hoare and Stephen Hoare

FURTHER INFORMATION REQUIRED FOR RC 260013
LOCATION: 18 MCLEAN ROAD, NORTHBURN
PROPOSAL: SUBDIVISION CONSENT FOR TWO-LOT SUBDIVISION, AND LAND USE CONSENT FOR RESIDENTIAL DWELLING IN A LARGE LOT RESIDENTIAL ZONE.

The application has been reviewed and has been found to require further information.

Please forward the following information/material at your earliest convenience:

Water supply

1. Quantity - Please provide written confirmation from the network water supplier (Lot 3 DP 24839) that they are willing to supply the dwelling on proposed Lot 2 with a minimum of 1,000 litres per day.

2. Quality - Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, as a Routine Water Assessment, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager.

   Any non-compliance with the guidelines in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' Maximum Acceptable Values (MAVs) and the 'Aesthetic Values for Drinking Water Notice 2022' issued by Taumata Arowai for water suitable for drinking, must be highlighted, discussed, and summarised in the laboratory report. The laboratory report must be no more than 12 months old and the water sample no more than 24 hours old at time of testing.

   Proof that the resolution of any non-compliance identified above is achievable through installation of point of use remedial treatment must be provided in writing by a suitably qualified person to the satisfaction of the Council Infrastructure Manager. Specifically:
   A Water Treatment Proposal, with the name and credentials of the author must be provided. This proposal is to include only information on the application itself and no generic advertising. It is to include a clear and readily identifiable geographic location and map. It is to include photos of the existing bore/source site. It is to have a schematic diagram both showing and describing the water source proposed and the actual treatment products proposed. It is to specifically discuss the non-conforming issues identified in the Routine Water Assessment (if any) and the mechanism by which each non-compliance is rectified by the products proposed to be installed.

Hazards

3. The AEE states that resource consent is required as a Non Complying Activity under rule LLRZ-R18 for Buildings on Land Subject to Hazards, however the site is not identified on the planning maps as being subject to a hazard and the report provided by Geosolve confirms the site is not likely to be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source. As such, please clarify whether consent is sought under this rule.

Lot size, density and character

4. Precinct 2 of the LLRZ anticipates a lower density of development, reflecting the unique locational and character attributes of the area and LLR-02, LLRZ-P1 and LLRZ-P7 anticipate low density development with a higher level of open space and a high level of spaciousness around buildings. These features contribute to the specific character of the area with the primary mechanism that the District Plan uses to maintain these objectives being the minimum lot size and maximum density of 1 residential unit per 3000m^2.

   The subdivision proposes lot sizes and a density of development that are considered to increase the potential future built form on each lot to at least a minor degree on other landowners within the Northburn LLRZ Precinct 2 area, and to the character and amenity of the precinct. This is in recognition of the future permitted baseline that would result under the NES for Detached Minor Residential Units, in addition to the heritage protection of the existing cottage which prevents its demolition and the potential for a future owner of Lot 1 to also desire to construct a new (additional) modern dwelling on Lot 1.

   Based on the current assessment, it is considered that the effects on persons are likely to be at least minor, requiring limited notification under s95B of the RMA 1991.

   On this basis, please either:

   a) Provide written approvals from all other landowners within the Northburn LLR Precinct 2 area; and/or
   b) For those landowners where written approval is not provided, provide additional assessment of effects on those persons, addressing the matters outlined above; and/or
   c) Consider additional mitigation that may be proposed to address the effects of the proposal on the matters outlined above; and/or
   d) Request that the s95 assessment is progressed to limited notification.

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received.

Responding to this request

Within 15 working days from the receipt of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the time frame, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 18 February 2026.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it,
- The likely date that you will be able to provide it by, and
- Any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. You may also choose to object to providing the information under Section 357 of the Resource Management Act 1991.

Restarting the processing of your application

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter), or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to provide by the original date.
- From the date that you have provided written confirmation that you do not agree to providing the requested information, or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation), at which time the application will be publicly notified.

Once the processing of the application restarts

If you have not provided the requested information, then your application will continue to be processed and determined of the basis of the information that you have provided with the application. The Council may decline the application on the basis of insufficient information.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified, you will be advised within ten working days of our receiving your further information.

Please do not hesitate to contact me if you have any queries.

Yours faithfully



KIM BANKS
Planning Consultant

Down to Earth Planning
SIMPLIFYING YOUR CONSENT PROCESSES

Resource Consents
Hearings
Submissions
Consultation
Plan Changes

2 March 2026

Planning and Regulatory Services Manager
Central Otago District Council, PO Box 122, Alexandra 9340
Attention: Kim Banks, Consultant Planner

By Email Only: mailto:Kim.Banks@codc.govt.nz

Dear Kim

RC260013 – Interim S92 Response for Resource Consent Application for a Two Lot Subdivision and Construction of a New Dwelling on the proposed Vacant Lot at 18 McLean Road, Northburn, Cromwell 9383 (being Lot 2 DP 24839, Record of Title OT16D/534, Valuation Number 2841117500)

I refer to your email and letter dated 18 February 2026 requesting further information on the above application. I have set out your questions and commented on each as follows:

Water Supply

Your Question 1 - *Quantity - Please provide written confirmation from the network water supplier (Lot 3 DP 24839) that they are willing to supply the dwelling on proposed Lot 2 with a minimum of 1,000 litres per day.*

Our Response – Mr Hoare is currently approaching the network water supplier with a view to obtaining the confirmation requested above. In the meantime, we note that the existing house has two water supplies, one is a bore supply and the other is from the network water supplier. One or other of these water sources can be used for the proposed new house and the other supply can be used for the existing house. Therefore, there is no need to obtain approval from the network supplier as there is no increase in usage proposed. It will simply be a matter of setting up easements within the application site, if required, for the separate supplies to each house.

Your Question 2 - *Quality - Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, as a Routine Water Assessment, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager.*

Any non-compliance with the guidelines in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' Maximum Acceptable Values (MAVs) and the 'Aesthetic Values for Drinking Water Notice 2022' issued by Taumata Arowai for water suitable for drinking, must be highlighted, discussed, and summarised in the laboratory report. The laboratory report must be no more than 12 months old and the water sample no more than 24 hours old at time of testing.

Proof that the resolution of any non-compliance identified above is achievable through installation of point of use remedial treatment must be provided in writing by a suitably qualified person to the satisfaction of the Council Infrastructure Manager. Specifically:

A Water Treatment Proposal, with the name and credentials of the author must be provided. This proposal is to include only information on the application itself and no generic advertising. It is to include a clear and readily identifiable geographic location and map. It is to include photos of the existing bore/source site. It is to have a schematic diagram both showing and describing the water source proposed and the actual treatment products proposed. It is to specifically discuss the non-conforming issues identified in the Routine Water Assessment (if any) and the mechanism by which each non-compliance is rectified by the products proposed to be installed.

029 200 3057 • jenny.k.grimmett@gmail.com • 610 Ida Valley Back Road, RD2 Oturehua 9387 • www.downtoearthplanning.nz

Our Response – The applicant does not question the requirements for potable water quality. However, given that the water supplies on the application site are not on the boundary of the new lot (for the new house proposed), is it possible to provide the requested information as a condition of consent, either at s224c or prior to occupation of the new dwelling?

The applicant proposes to install a water treatment system with approved filtration and UV sterilisation to remove any contaminants within the water, regardless of whether the water quality tests require such a system. They have advised they would be happy to make this a consent condition requirement, with the condition covering the information requested above.

Hazards

Your Question 3 - *The AEE states that resource consent is required as a Non Complying Activity under rule LLRZ-R18 for Buildings on Land Subject to Hazards, however the site is not identified on the planning maps as being subject to a hazard and the report provided by Geosolve confirms the site is not likely to be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source. As such, please clarify whether consent is sought under this rule*.

Our Response – Our application acknowledged that there are no District Plan overlays affecting the site, but noted there were natural hazard overlays on the Otago Regional Council maps, and therefore the engineering report by Geosolve was provided to address this.

The statement in the application about consent being required under District Plan Rule LLRZ-R18 is not correct, as the rule does not apply to Regional Council hazard overlays. We treated it as if any hazard applied. As no consent is triggered, no consent is sought under Rule LLRZ-R18.

The information provided on natural hazards is still required as a s106 matter to be considered for the subdivision component of the application.

Lot Size, Density and Character

Your Question 4 - *Precinct 2 of the LLRZ anticipates a lower density of development, reflecting the unique locational and character attributes of the area and LLR-02, LLRZ-P1 and LLRZ-P7 anticipate low density development with a higher level of open space and a high level of spaciousness around buildings. These features contribute to the specific character of the area with the primary mechanism that the District Plan uses to maintain these objectives being the minimum lot size and maximum density of 1 residential unit per 3000m^2.*

The subdivision proposes lot sizes and a density of development that are considered to increase the potential future built form on each lot to at least a minor degree on other landowners within the Northburn LLRZ Precinct 2 area, and to the character and amenity of the precinct. This is in recognition of the future permitted baseline that would result under the NES for Detached Minor Residential Units, in addition to the heritage protection of the existing cottage which prevents its demolition and the potential for a future owner of Lot 1 to also desire to construct a new (additional) modern dwelling on Lot 1.

Based on the current assessment, it is considered that the effects on persons are likely to be at least minor, requiring limited notification under s95B of the RMA 1991.

On this basis, please either:

a) *Provide written approvals from all other landowners within the Northburn LLR Precinct 2 area; and/or*

b) *For those landowners where written approval is not provided, provide additional assessment of effects on those persons, addressing the matters outlined above; and/or*

c) *Consider additional mitigation that may be proposed to address the effects of the proposal on the matters outlined above; and/or*

d) *Request that the s95 assessment is progressed to limited notification.*

Our Response

Overview

The question mixes a s92 Information Request with a s95B Limited Notification Decision. It indicates that the application need not be limited notified if all residents in the Northburn subdivision provide written approval. However, if sufficient evidence is provided to justify why the residents who have not provided approval are "not adversely affected in a minor or more way by the proposal", the Council may amend the extent of the Limited Notification Decision. The latter approach may include an offer of mitigation. This letter responds with an offer of mitigation and additional information on the effects of the proposal, with a view to demonstrating that the other residents of the subdivision are not adversely affected by the proposal, and any effects on them will be less than minor or negligible.

Heritage Values

The above question notes that demolition of the existing building is prevented. This is not correct. The existing dwelling on the property has conflicting records about its actual age, it may be 100 years old or a 1930s building. Assuming it is 100 years old, demolition to replace with a modern dwelling is not prohibited, and would most likely require a resource consent, as would a significant renovation or extension.

A resource consent process would provide the opportunity for neighbours to contribute, unlike the permitted baseline scenario being offered by the NES DMRU commented on below. It would also ensure that the character of the dwelling was acknowledged in an appropriate manner, with major any additions or changes.

It is not proposed to demolish the existing dwelling as part of the current application, and there is no proposal to do so in the future. The current proposal does not detract from the character or heritage values of the existing dwelling.

NES-Detached Minor Residential Units (NES DMRU)

It appears a key concern is that an owner of Lot 1 (with the existing dwelling on it) may wish to construct a major second dwelling on the property.

The s92 letter also notes that the NES DMRU will facilitate a minor secondary dwelling on the property, and the NES will supersede the existing District Plan provisions for secondary dwellings.

Construction of a secondary dwelling under the current District Plan provisions is not permitted as the existing house is too large to comply with the standards for this activity. This would trigger a consent and allow neighbour input as part of the process. We have offered mitigation in the following section to address the NES provisions.

Proposed Additional Mitigation

In acknowledgement of the Council's concern about the future opportunities to further increase residential development density (number of dwellings per lot), the applicant is willing to offer the following additional mitigation measures:

1. Waive the automatic right under the NES DMRU to construct a minor residential unit on each of the proposed two lots; and

2. Offer a consent condition (which will be registered as a Consent Notice on the Record of Titles for proposed Lots 1 and 2) recording that no secondary dwellings are permitted on Lots 1 and 2 without a resource consent being obtained for these as a Restricted Discretionary Activity, and setting some design guidelines as "Matters of Discretion"; and

3. Offer a consent condition specifying a yard setback within one or both of the proposed lots preventing building within this area. This would be in the order of 10 metres from the northern boundary to ensure a view through the site from the property to the rear (# 16 McLean Road) is not adversely affected. The setback could also be shown on a plan, and recorded as a Consent Notice as per Item 2 above.

Assessment of Neighbourhood Character

Neighbourhood Character

"Neighbourhood Character" is the "identity and feel" of a place and represents a unique "sense of place" within a specific area, as opposed to "Amenity" which relates to its pleasantness and liveability (e.g., privacy, sunlight, noise, traffic effects).

Character is based on a combination of shared natural, physical (visible), and intangible features within the neighbourhood that make it distinct from its surroundings. It includes design elements of built forms, and land-use patterns that create a, and is the result of the interaction between built forms, open spaces, and public/private realms.

In more detail, the components of character include:

- *Built Form and Scale*: The height, bulk, massing, and roof forms of buildings.
- *Architectural Style and Materials*: Predominant building eras, materials (e.g., brick, wood, stone), and detailed elements like verandas, windows, and decorative features.
- *Setbacks and Layout*: The positioning of buildings on sites, front yard depths, and the density of development.
- *Landscape and Natural Features*: Established vegetation, trees, topographical features, and public open spaces.
- *Streetscape and Boundary Treatments*: The relationship between buildings and the street, including fencing types, driveway locations, and street widths.
- *Historic Significance*: Old or unique buildings that contribute to a specific era's identity, though character areas are not necessarily the same as heritage areas.

Respecting "Character" does not mean simply mimicking old buildings or other buildings, but ensuring new development fits in with the context and contributes positively to the area's identity.

Existing Character of the McLean Road Northburn Subdivision

The existing character of the Northburn subdivision on McLean Road is defined by a mix of historical heritage (the house on the application site), exclusive low-density residential use, and a distinctive lakeside environment.

Development on each of 9 lots within the subdivision near the application comprises large houses, most with more than 300m^2 floor areas, and several two-storey dwellings, as well as numerous often large accessory buildings, including a pool and pool house (#20), and a six-car garage (#8). Online searches of the subdivision found descriptions of character, such as: *exclusive property, enviable lakeside lifestyle, prestigious cluster of 10 home*s, and in the case of the application site "*a charming waterfront property on the picturesque shores of Lake Dunstan*".

Site coverage within each of the lots in the McLean Road development is in the order of 6.6% to 10%. The application site is the largest of the properties with a site coverage of approximately 4.6%.

Many of the properties have mature trees and/or established landscaping around them, with buildings and vegetation providing screening between homes on them and the application site.

The house on the application site has "*an unverified date of ca.1880*[1]*, is not scheduled on the Heritage Schedule of the Central Otago District Plan. There are no other heritage sites, trees or objects on the schedule. There are no places on the property which are listed on the New Zealand Heritage List. There are no recorded archaeological sites on Archsite, the database of New Zealand's recorded archaeological sites*[2]. The archaeological report considers the house is "*likely to be pre-1900*". However, "*The cottage is not scheduled on the Heritage Schedule of the Central Otago District Plan or on the New Zealand Heritage List. Any alterations or renovations to the cottage do not require an archaeological authority*".

Intentions of Large Lot Residential Zone in terms of Neighbourhood Character

The Northburn development is one of several Large Lot Residential Zoned areas (LLRZ) provided for in the Central Otago District Plan.

The LLRZ provides for detached houses on large sites, with the intention of maintaining a high open space to built form ratio along with generous setbacks from the road and neighbouring boundaries. Buildings are expected to maintain these existing low-density characteristics, minimise the effects of development on adjoining sites and integrate with the surrounding area.

The LLRZ's lower development density standard (1 house per 3,000m^2) is intended to maintain the existing amenity and character of the Zone. A breach of this standard (as per the proposal[3]) requires a resource consent as a non-complying activity, and the application needs to address how the proposal achieves the District Plan intentions for the Zone.

Amenity and character are interlinked in the District Plan intentions for the Zone. The proposal has been designed to respond to these intentions and, while the lots are undersized, the overall development height, bulk and site coverage is less than a permitted development. This helps it fit into the overall character of the area, by retaining the large areas of open space around the buildings. The generous setbacks from boundaries and very low site coverage result in a smaller scale development overall than a permitted development.

[1] This date was provided by the real estate company in the sale documents.

[2] Archaeological report "*Porter-Hoare Property: 18 McLean Road, Northburn, Cromwell*", by Amanda Young dated 24 June 2025

[3] Lot 1 has an area of 2,167m^2, which is 833m^2 less than the required 3,000m^2, and Lot 2 has an area of 2,643m^2, which is 357m^2, less than the required 3,000m^2.

The LLRZ sets a 15% maximum site coverage standard, which the proposal meets (being less than 11% for each of the proposed lots and 10.48% overall). This is generally consistent with existing McLean Road Subdivision development site coverage, and considerably less than the requirements of the District Plan. It ensures the appearance of the development will be consistent with the low-density character intended by the District Plan.

The applicant has suggested additional mitigation in the following section to further address the overall density and character of the development and ensure it continues to fit in with its surroundings and the character of the McLean Road neighbourhood on an ongoing basis.

Written approval has been obtained from the adjoining owners at 14, 16 and 20, reflecting that these nearest neighbours accept that the proposal will not detract from their enjoyment of their own properties or the surrounding area and therefore has acceptable effects on amenity and character.

The neighbours beyond to the north of the immediate neighbours were considered in depth in the original application, and it was explained that due to separation distances, and screening by existing buildings and vegetation, and the orientation of the main indoor and outdoor living areas, none of the properties in the rest of the Northburn subdivision were adversely affected by the proposal. They cannot see the subdivision from their properties.

The applicant has climbed onto the roof of his existing house at the application site, and a cherry picker located where the new house is proposed, and looked north. He advised that it is possible to see the new house from the immediately adjoining neighbours (who provided written approval) and number 12 McLean Road is visible from the new house roof level. The dwelling at #12 is oriented to the north away from the application site and has no facing windows so cannot see the new house location.

The existing house is also visible to the immediately adjoining neighbours and it is possible to see the house at #8 McLean Road from the roof of the existing house. Again, the main living areas at #8 face away from the application site towards the predominant sun and cannot see the house. Existing vegetation also largely obscures the existing house and would screen any future renovation extension of that house.

To anyone walking past the application site by the lake side, they will only see the new house and the property will appear in character with its neighbours and a smaller scale development than these and others further to the north.

District Plan Policy

The Objective and Policies on Character and Amenity for the Large Lot Residential Zone area, are set out below:

> *LLRZ-O2 – Character and amenity values of the Large Lot Residential Zone - The Large Lot Residential Zone is a pleasant, low-density living environment, which:*
>
> 1. *contains predominantly low-rise and detached residential units on large lots;*
> 2. *maintains a predominance of open space over built form;*
> 3. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
> 4. *is well-designed and well-connected into the surrounding area.*

The proposal is a single-storey detached dwelling in addition to the existing single-storey dwelling, and the lots proposed each have a generous area, with less than 11% site coverage per lot and approximately 10.45% overall. This achieves the low rise and open space over built form requirements of LLRZ-O2, noting up to 15% site coverage is permitted.

The development has a smaller floor area than dwellings on other properties within the subdivision, but is within the scale of the intentions for the zone, and offers a good balance of indoor and outdoor amenity areas for both the existing and proposed dwellings, without adverse effects on adjoining neighbours as evidenced by the written approvals obtained.

The new house design and site layout will meet all relevant standards, to ensure a safe and efficient access, and on-site servicing, while providing the residents with a high-quality new home and surrounding outdoor areas for both houses to enjoy. The proposed planting will further enhance the onside amenity and provide screening and softening of the development to tie it to the land and help it integrate with the character of the local area.

The proposal therefore meets all of the intentions of and is therefore consistent with LLRZ-O2.

> *LLRZ-O3 Precincts 1, 2 & 3 - The density of development in the Large Lot Residential Precincts recognises and provides for maintenance of the amenity and character resulting from existing or anticipated development in these areas.*

The proposal does not meet the density standard for the LLRZ. However, as noted for LLRZ-O2, the proposed new dwelling design and site layout acknowledge and sensitively respond to the low-density character of the local area and ensure that the appearance of the development is consistent with and does not detract from its surroundings. The proposal will not result in altered character and adverse development density effects that detract from the intentions of LLRZ-O3.

The proposal is therefore generally consistent with and not contrary to LLRZ-O3.

> *LLRZ-P1 Built Form - Ensure that development within the Large Lot Residential Zone:*
> 1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
> 2. *provides safe and appropriate access and on-site parking;*
> 3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
> 4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
> 5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
> 6. *maintains the safe and efficient operation of road;*
> 7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
> 8. *encourages water efficiency measures.*

The proposal meets all of the requirements of LLRZ-P1 items 1, 2, 3, 5, and 7, as noted for LLRZ-O2 and -O3. It also meets the requirements of items 4, 6 and 8, as outlined in the original application.

The proposal is therefore consistent with LLRZ-P1.

> *LLRZ-P7 Precincts 2 & 3 - Ensure that development within Precincts 2 & 3 maintains a higher level of open space, consistent with the existing character of the area.*

The proposal meets the requirements of LLRZ-P7 as noted for LLRZ-O2 and -O3 and is therefore consistent with LLRZ-P7.

Summary of Effects Assessment

The effects of the proposal have been considered in terms of the locations and orientations of the existing development on adjoining and adjacent properties within the Northburn subdivision. For the neighbours beyond the immediate adjoining properties the following is noted (*as quoted from the original application with minor updates to refer to proposed mitigation*):

East

Number 16 McLean Road (Lot 1 DP 24839) – is a 3,283m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the eastern boundary of the application site. It has a dwelling located towards the eastern corner of the property closer to its exclusive driveway from the western side of McLean Road. There is a large grassed area to the rear (west and south) of the dwelling that is unfenced and appears contiguous with the application site. This property has a right of way easement running parallel with the application site's northern boundary to the water front.

The separation distances, vegetation, existing house, and angle of viewing between the main living areas at #16 and those of the proposed new dwelling limit opportunities for overlooking between properties. The comments above for #20 apply here. Written approval has been obtained from the owners of this property.

The proposed additional mitigation of a setback for any future development and waiver of rights to construct a secondary dwelling on the lots without further development will provide further certainty that the written approval provided can be relied on in terms of effects of the proposal and future development on #16 being less than minor and acceptable.

South

Number 20 McLean Road (Lot 3 DP 24839) – is a 3,904m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the southern boundary of the application site. The property shares an access off the eastern side of McLean Road with the application site. The application site has a leg-in access between numbers 20 and 16. There are several buildings on the property, including a swimming pool and associated building in the north western corner, and two garage sized buildings close to the access and parking area at the eastern end. The buildings, apart from views from the driveway, are very well screened by dense landscape planting within the property. There are no opportunities for overlooking between the properties any more than a permitted residential development.

Traffic from the proposed development will be consistent with a permitted residential development, noting that two dwellings (one being a minor residential unit) could be constructed as permitted activities on the application site.

The proposed development will be well separated from the main living areas at #20 and comply with the bulk and location requirements for the zone. Given the application site is larger than the others in the subdivision, the proposal will not appear a higher density of development than envisaged for the zone. Written approval has been obtained from the owners of this property *and comments above for #16 in terms of additional mitigation offered will provide further certainty for #20 that the effects on them will be acceptable and less than minor*.

North

Number 14 McLean Road (Lot 1 DP 22558) – is a 3,358m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section that adjoins the northern boundary of the application site. The property has a leg-in access from the eastern side of McLean Road between numbers 12 and 16. The dwelling on the property is located towards the western end and is surrounded by post and board rural fencing and dense landscape planting. The comments above for #20 and 16 apply here. Written approval has been obtained from the owners of this property *and comments above for #16 in terms of additional mitigation offered will provide further certainty for #20 that the effects on them will be acceptable and less than minor*.

North East

Number 12 McLean Road (Lot 2 DP 23540) – is a 3,002m^2 Large Lot Residential Zone – Precinct 2 (LLRZ) section north east of the north eastern corner of the application site. The property has drive-on access from the western side of McLean Road just to the north of the access to number 14. The dwelling is located towards the north eastern corner of the property and there is a large grassed area with surrounding landscape planting at the western end and southern side of the property. The separation distances and intervening properties prevent overlooking between the number 12 and the application site.

The comments above for #20 and 16 apply here.

North and Beyond

Numbers 2, 4, 6, 8, and 10 McLean Road (Lots 7, 6, 3, 4 and 5 DP 23540) – are Large Lot Residential Zone – Precinct 2 (LLRZ) sections with areas of 4,405m^2, 3,406m^2, 3,000m^2, 3,006m^2, and 3,001m^2 respectively, located north of the application site and numbers 12 and 14.

All five properties share an access off the northern end of McLean Road near its intersection with the State Highway.

Number 2 is closest to the State Highway and start of the shared access. The dwelling is located towards the eastern side of the property and is surrounded by mature vegetation. The closest part of the dwelling is approximately 131 metres north east of the nearest application site boundary. The house at number 12 is in the intervening space, also surrounded by mature vegetation.

Number 4 adjoins the western boundary of number 2. Its large house is located near the northern end of the property and is approximately 106 metres north-north-west of the closest part of the application site boundary. There is a large area of intervening space and mature vegetation to the south preventing views towards the application site.

Number 6 has a red barn at the eastern end of the property, about 38 metres north of the application site. The house at number 14 is on the intervening property preventing views towards the application site.

Number 8 has a very large two storey house, still under construction along with several other large buildings across the site. The southern boundary of Number 8 is about 69 metres from the northern application site boundary with number 14 in the intervening space preventing views towards the application site.

Number 10 has a large residential development spread along its length. The southern boundary of Number 10 is about 105 metres from the northern application site boundary with numbers 8, 6 and 14 in the intervening space preventing views towards the application site.

None of the above-mentioned five properties are close enough to the application site to easily able to discern the presence of a second dwelling compared with a modern development of a scale similar to that present on their own land. There are no opportunities for overlooking between properties any more than a permitted residential development, so no adverse effects on privacy. The development is too far away to have any shading effects on any of these properties, and meets all of the bulk and location standards for dwellings in any case.

McLean Road is accessible to the public who may walk along the waterfront and make use of a picnic area and boat ramp. The addition of 6-8 vehicle movements associated with a new house via an existing lawfully established driveway onto a road wide enough to accommodate the traffic will not adversely

affect the safe and efficient use of the road by the residents of the five properties. It would be difficult to discern the additional traffic on the access from existing use.

West and Beyond

Land to the west is a publicly accessible esplanade reserve alongside the eastern banks of Lake Dunstan. A mud track runs alongside the western boundary of the site providing vehicle access along the public area. Willows and poplars border the lakeside and filter views across the lake.

Just over 1.1 kilometres across the lake from the site is the car parking area for the "45th Parallel" walkway at Lowburn. It is possible to see the white walls of the existing dwelling on the application site if you stand at the western edge of the lake beyond the tree line. The shape of the house and others in the Northburn subdivision are visible on full camera zoom setting. It is difficult to see the house without actively looking for it across the lake. It is not visible from State Highway 6 (Cromwell - Luggate) Road, although a cyclist might catch a glimpse on the cycle trail beside the lake – but at the speed they would be travelling it would be difficult to do this without actively seeking out the application site. Most people would be enjoying the scenery of the wider landscape of the Cromwell/Lowburn area.

The new dwelling will be clad in materials that meet the colour and reflectively requirements of the District Plan. This will ensure it is less visible than the existing house. Its presence will also screen most or all of the existing house from view. The trees on the lake side near the house also provide effective screening of the site when viewed from across the lake in other locations, such as McNulty's Inlet.

Overall

On the above basis, the immediate neighbours and those beyond listed above would not be adversely affected by the proposal in terms of traffic, residential amenity and character, and the component visual, privacy and shading effects. The lack of effects of the proposal on the local properties is reflected in the fact that the three adjoining neighbours at 14, 16, and 20 McLean Road have provided written approval. None of the other properties in the subdivision are close enough to be impacted by the proposal.

The comments above for #16 in terms of additional mitigation offered will provide further certainty for all members of the McLean Road subdivision development that the effects on them will be acceptable and less than minor.

Conclusion

The proposal will create an allotment for each of the houses and achieve low site coverage (about 10% and 11% per lot) and with overall site coverage of about 10.455, which is lower than the maximum permitted 15% specified for the Large Lot Residential Zone. The areas of open space and overall development density will therefore appear consistent with that intended for the Zone.

The site location and the proposed layout and planting means there is a lot of screening available from existing buildings and mature vegetation, so it will not appear obvious from beyond the immediate neighbours that there are two houses on the site.

The proposed new house is only single-storey and of compliant dimensions with the District Plan bulk and location standards. The colours of the exterior cladding will tie in with the landscape and meet the requirements of the District Plan.

When viewed from beyond the lake side boundary the new house will screen the existing single-storey house.

On this basis, the proposal will be acceptable and not out of place in the local environment in terms of existing character and the intended character of the Large Lot Residential Zone – Precinct 2.

The additional mitigation offered will provide further certainty for for all residents of the McLean Road subdivision development that the effects on them will be acceptable and less than minor.

It is therefore concluded that any adverse effects of the proposal on adjoining and nearby neighbours will be consistent with permitted Residential Activities, and acceptable within the local area.

If you have any further queries or comments, please do not hesitate to contact me by email (jenny.k.grimmett@gmail.com) or telephone (029-200-3057).

Yours faithfully

For Down to Earth Planning Ltd



Jenny Grimmett
Director/Owner

Attachments

- Photos taken by the Applicant from the roof of their house and an excavator to show what can be seen between the house sites on Lots 1 and 2 and the nearby properties and those beyond the adjoining neighbours.

RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the approximate roof height of House on Proposed Lot 1 looking North, North East and East





RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the approximate roof height of House on Proposed Lot 1 looking North, North East and East





RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the approximate roof height of House on Proposed Lot 1 looking North, North East and East



The first five photos were taken using an excavator located in the position of the proposed house and elevated at proposed roof height (on proposed Lot 1), and the photos that follow were taken from the roof of the existing house (on proposed Lot 2).

They demonstrate that it is not possible to see much of the main living areas on nearby properties from the roof height of the existing and proposed dwellings. The main views seen in the images are of adjoining properties the owners of which have provided written approvals to the proposal.

Normal views from the application site would be at human eye height so a viewer would see less than what is possible in the attached elevated views.

All that can be seen beyond the immediate neighbours are blank walls (e.g the red barn at number 6 and parts of the dwelling at number 8).

The applicant has advised it is possible to see the new house from the immediately adjoining neighbours at 14, 16 and 20 McLean Road (who provided written approval) and number 12 McLean Road is visible from the new house roof level. The dwelling at #12 is oriented to the north away from the application site and has no facing windows so cannot see the new house location.

The existing house is also visible to the immediately adjoining neighbours and it is possible to see the house at #8 McLean Road from the roof of the existing house. Again, the main living areas at #8 face away from the application site towards the predominant sun and cannot see the house. Existing vegetation also largely obscures the existing house and would screen any future renovation extension of that house.

RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the roof of existing house on Proposed Lot 2 looking North, North East and East





RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the roof of existing house on Proposed Lot 2 looking North, North East and East





RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the roof of existing house on Proposed Lot 2 looking North, North East and East



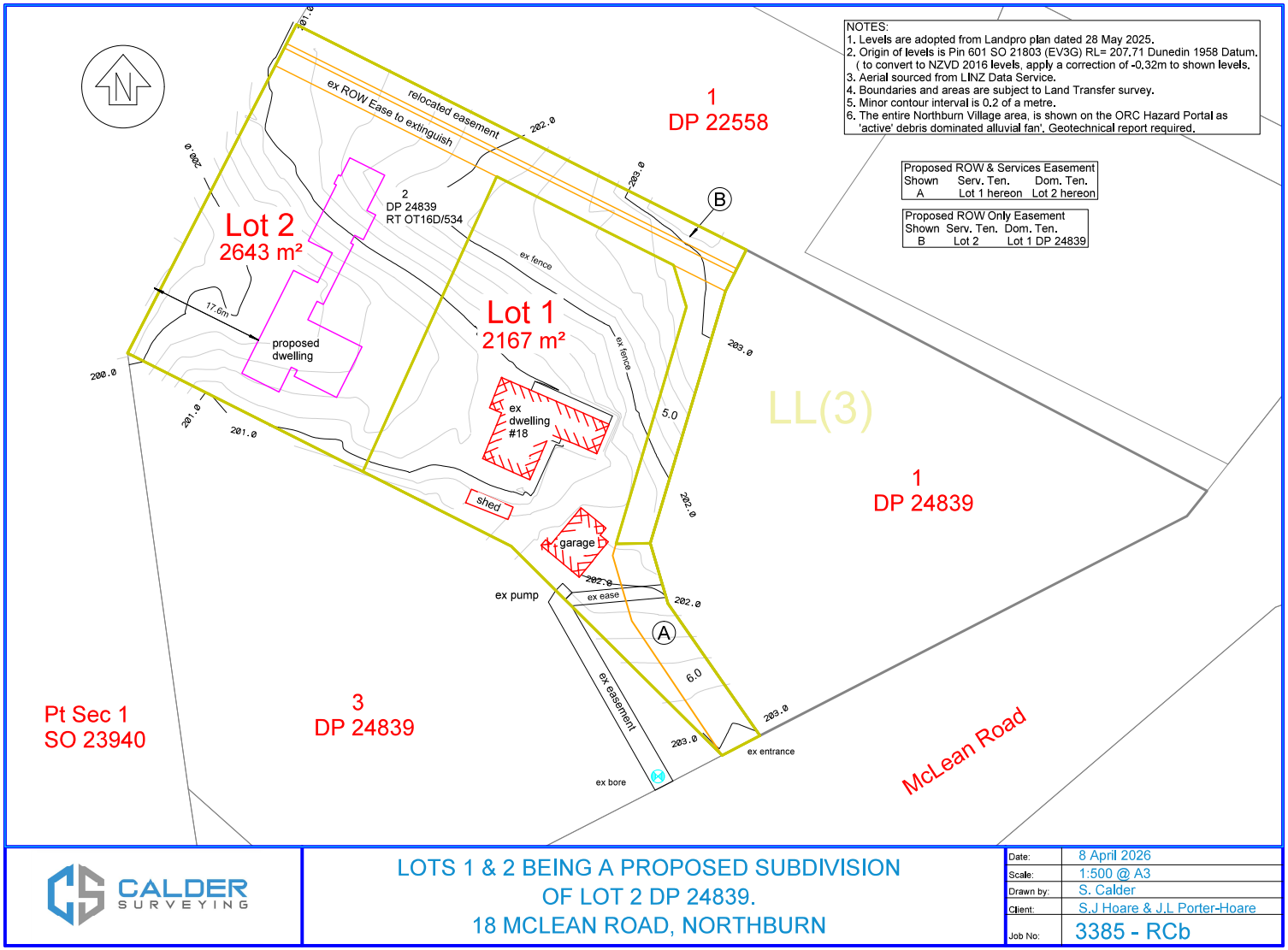


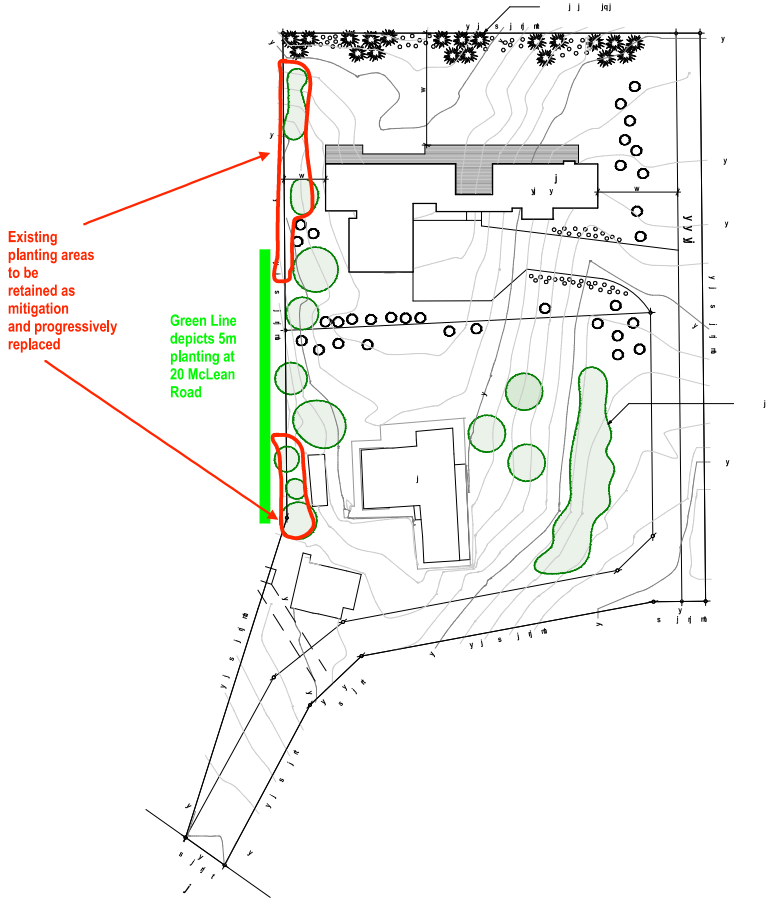
RM260013 – s92 Response - 18 McLean Road 2-Lot Subdivision and New Dwelling – Attachment 1 - Photos

Photos taken from the roof of existing house on Proposed Lot 2 looking North, North East and East






NOTES:
1. Levels are adopted from Landpro plan dated 28 May 2025.
2. Origin of levels is Pin 601 SO 21803 (EV3G) RL= 207.71 Dunedin 1958 Datum.
(to convert to NZVD 2016 levels, apply a correction of -0.32m to shown levels.
3. Aerial sourced from LINZ Data Service.
4. Boundaries and areas are subject to Land Transfer survey.
5. Minor contour interval is 0.2 of a metre.
6. The entire Northburn Village area, is shown on the ORC Hazard Portal as 'active' debris dominated alluvial fan'. Geotechnical report required.
Proposed ROW & Services Easement
Shown Serv. Ten. Dom. Ten.
A Lot 1 hereon Lot 2 hereon
Proposed ROW Only Easement
Shown Serv. Ten. Dom. Ten.
B Lot 2 Lot 1 DP 24839
1
DP 22558
relocated easement
ex ROW Ease to extinguish
Lot 2
2643 m²
2
DP 24839
RT OT16D/534
Lot 1
2167 m²
ex fence
17.6m
proposed
dwelling
ex
dwelling
#18
shed
garage
ex pump
ex ease
ex easement
ex bore
ex entrance
5.0
6.0
LL(3)
1
DP 24839
Pt Sec 1
SO 23940
3
DP 24839
McLean Road
A
B
200.0
201.0
202.0
203.0
CALDER
SURVEYING
LOTS 1 & 2 BEING A PROPOSED SUBDIVISION
OF LOT 2 DP 24839.
18 MCLEAN ROAD, NORTHBURN
Date: 8 April 2026
Scale: 1:500 @ A3
Drawn by: S. Calder
Client: S.J Hoare & J.L Porter-Hoare
Job No: 3385 - RCb



11 March 2026 S92 Response:

Green shaded areas represent the locations of existing trees on the site. Of these plantings, the areas that contribute to migitation are identified with a red outline, and will be progressively replaced due to their age and condition.

The replacement trees will be a mixture of native and exotics, at least 1 metre in height at the time of planting, using species suitable for maintaining privacy for the neighbours.

A further notation has been used to identify approx. 5m high plantings on the adjoining property to the south (#20 McLean Road) so mitigation planting on the application site is not required in the corresponding location.

DOC Ref: RC3723

Ōtautahi Christchurch Regional Office
Level 3, Grand Central
161 Cashel Street
Christchurch 8011
doc.govt.nz

DOC-10776980

2 April 2026

S Hoare and J Porter-Hoare

C/- Jenny Grimmett,
610 Ida Valley Back Road,
RD2,
Oturehua 9387

Dear Jenny,

Request for Approval s95E Resource Management Act 1991:

S Hoare and J Porter-Hoare seeks DOC's written approval for a two-lot subdivision. The Central Otago District Plan requires DOC's written approval be obtained when subdivisions cannot meet esplanade reserve provisions. The proposed subdivision will create two lots: Lot 1 around the existing dwelling will have an area of 2,167m^2 and Lot 2 (the vacant lot where the new house will be constructed) has an area of 2,643m^2.

I have considered your request for written approval in terms of s95E of the RMA and am pleased to advise that I grant my approval as an affected person. This approval is granted on the basis that the proposal is as described, for the purposes described, and will have the effects on the Department of Conservation's interests as described in the application dated 17 March 2026. This approval is limited to the likely adverse effects of the proposal on the Department's interests and should not be construed as approval to effects on the environment generally.

This approval is specific to the above application and is for the purposes of s95E of the RMA only. It is not indicative of any associated concession or other statutory approval which may be required from the Department relating to this proposal. This approval will be rendered null and void if the proposal to which it refers is changed between the date of this letter and its consideration by the consent authority without referral back to me for my further assessment.

If you have any questions regarding this approval, please contact RMA@doc.govt.nz

Yours sincerely

Trevor Ellis
Resource Management Regulatory Delivery Manager

Department of Conservation
Te Papa Atawhai

Te Kāwanatanga o Aotearoa
New Zealand Government

30 March 2026

18 McLean Road,
Northburn,
Cromwell

RE: Consent Application – 18 McLean Road, Northburn Subdivision and Esplanade Reserve Waiver

Attention: Jenny Grimmett

Dear Jenny,

Thank you for providing the details of the application to subdivide the property at 18 McLean Road, Northburn into two lots, including the request to waive the requirement for an esplanade reserve alongside Lake Dunstan, for the Otago Fish and Game Council (Fish and Game) to review as an affected party under section 95 of the Resource Management Act.

After reviewing the application, I can confirm that Fish and Game provides unconditional written approval for the application, including the proposed waiver of the esplanade reserve requirement. Please note that each decision is treated on a case-by-case basis and Fish and Game still wishes to be considered in future applications of a similar nature.

In writing this letter, I understand that the consent authority must decide that Fish and Game is no longer an affected party and must disregard effects upon it. I also understand Fish and Game may withdraw its written approval before a hearing or before a decision is made on the application.

Should there be additional changes to the application, this written approval cannot be considered up to date and Fish and Game must reconsider the application.

Kind regards,

Naga Harshietha Dhandapani
Environmental Officer (RMA Support)

Statutory managers of freshwater sports fish, game birds and their habitat

Otago Fish & Game Council

5 Hazlett Road, Mosgiel, Otago - 9092, New Zealand. P: (03) 477 9076 E: otago@fishandgame.org.nz

www.fishandgame.org.nz

Affected Persons Approval for Resource Consent

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

+64 3 440 0056
info@codc.govt.nz
www.codc.govt.nz

(Form 8A)
Section 95E(3), Resource Management Act 1991

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

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

TO BE COMPLETED BY THE PERSON(S) REQUESTING APPROVAL

Applicant Name: Stephen Hoare and Janice Porter-Hoare

Type of resource consent (circle all appropriate): Land-use / Subdivision

Proposed activity:
Subdivision of the property into two lots around an existing dwelling, with construction of a new dwelling on the vacant lot

in the Large Lot Residential Zone - Precinct 2.

Please refer to plans by Duncan Surveying, Intrados Architecture, and Down to Earth Planning letter.

Location of site:
18 McLean Road, Northburn, Cromwell (Lot 2 DP 24839, held in Record of Title OT16D/534, Valuation Number 2841117500)

CONTACT DETAILS OF AFFECTED PARTY

Full Name/s: *(name of person giving written approval)* The Otago Fish and Game Council

otago.planning@fishandgame.org.nz — Email
03 477 9076 — Phone

Address of the property *(I am the owner of the following property)*:

The full name of all other owners of the property: (owners of the affected property)

I have authority to sign on behalf of all the other owners of the property:

☒ Yes ☐ No other owners

NOTES

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

DECLARATION

- ■ I have sighted all the attached plans and supporting information for the above activity.
- ■ I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows
- ■ In signing this written approval, I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me.
- ■ I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

D. Nagaharshitha

Signature

30 / 03 / 2026

Date

If you have any questions, please contact the Central Otago District Council by phoning 03 440 0056 or email resource.consents@codc.govt.nz

26.5.2 RC250165 - GLENOIR LP

Doc ID: 2792080

1. Purpose

A report to consider a subdivision consent and land use consent for a comprehensive residential development, intended for retirement living in the large lot residential zone.

2. Attachments

Appendix 1 - s42A Planners Report ⇩
Appendix 2 - s95 Notification Report ⇩
Appendix 3 - Application Original ⇩
Appendix 4 - Additional Attachments ⇩
Appendix 5 - Revised Assessment of Environmental Effects ⇩
Appendix 6 - Revised Scheme Plan ⇩
Appendix 7 - Revised Scheme Plan Aerial ⇩
Appendix 8 - Master Plan Revision C ⇩
Appendix 9 - Carriageway Consultants Letter ⇩
Appendix 10 - Abley Transport Peer Review ⇩
Appendix 11 - Boffa Miskell Peer Review ⇩
Appendix 12 - Todd Walker Letter to Applicant ⇩
Appendix 13 - Attachment 1 - Subdivision Staging Plan ⇩
Appendix 14 - Attachment 3 - Architectural Drawings and Typology Layout ⇩
Appendix 15 - Attachment 4 - Permitted Baseline Concepts ⇩
Appendix 16 - Attachment 5 - Proposed Conditions ⇩
Appendix 17 - Attachment 6 - Dunstan Common Incorporated Society Bylaw Rules ⇩
Appendix 18 - Attachment 8 - Transportation Assessment ⇩
Appendix 19 - Attachment 16 - Todd Walker Legal Opinion Letter ⇩
Appendix 20 - Attachment 17 - Reference to Table of Lot and Building Areas ⇩
Appendix 21 - Attachment 19 - Studio 3 Response to Boffa Miskell ⇩
Appendix 22 - Submission 01 - Matt and Sonia Conway ⇩

APPLICATION	**RC 250165**
APPLICANT	**GLENOIR LP**
ADDRESS	**231 DUNSTAN ROAD, ALEXANDRA**
LEGAL DESCRIPTION	**LOT 11 DP 3194 (HELD IN RECORD OF TITLE OT5C/60).**
ACTIVITY DESCRIPTION	**LAND USE AND SUBDIVISION CONSENT FOR 46 UNITS INTENDED FOR RETIREMENT LIVING, AND 8 ADDITIONAL RESIDENTIAL LOTS IN THE LARGE LOT RESIDENTIAL ZONE.** **LAND USE CONSENT IS ALSO SOUGHT TO DISTURB AND DISPOSE OF CONTAMINATED SOIL.**
ACTIVITY STATUS	**NON-COMPLYING**

STATUS OF THIS REPORT

[1] The attention of the applicant is drawn to the fact that the purpose of this report is to bring to the attention of the Council or their Hearings Panel all relevant factual information or issues which should be considered in deliberating on the proposal. It must be emphasised that any conclusions reached or recommendations made in this report are not binding on the Council or their Hearings Panel, and it should not be assumed that the Council or Hearings Panel will reach the same conclusion or decision having considered all the evidence.

AUTHOR

[2] My name is Duncan Graham Whyte and I am a Technical Director - Planning at SLR Consulting. I hold a Bachelor of Arts (Honours) from the University of Canterbury and a Masters in Regional and Resource Planning from the University of Otago and am a full member of the New Zealand Planning Institute. I have over thirty years' experience in district and regional planning in New Zealand and Australia. I have provided planning assistance to a number of Councils across New Zealand, both district and regional councils, including the Central Otago District Council (Council).

[3] I have been contracted by Council to report on this application.

[4] I confirm that I have read the Environment Court's Code of Conduct for Expert Witnesses2023 and, while this is not an Environment Court hearing, I agree to comply with the code. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

LIMITED NOTIFICATION AND SUBMISSION

[5] A decision was made by Council Officers to limited notify the application to the following on 20 February 2026 and submissions closed on 20 March 2026:

- Owners and occupants of 269 Dunstan Road
- Owners and occupants of 39 Hillview Road

[6] As is discussed in more detail below, Molyneux Lifestyle Village Ltd as owners of 269 Dunstan Road provided written approval as an affected party on 3 March 2026.

[7] One submission was received in response to the application from Matt Conway and Sonia Conway as owners/occupiers of 39 Hillview Road. Their submission is attached as Appendix One. I confirm that I have had regard to the contents of this submission in full when considering the application.

[8] The submitters provided "qualified support" to the application on their understanding that the setbacks for Lots 21, 22, 54, and 51 would have a building setback of at least 6m, and that the same requirement would also apply to the Molyneux Lifestyle Village Ltd boundary. The submitter did not wish to be heard, but did request confirmation from the Council that their understanding of the proposed building setbacks was correct for these boundaries.

[9] The applicant proposes a minimum 6m building setback from the shared boundary for Lots 21 and 22, and 4.5m for Lots 54 and 51 (while noting that the minimum requirement in the LLRZ is for 3m).

[10] Clarification was sent by email on 23 March 2026 to the submitter of the proposed setback distances from the shared boundaries of 231 Dunstan Road with:

- 269 Dunstan Road (generally 9m but at least 6m for verandahs); and
- 39 Hillview Road (6m for Lots 21 and 22, and 6m for principal residential units on Lots 54 and 51 and 3m for accessory buildings).

DESCRIPTION OF ACTIVITY

[11] The applicant has sought subdivision and land use consent for a 46 unit comprehensive residential development intended for retirement living and to be managed by lot owners in common through an incorporated society, along with subdivision consent to create an additional 8 larger residential lots at 231 Dunstan Road, Alexandra. The applicant first applied on 17 June 2025 on the basis of the zoning of the site being Rural Residential under the Operative District Plan, and Large Lot Residential Zone under PC19.

[12] At the time that the application was lodged the zoning of the site from Rural Residential to Large Lot Residential (LLRZ) through PC19, was subject to an appeal on the LLRZ provisions.

[13] Revised of development and subdivision plans and a revised AEE were provided on 19 December 2025, but the final revised AEE and development plans were received on 21 January 2026.

[14] The latest application is for:

- 46 independent retirement living (IRL) units (occupied by retired persons 65 years old and over or over 55 years of retired persons and their spouses on lots ranging in size from 415 square metres to 1,174 square metres (Lots 1 to 46).
- 8 larger residential lots ranging in size from 1,353 square metres to 1,886 square metres (Lots 47 to 54) (one of which is to contain an existing dwelling that is to be retained).
- Staging information is provided for the proposed subdivision:
    - Stage 1 is for two lots, namely Lot 202 (6.9 ha containing an existing dwelling and existing farm accessory buildings) and Lot 201 (1.27 ha containing an existing dwelling and accessory buildings) with a new right of way (D) servicing this rear allotment.
    - The overall scheme plan shows 54 residential lots, three lots to be vested as road reserve (Lots 105 to 107), three new rights of way (A to C), and five lots (Lots 100 to 104) are to be held in joint ownership by the 46 owners of the Lots 1 to 46. The right of way D created in Stage 1 is to be replaced by Lot 105 as road reserve. The applicant seeks flexibility in staging for subsequent stages provided that all of Lots 47 to 54 are titled in a single stage, and that any subsequent stages can be developed incrementally to provide their respective road and open space areas.
- The Dunstan Common Incorporated Society (DCIS) (or a company) will be established to manage commonly owned areas (Lots 100 to 104) that are to be amalgamated in equal undivided shares with Lots 1 to 46.
- Occupation of the IRL units will be restricted by the DCIS Bylaw Rules, covenants, and conditions proposed by the applicant to:
    - Restrict lot ownership to either persons over 65 years of age, or at the discretion of the DCIS where owners are over 55 and are retired.
    - No further subdivision is permitted.
    - Prohibit traveller accommodation and visitor accommodation.
- Lot 100 is to contain buildings for use as a community hub and storage for car parking of vehicles, caravans, motorhomes, boats, and trailers that is to be managed and maintained by the DCIS and owned jointly by the owners of Lots 1 to 46.
- Lots 101 to 104 are areas of open space to be managed and maintained by the DCIS and owned jointly by the owners of Lots 1 to 46.

[15] The applications state that resource consent for the overall residential density is made under the Comprehensive Residential Development (CRD) framework introduced into the District Plan and the LLRZ through PC19. At the time of writing this report the comprehensive development provisions are still subject to appeal albeit that a consent memorandum reflecting the agreement of the parties is with the Court.

[16] A revised application was provided between 21 and 23 January 2026 providing revised subdivision plans, additional traffic/transport assessment, a legal opinion relating to notification, and other updated information.

Land use

[17] There are two existing dwellings on the site, and one is to be retained (this being the dwelling on proposed Lot 201 in Stage 1, and Lot 47 in a subsequent stage). The existing dwelling (and associated accessory buildings) on Lot 202 in Stage 1 is to be removed or demolished in a subsequent stage.

[18] The application has provided typologies for 42 single-storey independent retirement living (IRL) units. Of the four remaining IRL lots, design and layout information has not

been provided (Lots 5, 21, 22, or 44) since these are to be bespoke designs within specified parameters (e.g. maximum height 5.4m; minimum 4.5m road setback; maximum site coverage 30% up to a maximum floor area of 200 square metres, etc).

[19] It is proposed to demolish or remove some existing buildings and to convert existing farm buildings into a community facility hub and storage for residents on Lot 100. The activities and facilities on Lot 100 have been assessed as ancillary residential activities to Lots 1 to 46. Areas of open space and the community hub are to be held in common ownership as undivided shares by Lots 1 to 46. A management entity (either an incorporated society or company with information provided for DCIS) is proposed to manage the open space common areas (Lots 101 to 104), storage facilities and community hub (lot 100). This entity will be owned and controlled by the owners of the 46 IRL lots to be created as part of the subdivision.

Description	Floor area (m^2)	Bedrooms	Garage	Number
Type 1 Villa	174	3	Double	10
Type 2 Villa	171	3	Single	3
Type 3 Duplex	118	2	Single	6
Type 4 Villa	155	2	Single	8
Type 5 Villa	122	2	Single	9
Type 6 Duplex	123	2	Single	6
Bespoke detached	200 maximum	Unspecified	Unspecified	4
Total				**46**

[20] The above table is based on the revised architectural plans, but is still indicative as the applicant has stated that flexibility is sought to design and build a different dwelling on any of the proposed IRL lots with the same design controls as for the bespoke lots to be approved by the Management Committee of the Management Entity.

[21] The concept site plan is provided in Figure 1. This shows the proposed IRL units, the four lots for bespoke detached dwellings, common areas, the existing dwelling to be retained on Lot 47, and the 8 other fee simple residential lots in dark green.

[22] The Concept Site Plan shows the proposed buildings for Lots 1 to 46 along with identifying requested breaches to the building setbacks from roads, and road connections proposed to neighbouring properties to the north and south, as well as to Dunstan Road.

[23] The road setback breaches vary from 3m to 6.2m from the proposed internal road boundaries for 16 of the proposed lots containing IRL units. There are 15 lots that comply with the 7m road setback (Lots 6 to 20) and no resource consent is sought to breach building setback requirements in relation to Lots, 5, 12, 21, 22, 38 to 44, or Lots 47 to 54.

[24] The existing buildings to be retained on Lot 100 will be located 0.3m from the road boundary. The existing garage building on Lot 47 will be 1.5m from internal boundary breaching the required 3m setback from internal boundaries. Buildings sharing a common wall such as the duplexes are not required to be setback from the affected internal boundary and all other buildings meet the required 3m setback.



Figure 1: Concept Site plan (Source: Architectural Plans, 19 Dec 2025)

[25] Floor plans and elevations of the proposed IRL units are shown using the following examples:

- Three bedroom Type 1 villa (see Figure 2 and Figure 3)
- Two bedroom Type 3 duplex units (see Figure 4 and Figure 5)

[26] The Concept Site Plan also provides details of the layout of storage buildings, Community Workshop, Community Pavilion, and car parking area on Lot 100. Some of the existing farm buildings are to be removed near to the proposed storage and community hub to ensure that buildings generally meet the required setback distances at that part of the site (except that the Community Pavillion in turquoise and the westernmost storage building will be 0.3m from the road boundary).

[27] A floor plan is shown for the community hub building containing a lobby, meeting rooms, storage rooms, kitchen, bathrooms and access to stores and workshops. Lot 100 and its facilities is only to be used by owners and occupiers of Lots 1 to 46.

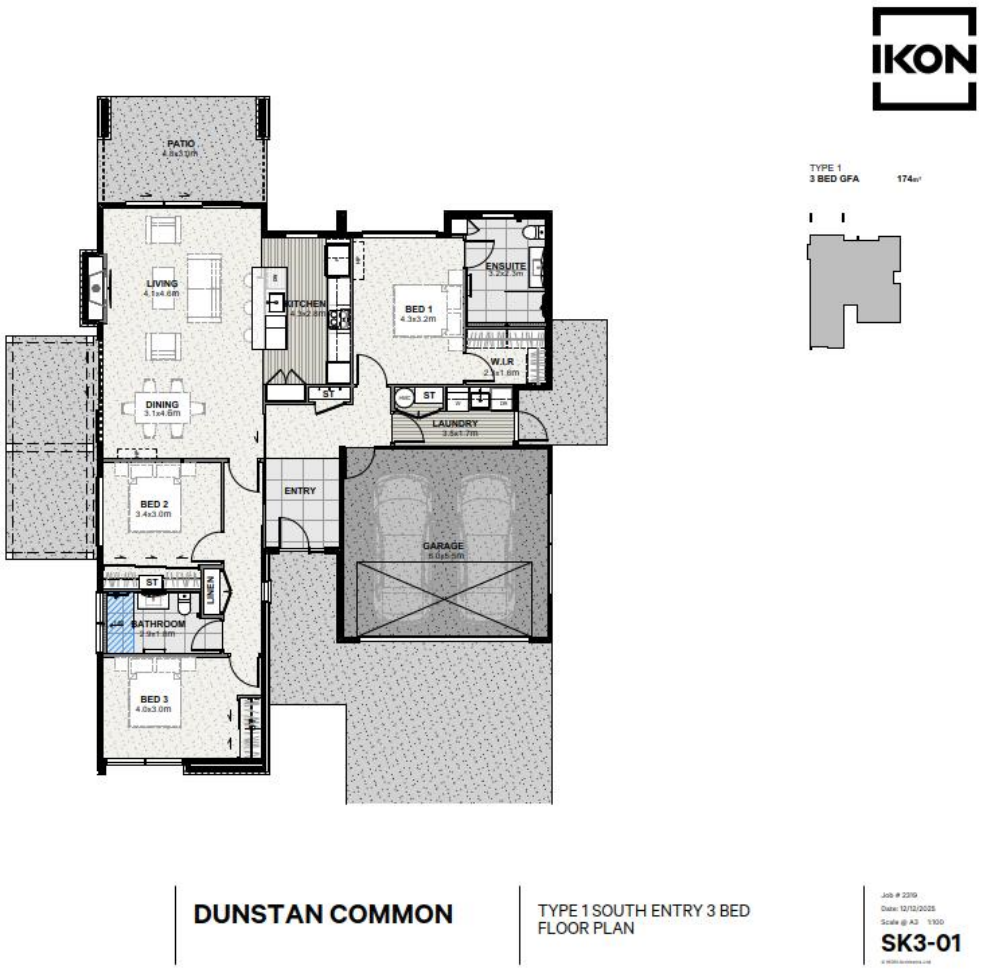


Figure 2: Type 1 Villa Floor Plan Source: Architectural Plans, 12 Dec 2025)



Figure 3: Type 1 Villa Elevation (Source: Architectural Plans, 12 Dec 2025)

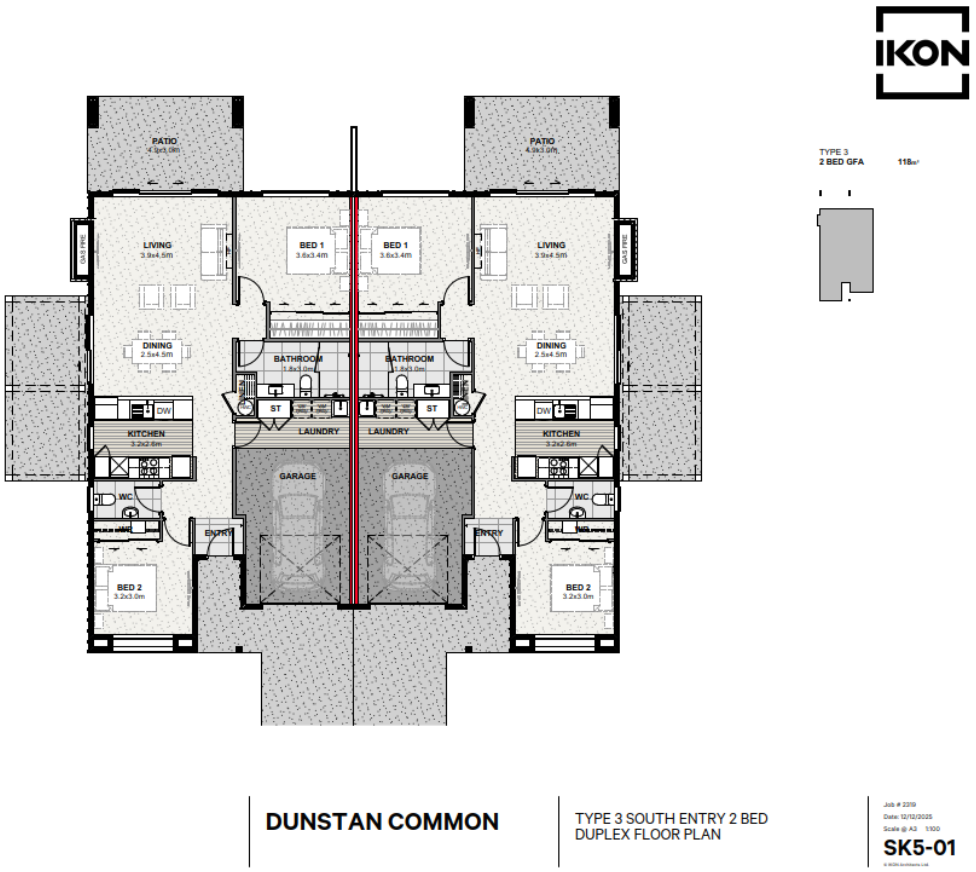


Figure 4: Type 3 Duplex Floor Plan Source: Architectural Plans, 12 Dec 2025)



Figure 5: Type 3 Duplex (Source: Architectural Plans, 12 Dec 2025)

[28] In addition, the applicant has investigated contaminated soils on the site and provided a DSI since there is a proposed change in the use of the land to residential activities. Accordingly, application is also made under the NES-CS since contaminants (arsenic and zinc) exceeding guidelines were found in discrete locations across the site. The DSI attached with the application also confirms areas of past burning and oil residues and the presence of asbestos in existing buildings. The applicant has volunteered to prepare

a Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP) and conditions requiring remediation as necessary prior to section 224(c) certification but suggest that demolition of buildings containing asbestos be a matter left to the building consent process.

[29] While the site is predominantly flat with some gently sloping areas, earthworks are also proposed to create lots, trenching for services, and constructing roads.

[30] Figure 6 is the Landscaping Plan included with the revised information provided on 21 January 2026, and this shows the planting proposed, including along the north-west and south-east boundaries as it relates to those units nearest to these boundaries, and for the planting along Dunstan Road and within the site in open space areas.

[31] The applicant is proposing DCIS Bylaws and land covenants between the lot owners of Lots 1 to 46 and the DCOS to include the following restrictions:

- Restrictions on ownership and occupation of Lots 1 to 46 to persons over 65 years of age (or retired persons over 55 years old and their spouses at the discretion of the DCIS or other entity)
- No further subdivision of Lots 100 to 104
- No residential activity on Lots 100 to 104
- No use of IRL units for traveller accommodation and visitor accommodation.

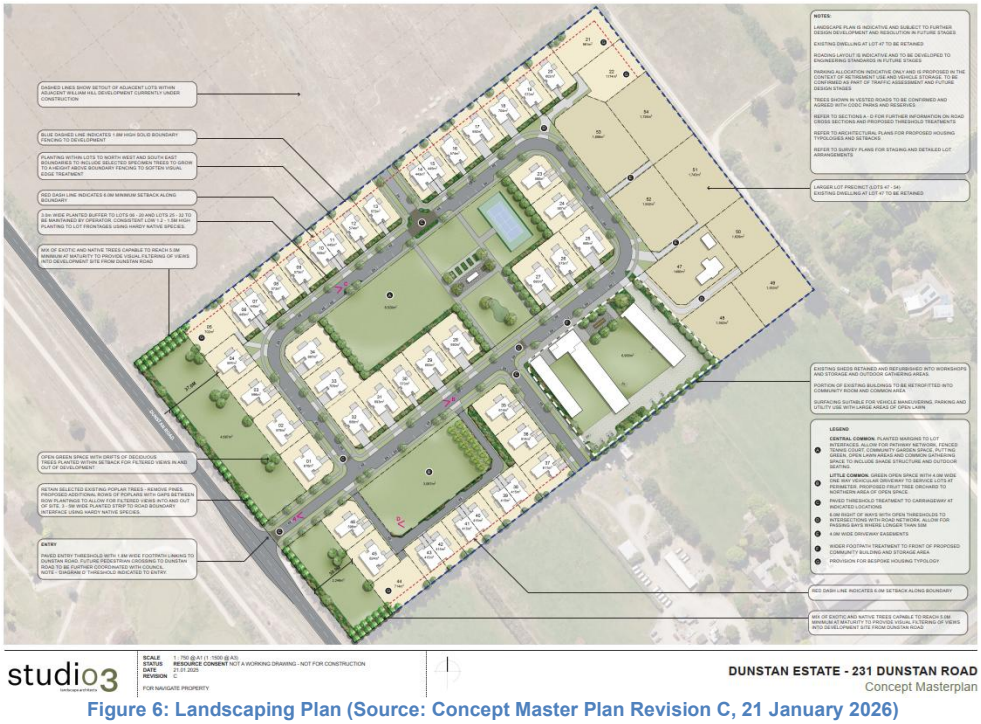


Figure 6: Landscaping Plan (Source: Concept Master Plan Revision C, 21 January 2026)

Subdivision

[32] Application is made to subdivide the land as shown in Figure 8. The proposed subdivision is to be completed in two main stages (Figure 7) with the stages proposed as follows:

Stage One
- Create Lot 201 (for future Lots 2 to 9 and right of way A in Stage Two)
- Create Lot 202 for all other land
- Create a right of way to service Lot 201

Stage Two
- Create Lots 1 to 9
- Create Lots 10 to 54
- Create Lot 100 (Storage and Community Hub)
- Create Lots 101 to 104 for areas of open space and recreation
- Create Lots 105 to 106 to vest as road
- Create rights of way A to C
- Remove the right of way from Stage 1 and replace it with Lot 105 to vest as road.

[33] The applicant has sought flexibility to incrementally add the lots shown in Stage Two, provided that Lots 2 to 9 are delivered in a single stage, and other sequencing arrangements with vesting of roads and fencing in conditions that are offered. That would appear to provide for Stage 2A, 2B etc in a range of possible combinations and iterations.

[34] The applicant has volunteered conditions on the subdivision consent and consent notices to reinforce the following controls on Lots 1 to 46 and the shared space:

- No further subdivision
- No residential activity on Lots 100 to 104
- No structures to be built in the open space areas that do not contribute to shared recreation/amenity

[35] The applicant is also proposing conditions for consent notices relating to the following:

- Building design controls for Lots 1 to 46
- Landscaping
- Restrictions on ownership of Lots 1 to 56 for persons over 65 years of age (or retired persons over 55 years and their spouses at the discretion of the DCIS or other entity)

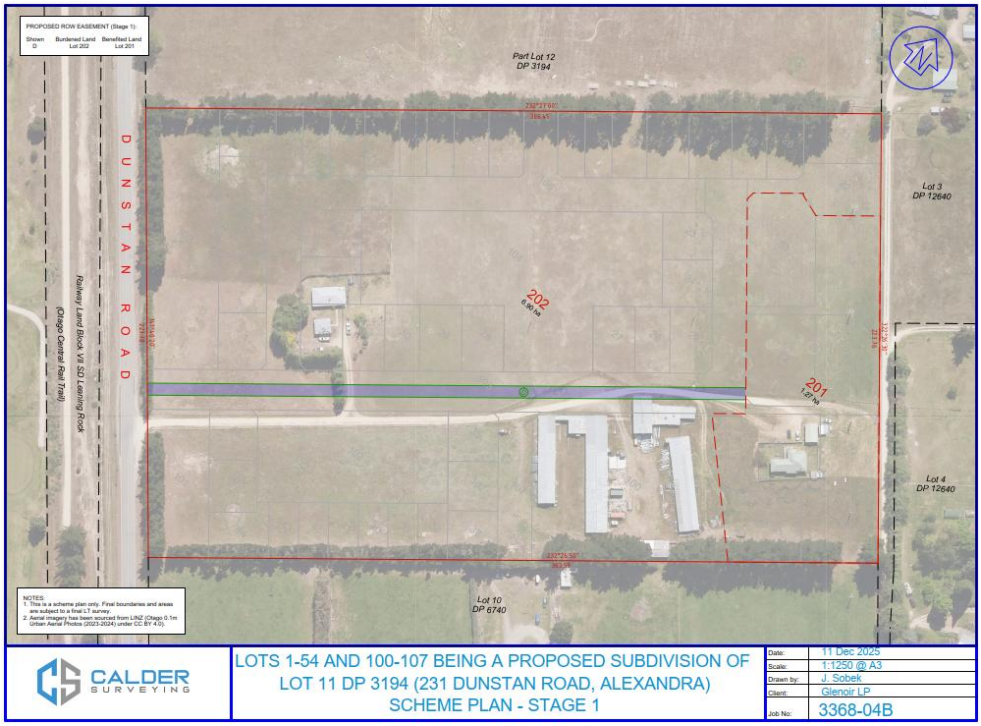


Figure 7: Proposed subdivision plan (Stage 1) (Source: Subdivision Plan Staging Revised, 19 Dec 2025)



Figure 8: Proposed overall subdivision plan (Source: Subdivision Plan Revised, 23 Jan 2026)

Roads

[36] Lots shown to vest as road are provided in Stage 2 with a connection to Dunstan Road, internal roads, and road connections to land to the north and south of the site. The location of the road connection from Lot 106 aligns with the road proposed in the neighbouring subdivision and development to the north of the site.

Earthworks

[37] The applicant has stated that although the site is predominantly flat with a gentle uphill slope at the rear, there will be some ground disturbance associated with the proposed development for roads and access, removal of buildings, and trenching for services with a preliminary estimate of no more than 3,000m^3. This is in addition to the rehabilitation of parts of the site containing contaminated soils. The applicant has stated that they will trigger a resource consent from the Otago Regional Council and those conditions will manage erosion and sediment control mitigation measures.

Services

[38] There is an existing water bore on the site that is to be retained for use in irrigation across Lots 100 to 104.

[39] The applicant proposes connections to reticulated Council supplies for potable water and wastewater, and to provide underground connections to electricity and telecommunications.

Easements

[40] The applicant has provided a high level discussion of the potential easements required in relation to the following:

- potable water supply
- wastewater
- power
- telecommunications
- rights of way for access
- irrigation

Building setbacks (Lots 51 and 54)

[41] The applicant provided clarification on 24 March 2026 in relation to the proposed building setbacks on Lots 51 and 54 since there was an inconsistency between the statement in the AEE for a minimum 4.5m building setback and the draft conditions provided with the application that provided for a minimum 6m building setback in relation to the boundary shared with Lot 3 DP 12640. The applicant also took the opportunity to correct an error in the draft conditions that suggested that Lot 4 DP 12640 shared a boundary with the application site.

[42] The applicant confirmed that the proposed building setback relating to Lots 51 and 54 is 6m for the primary residential unit, and 3m for accessory buildings and also provided revised wording for the condition:

"*k) For Lots 51 and 54:*

i. The setback of buildings from the north-east boundary adjoining Lot 3 DP 12640 shall be as follows:
   a. 6 metres: Primary Residential Unit (comprising bedrooms, living rooms, kitchens, bathrooms; and
   b. 3 metres: Garages and accessory buildings (including garages or laundries attached to the primary residential unit) sleepouts, and any minor residential units or residential flats."

SITE DESCRIPTION

[43] The subject site is located at 231 Dunstan Road, Alexandra. The site is legally described as Lot 11 Deposited Plan 3194.

Legal description	Record of title	Land area
LOT 11 DP 3194	OT5C/60	8.1645ha

[44] There are no interests recorded on the title.

[45] Otherwise, the subject site is well described within the application, and I have adopted the applicant's description for the purposes of this report.

REASONS FOR APPLICATION

[46] At the time of lodgement the subject site was located within the Rural Residential Resource Area of the District Plan. The District Plan provisions relating to density remain operative as it applies to the subject site at the time of writing this report.

[47] Subdivision consent is required for the following:

- A **non-complying activity** pursuant to Rule 4.7.5(iii) for the subdivision of land which fails to comply with the 2ha average allotment size required by Rule 4.7.2 (iii)(a)(i).

- A **discretionary activity** pursuant to Rule 4.7.4(ii) since Rule 4.7.2 (iv) limits the maximum number of allotments identified on a plan of subdivision is limited to 5. The proposal seeks 54 lots. Since the PC19 subdivision rules are not deemed to be operative a resource consent is required.

- A **discretionary activity** pursuant to Rule 4.7.4(i) for the proposed earthworks that will be across an area greater than 2,000m^2, but within the permitted volume of 3,000m^3.

[48] Land use consent is required for the following:

- A **restricted discretionary activity** pursuant to Rule 12.7.1(ii) Access Standards from Roads is minimum sight distance of 40m from an access onto a local road and the following lots do not comply; Lot 1 (34m), Lot 13 (35m), Lot 14 (30m), Lot 15 (32m), Lot 23 (32m), Lot 25 (34m), Lot 32 (36m), Lot 34 (24m) and Lot 35 (38m).

- A **restricted discretionary activity** pursuant to Rule 4.7.3(i) since Rule 4.7.2 (ii) requires a separation of dwellings of 50m and this standard will not be met on any lot. As a bulk and location standard where the PC19 bulk and location standards are deemed to be operative, this does not require resource consent.

- A **restricted discretionary activity** pursuant to Rule 4.7.3(i) since Rule 4.7.6.A.(a) Bulk and Location Requirements – Yards, requires a minimum side and rear yard of 10m. As a bulk and location standard where the PC19 bulk and location standards are deemed to be operative, this does not require resource consent.

[49] While the applicant provided a legal opinion with the revised application received on 19 December 2025 asserting that the proposal meets the requirements of the definition of retirement village in the district plan this is not accepted and has not been assessed on this basis. The definition is:

'Retirement village'

means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

[50] In the context of the proposed activity, it is agreed that there are facilities on Lots 100 to 104 that are managed by the DCIS as lot owners in common. The activities and facilities on Lot 100, being the Community Hub and storage would the types of ancillary activities listed for retirement villages, only if IRL units on Lots 1 to 46 were to meet this definition.

[51] The applicant has stated that the incorporated society Bylaw Rules, covenants, and proposed conditions for the subdivision consent relating to occupation of Lots 1 to 46 based on eligibility for persons aged 65 years and over, or over 55 years of retired persons and their spouses at the discretion of the DCIS, and additional restrictions on those lots. However, each of the IRL units is to be owned freehold and is not to be managed as a comprehensive residential complex since each individual lot owner is responsible for their management and not the DCIS (or other entity). So instead of being a manged comprehensive residential complex, I consider what is proposed is a series of individual residential uses with some additional restrictions. As a consequence it is not accepted that Lots 1 to 46 form a managed comprehensive residential complex, or benefit from their joint ownership of Lots 100 to 104 to the extent that they can be considered together to meet the definition of a retirement village. It is agreed that Lots 100 to 104 can meet this definition as the other activities to support retired persons and their recreation needs, but if they are not ancillary to a retirement village, then they are instead ancillary to the residential uses on Lots 1 to 46. Effectively the proposal is a comprehensive residential development managed by what is effectively a Homeowners Association that restricts the age of residents. The residential component of the development is not comprehensively managed.

Plan Change 19 of the Central Otago District Plan (PC19)

[52] The subject site is located within the Large Lot Residential Zone (LLRZ) in the decision version of PC19. The Council has released the decision on submissions, meaning that PC19 has legal effect pursuant to Section 86B(1) of the Act. Several appeals in opposition to the notified decision of PC19 as it relates to the LLRZ were lodged with the Environment Court. The appeals in general seek a relief that the density of the LLRZ be revised downwards and no such appeals seek the retention of the Rural Residential Area Zoning or a lower density. At the time of writing this report, the appeals have not been fully determined in relation to the comprehensive development provisions for LLRZ, and therefore the rules of PC19 as they relate to density of subdivision on the site are not

treated as operative in accordance with Section 86F of the Act. In contrast, the rule relating to earthworks is operative.

[53] Therefore, there are some rules and provisions of PC19 that are to be treated as operative under Section 86F of the Act, and some rules and provisions that have legal effect but are not yet to be treated as operative.

[54] In terms of an eventual weighting exercise, I confirm that the following rules of PC19 are applicable to the proposal and will be given considerable weight given the relief sought in the relevant appeals.

[55] While the applicant is seeking resource consents on the basis that Lots 1 to 46 are to be developed for IRL for persons aged over 65 years old (or 55 years if retired and their spouses at the discretion of the DCIS or other entity), each IRL will be independently owned and not managed by the DCIS or other entity.

[56] The applicant has also applied for a comprehensive residential development for 54 residential sites across the gross area of the site (8.1645ha) which equates to 1,512m2 per dwelling.

'Comprehensive Residential Development'

means a comprehensively planned and designed residential development where:

1. *in the Medium Density Residential Zone, the application site is greater than 3,000m^2 or*
2. *in the Low Density Residential Zone, the application site is greater than 6,000m^2; or*
3. *in the Large Lot Residential Zone, the application site is greater than 2ha, or*
4. *where less than the areas in 1 – 3 above, it is the subsequent development of an allotment created through a previous Comprehensive Residential Development consent.*

[57] Given the proposal for IRL units on Lots 1 to 46 does not meet the requirements to be considered as a retirement village it is appropriate that Lots 1 to 54 are assessed as a comprehensive residential development and be subject to the bulk and location requirements, including a minimum setback of 3m from internal boundaries. Further I note that a comprehensive residential development is required to be "comprehensively planned and designed" which is quite different from the requirement for a retirement village to be "a managed comprehensive residential complex or facilities". There is a different test for ongoing management in the case of a retirement village, and as I have stated above that is the reasoning for not assessing the IRL units on Lots 1 to 46 as a retirement village when they are not to be managed by the DCIS or entity, but only to have limited scrutiny of those owners and occupiers of these units (and the shared facilities) as distinct from ongoing management of the IRL units. The activities and facilities on Lot 100 have been assessed as ancillary to the residential activities on Lots 1 to 46 without triggering resource consent.

[58] The density provisions of LLRZ-R12 are for a minimum of one dwelling per 1,500m2 (gross) as a restricted discretionary activity. The proposal meets this requirement with one dwelling per 1,512m2.

[59] Subdivision consent is required under the following (not operative):

- A **restricted discretionary activity** pursuant to SUB-R5 where the overall density of the site is 1 dwelling per 1,500m^2 and land use consent is sought concurrently under LLRZ-R12.
- A **restricted discretionary activity** pursuant to SUB-R6 where the overall density of the site complies with S1.6.

[60] Land use consent is required for the following (not operative):

- A **restricted discretionary activity** pursuant to LLRZ-R12 for Comprehensive Residential Development for sites greater than 2ha.

[61] Land use consent is required for the following (operative):

- A **restricted discretionary activity** pursuant to LLRZ-R11 for earthworks (other than for construction of a building for which a building consent has been issued) that exceed 200m^3 per site.
- A **restricted discretionary activity** pursuant to LLRZ-S5 for setbacks from road boundary less than 7m (Lots 16 to 20 varying from 3m to 6.2m, and Lot 100 where the setback is 0.3m).
- A **restricted discretionary activity** pursuant to LLRZ-S6 for setbacks from internal boundary less than 3m only in relation to the existing garage on Lot 47 that is to be 1.5m from the boundary shared with Lot 50.

National Environmental Standards

[62] The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS) came into effect on 1 January 2012. The site has been identified as having had an activity or industry undertaken on it, as described in the current edition of the Hazardous Activities and Industry List (HAIL) and is therefore subject to the NESCS in relation to the following past activities:

- Category A11 – Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application.
- Category A17 – Storage tanks or drums for fuel, chemicals or liquid waste.
- Category G3 – Landfill sites.
- Category G5 – Waste disposal to land.

[63] The application includes a Detailed Site Investigation (DSI) undertaken by Insight Engineering that refers to the earlier PSI prepared by WSP. The presence of contaminated soils was found to relate to its former use of the site as a poultry farm and rural uses with evidence of burn waste (other than green waste) and oil stains from engine oil. The soil analysis results indicated that concentrations of contaminants of concern exceeded the guidelines for arsenic, copper, and zinc in discrete locations within the site. The subdivision works will involve soil disturbance principally in relation to trenching and forming the roads and access in excess of the permitted activity volumes of the site. The application is subject to resource consent under the NESCS as follows:

- A **restricted discretionary** activity pursuant to Regulation 10(2) of the NESCS.

[64] The applicant has volunteered conditions to prepare a Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP) to involve additional soil sampling and testing to determine the remediation options to eliminate the risks to health from all identified sources of contamination. This is a strong commitment to remediation of the site by the applicant.

[65] There are no other National Environmental Standards relevant to this application.

Overall Status

[66] Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

[67] In this case, there is more than one rule involved, and the effects are linked. As such, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a non-complying activity pursuant to sections 104 and 104D of the Resource Management Act 1991 ('the Act').

EFFECTS ASSESSMENT

Affected Persons

[68] The written approval of the persons detailed in the table below has been obtained. In accordance with sections 95D(e), 95E(3) and 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
Peter and Elsie Lyon Property Trust	✓	✓	21 Hillview Road, Alexandra	6 January 2026
Molyneux Lifestyle Village Ltd	✓		269 Dunstan Road	2 March 2026

[69] Molyneux Lifestyle Village Ltd are the owners of the property immediately to the north of the site that were one of two parties limited notified of the application on 20 February 2026. Mr Russell Ibbotson as Director of Molyneux Lifestyle Village Ltd provided written approval as an affected party before the submission period closed on 20 March 2026. Molyneux Lifestyle Village Ltd were granted subdivision consent (RC240277) on 10 February 2025 for a 61 lot subdivision in the LLRZ.

[70] A letter of support from Molyneux Lifestyle Village Ltd dated 26 February 2026 was sent to the Chief Executive of the Council providing comment on what they described as the advantages of the proposed development in terms of:

- economic development of the district;
- providing for new housing; and

- funding and using new capital infrastructure works for reticulated water supply and sewer.

[71] The letter of support also noted that pine trees along the shared boundary between the two sites are to be removed and Molyneux Lifestyle Village Ltd expressed their desire for a 1.8 metre colour stell boundary fence running down the full length of the shared boundary.

Effects on the Environment

Permitted Baseline

[72] Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an 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.

[73] When considering the land use I would note that the rules for comprehensive residential development are not yet operative and require resource consent as a restricted discretionary activity. There is no land use similar to the scale proposed that is helpfully considered as a permitted baseline to be applied.

Receiving Environment

[74] The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

[75] For the subject site, the existing and reasonably foreseeable receiving environment comprises residential development in accordance with the standards of the LLRZ.

[76] For adjacent land, the existing and reasonably foreseeable receiving environment comprises land similarly located in the LLRZ, or the Rural Residential Areas of the Rural Resource Area to the east.

[77] It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment of Effects

[78] While the site is zoned Large Lot Residential Zone (LLRZ) following decisions on PC19 and there no appeals requesting a different zoning, there are appeals relating to those zone rules and standards. Since there are appeals relating to comprehensive residential development it is necessary to revert back to the density provisions of the Rural Residential Resource Area, as a non-complying activity. The consent authority is to have regard to any actual and potential effects on the environment of allowing the activity. As

discussed above, given the relief sought in the relevant appeals, for the purposes of this assessment I have placed greater weight on the provisions of PC19.

[79] The Council has obtained the following peer review reports to assist with assessing the effects of the proposed activity:

- Transport Assessment dated 27 January 2026 by Mr David Smith at Abley Consultants that has considered the following:
  - Dunstan Road intersection design
  - Internal speed limit within subdivision
  - Cycling crossing point(s) across Dunstan Road onto the rail trail.
  - Reduced building setbacks, potentially affecting the safe functioning of the road
  - General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).
- Urban Design Assessment dated 20 January 2026, prepared by Mr Tim Church at Boffa Miskell that has provided comment in relation to:
  - Comprehensive Residential Development (LLRZ-R12)
  - Setback from road boundary (LLRZ-S5) is less than the required 7m from some internal roads.
  - Neighbourhood character
  - Streetscape and public realm
  - Onsite amenity
  - Relationship to neighbours
  - Permitted baseline comparison provided by the applicant

[80] Engineering advice for the Council was originally provided on 7 October 2025 by Mr Dominic Haanen, Environmental Engineer with comment on the proposed servicing and access. This was subsequently revised and issued on 4 March 2026 in response to the final version of the application.

[81] Advice has also been received on Parks and Reserves for the Council, in email correspondence and online meetings with the applicant from Mr Gordon Bailey, Parks and Recreation Manager.

1. Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character and qualities of the applicable zone.

[82] The District Plan describes the purpose and character of the LLRZ as; a pleasant low-density residential living environment, containing a predominance of open space over built form, one that provides good quality on-site amenity of the site and neighbouring sites, and is well designed and well-connected to the surrounding area. The proposed development provides for larger lots along the north-eastern boundary of the site, and large areas of open space within the site in Lots 100 to 104.

[83] The relevant objectives and policies relating to the purpose and the character and qualities of the LLRZ are considered in more detail in a later section.

[84] Mr Church has agreed that the proposed development aligns with the Comprehensive Residential Development (CRD) density provisions that enable one dwelling per 1,500m^2 of gross site area. While the development provides for small lots (as small as 415m^2) that is possible with a CRD, and Mr Church has taken into account the open spaces to be available for the use of Lots 1 to 46, the single-storey built form, and the restriction on future development to "…provide a generous landscaped setting and a sense of

spaciousness in perpetuity." Mr Church's overall conclusions in relation to neighbourhood character are:

"*Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned character of the surrounding area. Some specific concerns are addressed in the Relationship with Neighbours section below.*"

[85] I acknowledge the comments of Mr Church, that the duplex units will appear to neighbouring properties as a single larger dwelling. Mr Church has provided a sketch of how additional duplexes along the north-western boundary could reduce the perceived number of buildings along this boundary, or be provided internally to favour detached dwellings along the north-eastern boundary, and extract is provided below in Figure 9.



Figure 3: Sketch markup (red) of recommended consistent use of semi-detached typology along northern boundary interface.



Figure 4: Sketch markup (red) of alternative recommendation to swap typologies to achieve consistent use of detached typology along northern boundary interface with semi-detached relocated centrally within the Site.

Figure 9: Sketches of possible reconfiguration (Source: Boffa Miskell Urban Design Peer Review 20 Jan 2026)

[86] The Urban Design Peer Review was provided to the applicant and they did not alter the proposed layout prior to limited notification. Since that time, the affected neighbour (Molyneux Lifestyle Village Ltd) has provided their written approval as an affected party. The neighbour along the south-eastern boundary had already provided their written approval as an affected party. As a consequence, effects on those persons must be disregarded and no changes are necessary.

[87] Therefore, based on the expert advice provided by Mr Church when considering the development as a whole I consider that the adverse effects on the environment relating to the purpose, character, and qualities of the zone will be less than minor and generally as is anticipated in the LLRZ. All of the built form will be single storey, and while the provisions specifically provide for detached residential units, the proposed duplex units have the appearance of a single residential unit and they do not outnumber the predominance of detached residential units proposed for the site.

2. The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.

[88] The applicant intends to connect the subdivision to Council's reticulated water and wastewater infrastructure.

[89] Council's Engineering Advice confirms that Council intends to provide water and wastewater reticulation along Dunstan Road, but that the final form/design has yet to be decided. Where a full gravity sewer system is not feasible the Three Water Department will grant approval for a full or partial pressure sewer design. The final details of design for connections to the reticulated services is to be confirmed at the Engineering Assessment stage. The wastewater treatment plant has sufficient treatment capacity to cater for the proposed density of development. Both the applicant and Council agree that all works are to be subject to detailed design at engineering approval stage and in compliance with Council's standard for subdivision NZS 4404:2004 and Council's July 2008 Addendum.

[90] In terms of power and telecommunication supply, these will be installed to all allotments underground as per standard practice for urban areas in Central Otago. However, in the draft conditions submitted by the applicant flexibility was sought to provide for telecommunications by wireless services. However, I consider that in an urban area this type of flexibility is not appropriate and overlooks the efficiency of using common trenches and ducting for the electricity connections that are already to be provided. Mr Haanen in Council's Engineering Advice has also recommended underground connections for both electricity and telecommunications.

[91] Future servicing and access connectivity to adjacent land (269 Dunstan Road and 21 Hillview Road) is provided respectively through proposed Lot 111 to the north and proposed Lot 112 to the south by allowing for road connections. This will have the effect of potentially reducing future service and access connections in the instance that this land is developed to the extent provided for in the Large Lot Residential Zone.

[92] The applicant has stated that potable water supply can be provided with separate connections to the proposed network water supply that Council has committed to installing along the northern side of Dunstan Road to service the Large Lot Residential Zone. The Engineering Advice from Council confirms that it is intended to extend trunk wastewater and water infrastructure along Dunstan Road that will be capable of providing connections to the Council's reticulated water supply at this location.

[93] As such, the subdivision will be able to be serviced without adverse effects on the wider environment.

3. The ability to lawfully dispose of wastewater and stormwater.

[94] The applicant proposes to dispose of wastewater from all residential lots via Council's reticulated system. Subject to hydraulic modelling informing detailed design, the development will be able to appropriately dispose of wastewater once that becomes available for new reticulation along Dunstan Road. This will replace the existing on-site wastewater disposal systems for the existing dwelling that is to be retained.

[95] Stormwater from throughout the subdivision (including from the roads) will be disposed to ground. No information was provided in the application about soakage testing, but

due to the site size and the assessment of neighbouring soil conditions in RC240277 this would seem to be a reasonable expectation.

[96] Overall, wastewater and stormwater disposal arrangements are considered acceptable and without adverse effects on the environment.

4. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.

[97] The application is supported by a Transport Assessment by Carriageway Consulting dated 14 December 2025 and additional information on 22 January 2026 providing corrections to ROW C, providing separation to vehicle crossings, and tracking curves for heavy vehicles. There is a mix of approaches to access in the proposed subdivision, by providing direct access or access via three rights of way in the overall scheme plan. An interim right of way is proposed to service Lot 201 in Stage 1, but that will be cancelled and replaced by a road in Stage 2. While the applicant acknowledged the inefficiency to form the ROW in Stage 1 to an appropriate standard only for it to be replaced in a subsequent stage with newly formed standard as a road that is still their preferred approach.

[98] With the agreement of the applicant, Council sought a peer-review of the Carriageway report with respect to these four specific aspects of the application in addition to a general review of the Transport Assessment:

1. the intersection with Dunstan Road
2. cycle/pedestrian connection location
3. internal speed limits
4. the effects related to the number of reduced building setbacks from roads; and

[99] The peer-review was undertaken by Mr David Smith of Abley Consultants Ltd. In general, the Abley recommendations in their report dated 27 January 2026 support the findings of the Transport Assessment provided and a summary of the conclusions reached is discussed below.

[100] Mr Smith has considered the estimated vehicle movements provided by the applicant at the proposed intersection with Dunstan Road to be a worst-case scenario since it is based on residential units rather than the lower trip generation of retirement units Mr Smith agrees that auxiliary turning lanes are unwarranted, and that road widening is achievable to meet the Austroads Guide to Road Design Part 4A (with specific reference to Figure 7.1 and 8.2) as proposed by the applicant in draft conditions.

[101] Mr Smith agrees that the likely posted speed limit for the proposed internal roads will be 50km/h and the proposed standard of formation adopting the Residential Local Road standard as detailed in Table 3.1 of Council's Addendum to NZS4404:2004 (CoP) is acceptable. Mr Smith notes that at Engineering Acceptance stage, the Council can also consider whether additional traffic calming measures are needed.

[102] Mr Smith states that for a cycling/pedestrian crossing for Dunstan Road, there the traffic flows are low, provide excellent sight distance, and low demand for crossings that means that even though the speed environment on Dunstan Road is currently hight at 80km/h, a safe outcome is still possible. Mr Smith supports the applicant's proposal to undertake

a safety audit that could be considered in a strategic review of the speed limit by Council given the level of future development that is proposed in this area. Mr Smith states:

"*We accept that such a review would need to be undertaken by Council, and that conditions of consent should be crafted to enable an appropriate crossing facility for this development on its own, but retain flexibility should Council complete the strategic review prior to detailed design of this subdivision.*"

[103] Mr Smith is satisfied that the reduced building setbacks are acceptable, but recommends that 5.5m is available in front of garages to ensure that parked vehicles do not block pedestrian access along the adjoining footpaths. By scaling from the plans provided I have confirmed that this is achieved for all of the proposed units.

[104] Mr Smith has also provided some comments on marking and sign posting ROW C to ensure it operates as a one-way and minor changes to a curve or restricting fencing on this same ROW C, and to provide parking on Lot 100 in compliance with district plan requirements since no information has been provided.

[105] I have considered the peer review comments of Mr Smith in relation to the Transport Assessment provided by the applicant and consider that the adverse effects of traffic and transport are less than minor.

[106] The Engineering Advice from Mr Haanen generally accepts the roading design as appropriate for the intended use of the subdivision, except to seek the following changes:

1. providing additional through-access to adjoining land to the north-east.
2. kerb and channel to be provided rather than swales, but to allow for swales if they are accepted in the Engineering Acceptance stage.
3. form the ROW to serve Lot 201 to the required standard, or revise the staging to construct a road for Stage 1 or abandon staging entirely.

[107] I note that there is no structure planning requiring a road connection for land to the north-east. I consider that since there are two potential options for roadside drainage that can be confirmed at Engineering Acceptance stage that adverse effects will be less than minor. The proposed staging to rely on a ROW to serve Lot 201 in Stage 1 is an inefficient approach if the ROW is to be constructed to a compliant standard and then demolished to construct a road for Stage 2. I consider that to be a less than minor adverse effect on the environment given the scale and that it is solely servicing the proposed subdivision and not the wider area. That assumes the right of way vehicle crossing would be formed to a standard to ensure that material is not drawn onto Dunstan Road to affect its safe and efficient functioning.

[108] While there may be localised effects on the environment from an inefficient staging approach those effects on the environment are considered to be minor. The recommended changes were put to the applicant, but no design changes were made. After considering all of the advice above I consider that in each stage there is an appropriate standard of location, design, and construction of access to public roads for the proposed residential development without making changes to the proposed design.

5. The provision of landscaping, including road berms

[109] The proposal includes a landscaping masterplan with the establishment of landscaped areas in common areas (Lots 101 to 104), and landscaping strips within Lots 6 to 20 and Lots 25 to 32 adjoining road boundaries. The masterplan includes provision for seating

and street furniture. Responsibility for the costs and provision of maintenance of the landscaping areas is proposed by the applicant to be administered by the DCIS or entity to be jointly owned by Lots 1 to 46. Consent conditions requiring covenants and consent notices to confirm these arrangements have been volunteered by the applicant.

[110] Internally, the subdivision will contain grassed swale berms and indicative locations for street trees are shown. The applicant proposes to provide a detailed landscaping plan and landscape maintenance plan for certification by Council that is to be implemented in Stage 2.

[111] Irrigation for the landscaped areas in Lots 100 to 104 will be provided from a private bore and reticulated through the subdivision. There is an existing bore and water take approved by ORC (RM25.509) for this use based on a rate of 4.5 litres per second and 328 cubic metres per day with an expiry on 2 December 2031. Detailed plans of this reticulation will be supplied to Council at engineering approval stage.

[112] Mr Church has commented on the proposed landscaping based on the information provided by the applicant in the Studio 3 Concept Masterplan Revision C dated 21 January 2026 and acknowledges that the applicant has also volunteered conditions for detailed landscaping plans based on this masterplan. Mr Church states:

"*The landscape plans show sufficient space within the road corridor to for street tree planting and landscaping, which will contribute to streetscape amenity.*"

[113] In relation to landscaping across the remainder of the site, Mr Church notes:

"*The Dunstan Road frontage is currently lined with Poplar and Pine trees. The landscape plans show the retention of the Poplars and the removal and replacement of the Pines with additional Poplars. The replacement poplars will be planted with gaps between, allowing filtered views into the site, particularly during winter months when the Poplars are not in leaf. The green open space will be predominantly grassed, with some specimen deciduous trees, expected to be large-scale species consistent with the rural character of the area. There will be no fencing along the road frontage.*"

[114] The Concept Master Plan shows a 1.8m high solid fence along much of the perimeter of the site (north-western, north-eastern, and south-eastern boundaries) and 3m wide strips of landscaping plantings of hardy native species are shown along the road boundaries of Lots 6 to 20 and 25 to 32 capable of being maintained at a height of 1.5m. A shade structure, community garden, paths, and a tennis court is shown for the Central Common. Specimen trees along northern and southern boundaries are also to be provided. No landscaping is shown for the north-eastern boundaries of Lots 21 or 22. Mr Church has observed that outdoor living spaces of lots are of a reasonable size that allows for seating and landscaping.

[115] In relation to the north-western boundary of the site, Mr Church observes that:

"*The current landscape proposal shows sparse tree planting along this boundary and, while not recommended at this stage (subject to further clustering of units above), this additional depth could accommodate a layered mix of hedge, tree, and shrub species to filter views of the dwellings to and from neighbouring developments.*"

[116] When considering the proposed landscaping of the Master Plan, the availability of irrigation water, and the peer review comments of Mr Church there is in my view is a suitable framework proposed to provide for landscaping on the site and roadside

treatments within some lots, as well as roadside berms. Maintenance of landscaping within Lots 100 to 104 and of roadside landscaping strips within Lots 6 to 20 and 25 to 32 is to be the responsibility of the DCIS (or other entity). The extent of areas within roadside berms is typical of what is anticipated for LLRZ.

[117] There seems to be some opportunities to improve landscaping outcomes, particularly along key boundaries of the site such as the north-western and north-eastern boundaries of the site where only sparse landscaping is proposed. The applicant is generally reliant on the 9m setbacks along these boundaries (no less than 6m if verandahs are attached to the IRL units), the 1.8m high fence, neighbouring shelterbelts, and/or the separation from existing built form on neighbouring sites along these affected boundaries for the visual amenity outcomes associated with landscaping. While the 1.8m high fence is shown across the road connection to neighbouring lots, that is considered to be a drafting error rather than creating a barrier across formed and vested road reserve. I recommend a point of clarification in conditions relating to proposed landscaping as a result.

[118] When assessing the landscaping proposal as outlined by the Applicant, no adverse effects are identified that have more than minor adverse effects on the environment, and only minor adverse effects on neighbouring sites to the north-west, and north-eastern corner. Visual effects on neighbouring properties in relation to landscaping and within road reserve to the north-west and south-east must be disregarded since they have provided their affected party approval. I note that Molyneux Lifestyle Village Ltd supports a 1.8m high fence along the shared boundary. This does not breach rules for the LLRZ either. The submission from owners/occupiers of 39 Hillview Road also supports the visual outcomes when a 6m minimum building setback is provided. Lots 21 and 22 will have the opportunity to provide additional landscaping within this setback area, and for 51 and 54 that adjoin 39 Hillview Road the clarification provided by the applicant that a minimum 6m building setback is to be provided for the principal residential unit that provides sufficient opportunity for landscaping along this part of the application site too. This remains the case even if an accessory building is established no closer than 3m from this same boundary.

[119] Overall, the proposed landscaping and roadside berms as proposed I consider to be acceptable as an initial framework in the context of the proposed development. There are limited ongoing maintenance costs for Council, other than in relation to areas within road reserve.

6. Earthworks necessary to prepare the site for development, occupation and/or use

[120] The application details that the extent of earthworks required for the development will exceed a volume of 250m^3 (but not more than 3,000m^3) and across an area greater than 2,000m^2. The applicant advises the resource consent is required for this level of earthworks from both Central Otago District Council and the Otago Regional Council and with respect to the latter it is in relation to erosion and sediment control that will be applied for after a decision by the Central Otago District Council.

[121] The applicant notes that the site is generally flat with the earthworks being required for constructing the proposed roads and access, trenching for underground services, and on-site stormwater management. Limited earthworks are anticipated for the buildings, but they will be determined and approved through the building consent process.

[122] The location, volume and area of earthworks is as can be anticipated with the size of the site and proposed development. The proposed earthworks are unlikely to materially impact on the safety or stability of surrounding land including the roading network.

[123] Earthworks have the potential to adversely affect the amenity values of neighbouring properties, water quality and landscape character. These effects can relate to sediment discharge including dust, construction noise and the visual impact of a large, exposed construction site. The applicant references the use of site management/environmental management and an earthworks management plan to manage the effects of earthworks. While there is little detail as to what would be included in these plans, given the flat topography of the site, the absence of waterways and sensitive receptors, the earthworks are likely to be able to be suitably managed using best practice site and sediment management controls without adverse effects on the environment. The applicant has proposed conditions related to sediment control and will also be seeking resource consent from Otago Regional Council. After I have considered the volunteered conditions for the purpose of this notification assessment, I conclude that the adverse effects as a result of earthworks will be able to be adequately mitigated to a point where they are less than minor.

7. Subdivisional design including the shape and arrangement of allotments

[124] The subdivisional design appears logical given the size, location and orientation of the site. While I have considered the density of the development across the entire site, that takes into account the effect of combined ownership of the common areas by Lots 1 to 46, the form of the development contains a concentration of a high number of small allotments with buildings along the north-eastern and south-western boundaries. That will influence the character and level of activity and is a quite different pattern of development than for Lots 48 to 54.

[125] I agree with Mr Church that CRD in the LLRZ allows for a clustered layout surrounded by open space as is proposed by the applicant, and has not raised any concerns in relation to the shape and arrangement of allotments. Mr Church has suggested some amendments, not for the overall subdivisional design, but mainly in relation to neighbouring sites.

[126] I consider that this means that the overall density and approach is appropriate and that the subdivision design and arrangement of allotments will not have more than minor adverse effects on the environment, but that there is some further consideration required for the potential adverse effects on persons.

[127] All allotments will be provided with access internally within the site for access to Dunstan Road except that it also ties into the road to the north approved as part of RC240277 and a similar road connection is made available to land to the south. That provides for compatible and flexible connectivity with that neighbouring land. A mix of road carriageway design widths (20m and 17m) are likely to provide for appropriate and flexible access that will be convenient, safe and efficient.

[128] I do not have concerns about the access of future allotments to passive solar energy resources based on the proposed designs for the various villa types and the orientation of proposed allotments, or that they would be constrained if developed in accordance with the alternative standards proposed by the applicant.

[129] The proposed design allows for street trees, and the proposed landscaped areas within common areas of the subdivision will ensure that the sense of openness is largely retained for future residents, and that the minor adverse effects are for immediate landowners rather than on the environment.

8. The provision of, or contribution to the open space and recreational needs of the community.

[130] The proposal includes provision of large areas of open space (Lots 100 to 104) restricted to the use of owners of Lots 1 to 46. Lots 47 to 54 are of sufficient size to meet the amenity and recreation needs of those owners. Lot 100 is to provide a community hub and storage facilities for Lots 1 to 46. This addresses the open space and recreational needs of the future residents of lots within the proposed development but not of the broader community.

[131] As previously indicated Mr Bailey, Parks and Recreation Manager at the Council advised the applicant in online meetings on 20 October 2025 and 8 December 2025 that earlier proposals for an easement in gross over the open space areas in favour of the Council or the vesting of reserve of along the Dunstan Road frontage of the site were not suitable options to provide for public access for the community.

[132] The applicant has also noted there are connections to the District's existing public open space including the golf course to the west across Dunstan Road and the Central Otago Rail trail.

[133] The applicant has stated that in relation to the open spaces there are to be consent notices and covenants to ensure the following:

- No further subdivision
- No residential activity
- No structures that do not contribute to shared recreation/amenity

[134] Those additional controls volunteered by the applicant will ensure that the open space areas will remain available for recreation and amenity and the residential density outcomes are maintained in perpetuity.

[135] The proposed development will trigger development contributions for reserves, that can be used to provide for open space and recreational needs of the community in the locality. In addition, the applicant has also volunteered a further $30,000 + GST over and above the development contributions that will be available for additional improvements with reserves or public access, for example.

[136] After considering all of the above, I consider that any adverse effects on open space and recreational needs will be less than minor.

9. The provision of buffer zones adjacent to roads, network utilities or natural features.

[137] The subject site is bounded by Dunstan Road. The applicant has designed common areas (Lots 101 and 102) with landscaping to provide 30m-wide buffer areas between future buildings along the full frontage of Dunstan Road. Proposed roads within the site will pass by other common areas (Lots 100, 103, and 104) that will also provide additional buffers from buildings within the site, and to provide routes for underground services. There are no natural features within the site. No adverse effects beyond the boundaries of the site are identified.

10. Provision for pedestrian and cycle movement, including the provision of, or connection to, walkways and cycleways.

[138] The applicant has shown a road network, rights of way, and footpaths within the site to allow for pedestrian and cycle movement internally. The applicant has considered how a connection to the Central Otago Rail Trail can be provided when this is located the

opposite side of Dunstan Road. The applicant has volunteered conditions to provide for a pedestrian and cyclist crossing and undertake a safety audit of the crossing of Dunstan Road. I am satisfied that the proposal provides for pedestrian and cycle movement with the site and to neighbouring sites. No further adverse effects are identified.

[139] Mr Church has suggested that improvements can be made to pedestrian and cycle movements if an additional public easement allowing for pedestrian and cycle access is provided through Lot 47, and 50 to 52 leading to the north-eastern boundary, and through the Central Common between the proposed road linkages to northern and southern sites. The applicant considered this and in email correspondence dated 23 January 2026 noted that seems to be contrary to the discussions with Mr Gordon Bailey, Parks and Recreation Manager to refuse even more extensive provision for easements in gross in favour of the Council. I agree that it in light of that previous direction, that Mr Church was not aware of, it would not be fair to subsequently seek this through conditions or revised plans from the applicant. In terms of the current proposal and the scale of the site I am satisfied that the adverse effects on pedestrian and cycle movements are less than minor and have been adequately provided for.

11. Any measures required to address the potential for reverse sensitivity effects to arise in relation to existing activities undertaken on adjoining land.

[140] Properties directly to the north-west of the subject site are also located within the LLRZ under PC19 and have approved development for 61 residential lots. Workers accommodation to the south-east is unlikely to be affected by reverse sensitivity effects of residential development of the site since the activities are broadly similar. Both owners of these two properties have also provided their written approval. Larger properties to the north-east in the Rural Residential Resource Area are generally separated by the larger size allotments of Lots 49 to 54 (1,353m^2 to 1,743m^2 gross site area) along the north-eastern boundary, but there are also Lots 21 and 22 that are 961m^2 and 1,174m^2 in the north-eastern corner of the site. Lots 21 and 22, are to be developed with bespoke design with a separation distance of at least 6m from the north-eastern boundary. On the larger lots (51 and 54) the applicant is volunteering a minimum building setback of 6m for the principal residential unit and 3m for accessory buildings. Lots 49 and 50 adjoin the access strip for 39 Hillview Road and the access is formed along Lots 51, 54, 22, and 21 that provides a further buffer between activities on that neighbouring site. The standard requirement for building setbacks from internal boundaries in the LLRZ is 3m. On this basis I consider that the proposed setbacks will not generate the potential for reverse sensitivity effects in relation to the adjoining lane or neighbouring sites.

[141] The larger sites have a reduced risk of sensitivity to rural activities due to their ability to provide large setbacks from the activities permitted to occur in the neighbouring zone. This includes, but is not limited to, frost fighting, bird scaring, stock handling, hay making, chemical spraying and pest control associated with horticultural, viticultural and agricultural activities. The proposed subdivision has provided for a separation distance of 6m which is greater than the 3m standard that usually applies. This means that future residential dwellings will be sited, designed and screened to mitigate potential reverse sensitivity effects either through the size of lots or the proposed separation distance. The applicant is also proposing a 1.8m high solid fence to provide screening along the boundaries of the site. This is of most relevance to the north-eastern boundary shared with the Rural Residential Resource Area and the submitter (39 Hillview Road) has indicated their support for the proposal provided that a 6m separation distance is provided uniformly along their boundary. As proposed by the applicant, Lots 21 and 22 will be developed with a minimum 6m building setback that meets this stipulation, and Lots 51 and 54 are to have a 6m minimum building setback that relates to the principal residential unit. As has been discussed above, the vehicle access on 39 Hillview Road adjoins this shared boundary and its operation will not be materially affected by a 3m

setback of accessory buildings since that generally provides for less sensitive activities, and the access itself provides additional separation from activities on the respective sites.

[142] When considering this issue as a potential adverse effect on the environment I consider there to be less than minor adverse effects on the environment in overall terms. The recommendations and decision to limited notify the application to owners/occupiers of 39 Hillview Road was related to the size of Lots 21 and 22 adjoining this land. The submission from 39 Hillview Road owners/occupiers makes it clear that they support the application since it provides a minimum 6m building setback along this shared boundary for those lots. When considering the size of Lots 51 and 54 and the volunteered 6m building setback for the principal residential unit from the shared boundary with 39 Hillview Road in the context of the LLRZ provisions for density and building setbacks I consider that the adverse effects in terms of reverse sensitivity will be less than minor.

12. Contaminated land

[143] The application includes a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI). The assessment concludes that the concentration of contaminants of concern exceed the guideline values for arsenic, copper, and zinc, meaning that the NES-CS applies to the site. There may also be other parts of the site that contain contaminated soils beneath structures too large to move. The DSI confirms that the soil disturbance activity is a restricted discretionary activity under Regulation 10(2). Council is able to have regard to the matters listed in Regulation 10(3). In this regard, Insight Engineering is a respected and suitably qualified professional in the preparation of a DSI. I hold no concerns as to the soil sampling, analysis and risk assessment undertaken in the preparation of this report. The application is made on the basis that the soil disturbance will be undertaken in general accordance with the recommendations of the DSI with further sampling and testing to be undertaken and site remediation proposed. On this basis, I am satisfied that adverse effects on the environment are less than minor.

13. Provision for housing diversity and choice

[144] There are 9 larger residential lots and 46 IRL lots that provide some additional housing diversity and choice within the context of those two parts of the development. A range of housing typologies is shown in Lots 1 to 46 based on 2-bedroom, 2.5-bedroom, and 3- bedroom villas or duplexes, or bespoke standalone IRL units. Therefore, I consider that there is diversity of housing and choice provided within the proposed development.

14. How the development responds to the context, features and characteristics of the site

[145] There are no specific features or characteristics of the site due to its flat topography, or its context in a newly zoned LLRZ that require design response except to provide connectivity (and future connectivity) to adjoining sites and a density of development anticipated for the zone.

[146] While Mr Haanen requested provision for an additional road connection to the north-east to the adjoining Hillview Road properties. There is not a structure plan requiring a road connection. When considering the proximity of existing road connections already available in the local area (Waldron Road 450m and Hillview Road 207m), I am satisfied that a north-eastern road connection as part of this current development is not necessary and that the proposed development responds appropriately to the context, features, and characteristics of the site.

15. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area

[147] The application relies on the provision of common areas and landscaping to reduce the effect of density of small lots and the number of residential units within the site as a whole. There is a significant 30m-wide buffer provided along Dunstan Road that will reduce the effects of higher density across parts of the site when viewed from the road and public spaces beyond to the west.

[148] The applicant has proposed covenants and consent notices to prevent further development that would alter the density of development in the future that could affect the character and amenity of the wider surrounding area.

[149] As has been discussed above, when considering the effects of the proposed subdivision layout in terms of density, character, and amenity of the surrounding area Mr Church has advised that the overall density as an effect on the wider area is acceptable, but has concerns for adverse effects on neighbouring persons. Owners of neighbouring sites to the north-west and south-east have provided their written approval.

[150] As has been discussed in terms of reverse sensitivity effects, the neighbouring owners/occupiers to the north-east of the application site (at 39 Hillview Road) have confirmed their support for the proposal if lots provide a 6m setback. The applicant proposes a 6m setback for Lots 21 and 22, and a 6m setback for principal residential units on Lots 51 and 54 that provides for this outcome. When considering Lots 49 and 50 where the standard 3m building setback is to be applied they are larger lots with gross area greater than 1,500m^2 and adjoin an access strip on the neighbouring site (39 Hillview Road).

[151] Therefore, I consider that the character and amenity of the surrounding area will not be adversely affected, since the density of development has been accepted by neighbouring sites by either written approval as an affected party or in a submission of support in relation to the proposed density of development and the outcomes for character and amenity.

16. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements

[152] The proposed public areas are the roads to be vested in Council. Mr Church has stated that there is sufficient space within the road corridor for street tree planting and landscaping to contribute positively to streetscape amenity. He considers that while road setbacks are breached in some instances, the design requirement for post-and rail fencing will assist with surveillance and interaction with the street, and that the designs for visible front doors and glazing also provide legibility and surveillance. Mr Church concludes in relation to streetscape that:

"*Several dwellings infringe the 7m setback requirement from internal roads. This setback is intended to support a sense of spaciousness consistent with the large lot character of the area. The infringement is considered acceptable from an urban design perspective, as the overall sense of openness is still achieved through the generous provision of open space across the site.*"

[153] Assisted by Mr Church's assessment I consider that the landscaping masterplan presents a high standard of streetscape for the proposed development. Only those areas within the road reserve would fall to the Council in terms of ongoing servicing and

maintenance, although it is the Council policy for these roadside areas to be maintained by lot owners.

[154] Mr Church has some suggested amendments to improve on public access between roads, but the proposed streetscapes allow for servicing and do not impose undue servicing or maintenance requirements and that the related adverse effects would be less than minor as a result. Revisions to provide easements for public access across open space have been discussed above and are unnecessary in my view.

17. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1

[155] LLRZ-P1 states:

LLRZ-P1 Built Form
Ensure that development within the Large Lot Residential Zone:

1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
2. *provides safe and appropriate access and on-site parking;*
3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

[156] The proposed pattern of development concentrates IRL units together that will provide for separation between buildings in compliance with standards for internal setbacks. The potential for visual dominance is for neighbouring sites, particularly to the north-west and north-east of the site due to the clustered approach near to those boundaries. The applicant proposes 9m building setbacks (except verandahs may be up to 6m) along these boundaries. Verandahs are open structures that increases the usability of outdoor living space without being visually imposing or intrusive to the extent that would dominate adjoining sites. Mr Church notes that only sparse landscaping is provided along these boundaries and that 1.8m high fencing would be more characteristic of Low Density Residential Zones. Mr Church's specific comments are:

"*It is noted that proposed Design Control 11 ii. permits solid fencing up to 1.8m between internal boundaries of lots. This is assumed to be in response to smaller lot sizes and the potential privacy effects that can arise between dwellings with less separation distances and more characteristic of Low Density Residential. Furthermore, a long and continuous hard edge to the Site could undermine the purpose of the deeper internal boundary setback distances provided for buildings (discussed above) and may create additional visual dominance issues for neighbours. It is recommended that solid fencing is restricted across the development and an alternative use of visually softer planting buffers (e.g. hedging) are used more effectively to mitigate amenity impacts and tie in with the residential character of the zone.*"

[157] The applicant was given the opportunity to consider these comments and make changes to fencing and landscaping. I note that the neighbour to the north supports a solid 1.8m high fence along the boundary, and the applicant has also highlighted that solid fencing is permitted. When I consider this in the context of LLRZ-P1 solid fencing can provide screening of storage areas but does not seek to restrict the style of fencing as part of

maintaining a high level of spaciousness. As a consequence I do not recommend conditions to restrict the style or height of fencing along the perimeter boundaries of the site. I do not consider that to undermine the conclusions of Mr Church that the overall density for the CRD and neighbourhood character, sense of openness, and built form are compatible with existing and planned character of the surrounding area.

[158] There will still be an opportunity for tree and garden planting within Lots 1 to 54, and for Lots 1 to 46 there will be covenanted landscape controls. Those residents will have access to the open space in common areas and that also provides benefits for the outdoor living space of residents and their outlook from within the site.

[159] The Transport Assessment provided by Carriageway Consulting and peer reviewed by Abley Consultants found that in relation to the road network the proposed layout was acceptable. Abley Consultants have made a number of other recommendations including that garages for new units be setback at least 5.5m from the road boundary so cars parking in front of the garage do not extend into the road corridor which is achieved, and that storage facility parking be designed to comply with Rule 12.7.2 of the District Plan. I consider that based on the Transport Assessment and Abley Consultants' review that the adverse effects of the proposal on the safe and efficient operation of the road network will be less than minor.

[160] Lot 100 specifically caters for a number of community hub buildings and storage facilities that will assist with screening of storage areas, and the landscaping masterplan also provides for additional landscaping in this area. These facilities are generally to be solely for residents but may be used for private functions, and storage allocated by the DCIS Committee. The applicant has stated for Lot 100:

"*A feature of the Site is Lot 100 which will serve all residents of the retirement units with a storage and community hub. This lot will provide substantial roofed carport/garage space for storage of boats, campervans, second vehicles (where these may not fit in a single garage). The storage and community hub will also provide for recreational workshops and maintenance of items, and operate organically as a local meeting and social place.*"

[161] The proposed Bylaws control use of the Community Hub and Storage Facility and use of the Hub's main function space will be managed through a booking system administered by the DCIS Committee. Use of the Maintenance Area is to be limited to 24 hours, must not involve commercial repair work, and kept clen of fluids or waste. On this basis I am satisfied that these facilities are to be reserved for the use of residents of Lots 1 to 46 and infrequently for functions held by residents such that this does not represent a commercial use, but is ancillary to the use of IRL units on the site.

[162] Mr Church has also considered the scale of buildings on Lot 100 and their effects on the overall residential density across the site and considers the outcomes acceptable, except in relation to immediate neighbours. Mr Church has acknowledged the immediate neighbour to the south-east has provided written approval. When considering the site as a whole Mr Church has stated:

"*The predominant proposed built form is single storey, detached dwellings, that align with the expectations of the zone...*

Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned

character of the surrounding area. Some specific concerns are addressed in the Relationship with Neighbours section below."

[163] When considering the built form outcomes of LLRZ-P1 in relation to the overall site I consider that future residents will be provided with amenity and a sense of spaciousness that is anticipated for development at this location. The applicant has volunteered a condition to develop a landscaping strategy in addition to the landscaping plan already provided. Each lot will be provided with their own individual areas for outdoor living space and tree and garden planting, in addition to the larger jointly owned open space areas. The written approval of neighbouring landowners to the north and south of the site has also been obtained.

[164] The proposed subdivision meets the desired outcomes across the comprehensive residential development of the site in terms of effects on the environment based on the proposed density of development. Potential visual effects have also been addressed through the minimum separation distance of buildings from neighbouring sites that exceeds the standards required for the LLRZ and has also been accepted by those providing written approval as an affected party or through support in their submission.

18. Easements

[165] The only easements currently shown by the application are for ROWs. In Stage 1 ROW D provides access to Lot 201. ROW D is to be cancelled and replaced with Lot 105 that is to be vested as road reserve, and three new ROWs proposed in a subsequent stage as follows:

- ROW A over Lot 50 in favour of Lots 48 and 49;
- ROW B over Lot 22 in favour of Lots 20 and 21; and
- ROW C over Lot 103 in favour of Lots 38 to 46.

[166] The applicant has stated that new reticulated pipework for services can be provided from Dunstan Road and within the proposed roads to be vested, but that where any services located under the open space lots any services can be registered as easements in gross in favour of the Council. It is assumed that the open space lots refers to Lots 101 to 104. The need for services in these locations has yet to be determined but can be provided for in conditions.

[167] The applicant has stated that covenant areas will also be registered as easements over the affected lots. The applicant has stated that all easements to be retained, cancelled or established will be identified as part of the s223 certification process.

19. Other matters pursuant to Sections 106, 106A, and 220 of the Act

[168] There are no hazards mapped for the site in the district plan. The only mapped natural hazards on the ORC's Otago Natural Hazards Portal is the general liquefaction awareness area B Domain and the Earthquake shaking MM Intensity MMVI. Those do not represent matters that would prevent granting subdivision consent under s106 or land use consent under s106A of the Act. The application proposes to create new roads with links to adjoining sites to the north and south, and to Dunstan Road which is the other matter addressed in s106 of the Act and satisfies the need to provide sufficient legal and physical access to each allotment.

[169] There are easements proposed and amalgamation conditions that are the relevant matters set out in section 220 of the Act which apply to this subdivision.

[170] An amalgamation condition is required in stages after Stage 1 (i.e. Stage 2 and any subsequent stages) and the applicant has proposed:

"That Lots 100 - 104 be held as 46 undivided 1/46th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith."

[171] LINZ confirmed that amalgamation as proposed was practical. An earlier version of the proposed amalgamation conditions provided for two sets of wording in Stage 1 and Stage 2, but the revised proposal removes the requirement for any amalgamation conditions in Stage 1.

[172] Overall, the lots are considered to be suitable for the purpose for which they are created.

20. Consent staging

[173] The applicant has requested the maximum flexibility in staging of the proposed subdivision subject to providing the necessary servicing and access required in relation to each lot as appropriate to each stage.

[174] The applicant has only provided a Stage 1 plan and an overall subdivision layout. In Stage 1 a RoW is proposed to provide access to Lot 201, and that will be cancelled and replaced by a road (Lot 105) with the creation of new RoW A to C. Beyond Stage 1 it will require the Council to make an assessment of the access and service connections required for each subsequent stage without reviewing that information and approving staging plans as part of this decision but at the time of reviewing applications for s223 and s224 certification. It could also affect the amalgamation condition as shown on the land title plan for certification if not all of Lots 100 to 104 are created in Stage 2. As a general principle this is a practise in relation to staging that the Council has previously accepted across the district through a general condition of the subdivision consent with wording similar to:

"The subdivision may be staged, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, as relevant, prior to certification being issued under Sections 223 and 224(c) of the Resource Management Act 1991."

[175] I consider that the effects relating to access, easements, and servicing can be satisfactorily addressed through a condition similar to the above.

21. Positive effects

[176] The applicant outlined the positive effects as being to:

"*…provide for a diversity of retirement living options and suburban residential activity as anticipated by PC19. In this context, the activity will facilitate social and economic well-being through the supply of housing in the Alexandra area. The proposal offers a variation to the more intensive and traditional LLRZ development authorised on the adjoining site to the north.*"

[177] In a letter of support for the application, Mr Ibbotson as Director of Molyneux Lifestyle Village Ltd (the owner of land immediately to the north of the application site), concurred with the view that it would provide additional new housing, but also raised the other advantages of generating development levies to assist with providing new water and

sewerage infrastructure down Dunstan Road, and the likely flow-on economic benefits to Alexandra and local businesses that follow from construction activities and enlarging the resident population.

[178] I agree with these statements from the two sources, and while there is not been economic analysis to determine the likely values of economic contribution from the development and the additional residential population and on-going demand for local goods and services, I consider it is likely that there will be those types of positive effects to follow. These are the types of positive effects that are relevant to the proposed subdivision and development.

Effects

[179] In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. When taking into account the written approvals that have been obtained, it is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

[180] In accordance with section 104(1)(ab) of the Resource Management Act 1991, there is a compensation measure proposed by the applicant requiring consideration. The Applicant is offering a financial contribution of $30,000 plus GST (over and above development contributions to be levied by the Council) which is a positive effect on the environment to be considered.

[181] The calculated development contributions (taking into account the two existing dwellings and that each IRL unit is equivalent to 0.5 Household Unit Equivalent (HUE) are as follows and provide some context for the additional financial contribution offered by the applicant:

Activity	Payment
Water Supply	$594,148.70 + GST
Wastewater	$612,344.35 + GST
Transport	$20,249.57 + GST
Community infrastructure	$63,320.87 + GST
Reserve land	$252,173.91 + GST
Reserve improvements	$7,666.09 + GST
Total	**$1,549,903.48 + GST**

[182] As has been discussed above the applicant is proposing localised widening on Dunstan Road to provide for the intersection for the new road entrance to the site, and the Mr Smith agreed that this was feasible at this location and agreed that auxiliary turning lanes would be unnecessary. The applicant has also stated that a pedestrian refuge would be appropriate to assist with pedestrians crossing, so this additional contribution could be used for that purpose or to provide play equipment or seating or extend the area of land purchased for reserves in the local area.

Objectives and Policies

[183] The site was previously zoned as a Rural-Residential in the Rural Resource Area prior to it being rezoned LLRZ in PC19. The applicant provided an assessment of the objectives and policies of the Operative District Plan but states:

"*While the Operative Rural Residential Zone provisions are technically applicable, they are not considered relevant to this activity and so little weighting has been applied to them.*"

[184] As was noted above, there are some rules and provisions of PC19 that are to be treated as operative under Section 86F of the Act, and some rules and provisions that have legal effect but are not yet to be treated as operative. There are appeals yet to be resolved that affects objectives and policies, but none that oppose the LLRZ being applied as it relates to the application site.

[185] In terms of an eventual weighting exercise, I confirm that the following rules of PC19 are applicable to the proposal and will be given considerable weight given the relief sought in the relevant appeals.

[186] The applicant has assessed the objectives and policies of the following sections of

- Section 6 Urban Areas (*6.3.4 Objective - Urban Infrastructure, 6.4.1 Policy - Maintenance of Quality of Life within Urban Areas, 6.4.2 Policy - Expansion of Urban Areas*)
- Section 12 Transport (*12.3.1 Objective - Safe and Efficient Roading Network, 12.4.1 Policy - Parking, Loading and Manoeuvring*)
- Section 16 Subdivision (*16.3.1 Objective - Adverse Effects on the Roading Network*
- *Rural Resource Area, 16.3.2 Objective - Services and Infrastructure, 16.3.4 Objective - Amenity Values, 16.3.10 Objective - Provision for Future Development*, 16.4.7 Policy - Subdivision Design).

[187] The applicant has provided an assessment of the relevant objectives and policies in the application and these are adopted for the purposes of this report. That is because the subdivision design, amenity, effects on the roading network, and the provision of infrastructure have all been addressed. As a result, I agree that the proposal is considered to be consistent with these relevant objectives and policies of the Central Otago District Plan.

Proposed Plan Change 19

[188] The objectives and policies of PC19 are operative in relation to the site, and the current zoning is LLRZ.

[189] In general the assessment provided in the AEE is accepted and adopted, with the following additional assessment.

LLRZ-O1 Purpose of the Large Lot Residential Zone
The Large Lot Residential Zone provides primarily for residential living opportunities.

[190] The proposal is consistent with this objective since it provides for residential living as well as open spaces and facilities for residents.

LLRZ-O2 Character and Amenity Values of the Large Lot Residential Zone
The Large Lot Residential Zone is a pleasant, low-density living environment, which:

1. *contains predominantly low-rise and detached residential units on large lots;*
2. *maintains a predominance of open space over built form;*
3. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
4. *is well-designed and well-connected into the surrounding area.*

[191] Generally the proposal provides for detached residential units, except for the 12 duplex units (Lots 6, 7, 10, 11, 14, 15, 38, 39, 40, 41, 42, and 43). Lots 5, 21, 22, and 44 also provide the opportunity for detached residential units, as do the larger Lots 47 to 54. The design controls proposed by the applicant require single storey buildings on Lots 1 to 46 either in accordance with the architectural plans, or a maximum height of 4.5m and the other listed design controls. The effect of the flexibility sought by the applicant is that it can't be assumed that the built form shown on the architectural plans will be constructed on the site, since alternative listed parameters may be adopted instead. However, the architectural plans that relate to Lots 1 to 46 (except not Lots 5, 21, 22, and 44) does assist with demonstrating whether future development can accommodate anticipated land uses that are consistent with the purpose, character, and qualities anticipated for the LLRZ.

[192] I consider that LLRZ-O2 is achieved by the proposed layout with its connections to neighbouring sites, a high quality of on-site amenity, a predominance of open space over built form, and that is predominantly low-rise with detached residential units. With the use of "predominantly" in this objective, there is not a requirement for all units to be detached residential units. Clearly there is also an opportunity for CRD that means that allows for this pattern of clustered development that allows for smaller lots when planned in a comprehensive manner where a minimum overall density of one residential unit per 1,500m^2 is provided. The proposal achieves this, and they are also predominantly detached residential units when only 12 duplexes are proposed or the 46 IRL units, and the overall total is for 54 lots. However, on a strict reading of the objective, they will not be detached residential units. When considering the predominance of open space over built form, the applicant is relying on an overall residential density provided by a comprehensive residential development and that future development of the open space areas does not occur. This will be protected by covenants and consent notices in conditions volunteered by the applicant as discussed briefly above. While there are number of road boundary setback breaches that could affect the overall character and amenity values, there are wide areas of open space that largely offsets this when viewed from within the site.

[193] LLRZ-O2 specifically anticipates predominantly detached residential units, but this policy simply refers to providing for a range of residential units. The effect of LLRZ-O2 is to limit the range of residential unit types to predominantly detached residential units which can allow for a minor proportion of duplexes or similar attached units in a development, before considering the outcomes sought through LLRZ-P2. The combined effect of the two is that the provision of duplex units is not inconsistent with the objective if they are not the predominant form of development. The applicant has provided typologies for a range of residential unit types and sizes that I consider to be consistent with this policy.

[194] LLRZ-P1 has already been considered in the effects assessment above, but for ease of reference it is repeated below:

LLRZ-P1 Built Form
Ensure that development within the Large Lot Residential Zone:

1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
2. *provides safe and appropriate access and on-site parking;*

3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

[195] I consider that the proposed development is consistent with the outcomes sought in this policy.

LLRZ-P2 Residential Activities
Provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities.

LLRZ-P4 Retirement Living
Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and:

1. *the scale, form, composition and design of the village responds to the anticipated character and amenity values of the surrounding area, while recognising the functional and operational needs of retirement villages; and*
2. *any parking and vehicle manoeuvring provided on-site is appropriately designed; and*
3. *the safety and efficiency of the road network is maintained; and*

[196] The policy relating to retirement living has been included to provide a complete picture of how retirement living is provided for in the zone, although the ownership structure of Lots 1 to 46 has not been accepted to meet the definition of a retirement village as discussed above. This policy does seek to provide for a range of retirement living options that may include retirement villages, so that has been taken into account that the proposal may provide for an alternative retirement living option even though it may not be a retirement village per se. In all instances there is an expectation that it will be comprehensively developed and respond to the anticipated character and amenity values of the surrounding area. When considering the large areas of open space provided across the wider site there is the potential for it to be consistent with the character and amenity values of the surrounding area. Other aspects such as parking, vehicle manoeuvring, and the road network have been considered separately below.

LLRZ-P9 Comprehensive Development
Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:

1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
2. *the design responds positively to the specific context, features and characteristics of the site;*
3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*
4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

[197] The density standard for the LLRZ is a minimum allotment size of 1,500m^2. That provides guidance on what is considered to be a large lot in the zone. A CRD may still be consistent with that overall residential density when there is a degree of openness and density is averaged across the entire site. That is the case here, and there is sufficient assurance that Lots 101 to 104 remain undeveloped except within specified parameters for future buildings, and future residential use is prohibited as a consequence of conditions volunteered by the applicant.

[198] I note that the density of the proposed development provides for one dwelling per 1,512m^2, and that there are large areas of shared open space and facilities within the site that will be available for the use of the owners of Lots 1 to 46. Mr Church accepts that the larger lots (Lots 47 to 54) are large enough to meet their own individual needs of recreation and amenity needs.

[199] Earlier versions of the proposed development sought to provide for public access by an easement in gross in favour of the Council, and consideration was also given to vesting open space as reserve along the Dunstan Road frontage. Online meetings were held with the applicant on 20 October 2025 and on 8 December 2025 where Mr Gordon Bailey, Parks and Recreation Manager at the Council stated that neither option was of interest. Nevertheless, development of the site would provide public benefits such as the proposed roads that will improve access between Dunstan Road and neighbouring sites in the LLRZ, development contributions for reserves, and infrastructure improvements by generating demand for trunk infrastructure improvements along Dunstan Road. Furthermore, I am satisfied that the development contributions to be levied against the proposed development will provide for the purchase and development of reserves in the local area and for infrastructure improvements that is consistent with this policy.

[200] The applicant also assessed the objectives and policies of PC19 relating to subdivision, namely:

SUB-O1 Subdivision Design
The subdivision of land within residential zones creates sites and patterns of development that are consistent with the purpose, character and amenity values anticipated within that zone.

SUB-P1 Creation of New Allotments
Provide for subdivision within residential zones where it results in allotments that:
1. reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and
2. are of a size and dimension that are sufficient to accommodate the intended built form for that zone;
3. minimise natural hazard risk to people's lives and properties; and
4. are adequately served by public open space that is accessible, useable and well-designed.

SUB-P2 Dual Use
Recognise the recreation and amenity benefits of the holistic and integrated use of public spaces, through:
1. encouraging subdivision designs which provide multiple uses for public spaces, including stormwater management and flood protection areas; and
2. integration of walking and cycling connections with waterways, green spaces and other community facilities.

[201] I agree with the applicant's assessment that this have been adequately addressed and I consider that the proposal is consistent with the relevant objective and policies.

[202] In summary, for the reasons stated above I consider that the proposed development is consistent with the objectives and policies of the LLRZ initiated through PC19.

Operative and Proposed Regional Policy Statements

[203] The Otago Regional Policy Statement 2019 (ORPS2019) became fully operative on 4 March 2024.

[204] The application provided an assessment of the proposal against the ORPS2019 in terms of the following:

Objective 4.5 Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments

Policy 4.5.1 Providing for urban growth and development

Policy 4.5.2 Integrating infrastructure with land use

[205] The applicant's assessment prior to concluding that the proposed activity is consistent with the ORPS2019 was:

"*In respect of Objective 4.5 and Policy 4.5.1 above the activity will provide for urban residential development in an appropriate location in terms of the spatial extent of urban growth in Alexandra. In respect of Policy 4.5.2 the activity can be accommodated within the identified water and wastewater capacity servicing, albeit within the next two years.*"

[206] I agree with the overall conclusions in relation to the proposed development being well designed and integrating with the adjoining urban and rural environments as demonstrated by the larger lots along the north-eastern boundary and the road connections to the north-west and south-east that is consistent with Objective 4.5. I also agree that it will contribute to a diverse range of housing activities and provide for urban growth and development and integrate infrastructure as appropriate for the proposed land use.

[207] Additionally, I consider that Policy 4.5.3 is particularly relevant:

Policy 4.5.3 Urban design
Design new urban development with regard to:
a) A resilient, safe and healthy community;
b) A built form that relates well to its surrounding environment;
c) Reducing risk from natural hazards;
d) Good access and connectivity within and between communities;
e) A sense of cohesion and recognition of community values;
f) Recognition and celebration of physical and cultural identity, and the historic heritage values of a place;
g) Areas where people can live, work and play;
h) A diverse range of housing, commercial, industrial and service activities;
i) A diverse range of social and cultural opportunities.

[208] The Urban Design peer review provided by Mr Church assists with confirming that the proposed development addresses and satisfies the requirements of this policy. While there may not be a diversity and range of social and cultural opportunities within the site, I do consider that there is some variation of housing typologies shown across the site

and that the contribution of the development to diversity is through an alternative model of retirement living and delivering diversity as measured across with the wider locality.

[209] Therefore, I consider that the proposed development is in accordance with the relevant objectives and policies of the ORPS2019.

[210] The applicant did not provide an assessment in relation to the Proposed Otago Regional Policy Statement 2021 that was notified on 26 June 2021. Decisions were issued on 30 March 2024. The objective and policy most relevant to the proposal in light of the proposed activities connections to reticulated services are:

UFD-O1 – Development of urban areas.
The development and change of Otago's urban areas occurs in a strategic and coordinated way, which:
(1) accommodates the diverse and changing needs and preferences of Otago's people and communities, now and in the future,
(2) integrates effectively with surrounding urban areas and rural areas,
(2A) results in a consolidated, well-connected and well-designed urban form which is integrated with infrastructure, and
(2B) supports climate change adaptation and climate change mitigation.

UFD-P3 – Urban intensification.
Manage intensification in urban areas, so that as a minimum:
(1) contributes to establishing or maintaining the qualities of a well-functioning urban environment,
(2) is well-served by existing or planned development infrastructure and additional infrastructure,
(3) enables heights and densities that meets the greater of demonstrated demand for housing and/or business use or the level of accessibility provided for by existing or planned active transport or public transport, and
(5) addresses issues of concern to iwi and hapū, including those identified in any relevant iwi planning documents.

[211] The proposal is considered to be consistent with UFD-O1 and UFD-P3 since it will be contained within an urban area supported by infrastructure, and provides for residential use at a density suitable for the area in keeping with a comprehensive residential development.

[212] Overall I consider that the proposal is consistent with, and not contrary to, the Operative or Proposed Regional Policy Statements.

[213] After taking into consideration the Operative and Proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete and, as such, there is no need to revert to higher order planning instruments.

Other Matters

[214] Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here.

[215] In this case, the proposal is non-complying due to the receipt of an appeal on the density provisions of the Large Lot Residential Zone, resulting in the operative rule deferring to the subdivision provisions for the Rural Residential Resource Area.

[216] The non-compliance is largely technical in nature and any precedent set could not be considered undesirable and approval of the application will not undermine the integrity of the District Plan.

Section 104D

[217] Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of both the district plan and the proposed district plan. It is considered that the proposal meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity will not be contrary to the objectives and policies of both the District Plan. Therefore, the Council can exercise its discretion under section 104D to grant consent.

Part 2

[218] Based on the findings above, I consider that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of District's natural and physical resources.

RECOMMENDATION

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

1. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B and 104D of the Resource Management Act 1991, subject to the conditions imposed under section 108 of the Act listed below.



Duncan Whyte
Planning Consultant

Date: 25 March 2026

Appendix One: Submission

Date	Submitter details	Support or Oppose	Want to be heard?
20/03/26	Matthew Conway and Sonia Conway 39 Hillview Road RD 1 Alexandra 9391	Support	No

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20/03/2026
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CENTRAL OTAGO DISTRICT COUNCIL
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95B Resource Management Act 1991

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

DETAILS OF SUBMITTER

Full name: MATT & SONIA CONWAY

Contact person (if applicable):

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

Telephone: 0274 836 959

Postal address (or alternative method of service under *section 352* of the Act):
39 Hillview Rd
RD1
Alexandra 9391

This is a submission on the following resource consent application: RC No: **250165**

Applicant: **Glenoir LP** Valuation No: **2852025500**

Location of site: **231 Dunstan Road, Alexandra**

Brief description of application: **Subdivision consent and land use consent for a comprehensive residential development, intended for retirement living in the large lot residential zone**

Submissions close: **4.00pm on Friday 20 March 2026**

CENTRAL OTAGO DISTRICT COUNCIL

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

The application as a whole, with specific reference to Lots 21, 22, 54 and 51 which run alongside our driveway boundary (39 Hillview Rd)

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

Include:

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

We offer qualified support to the application, on the understanding the setbacks for Lots 21, 22, 54 and 51 will be at least 6m. With regard to Lot 21, which is closest to us, we ask that the building setback applies equally to the Molyneux Lifestyle Village boundary and our driveway boundary.

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

Confirmation of above points re: setbacks

I/We **support** / **oppose** / **neither support or oppose** the application **(circle one)**

I/We **wish** / **do not wish** to be heard in support of this submission **(circle one)**

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

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

(a) adversely affects the environment; and

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

Delete this paragraph if you are not a trade competitor.

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

CENTRAL OTAGO DISTRICT COUNCIL

I/We **request* / do not request (circle one)**, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. N/A.

See note 4 below as you may incur costs relating to this request.

Signature of submitter
(or person authorised to sign on behalf of submitter)

20/03/2026
Date

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

Notes to submitter

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

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

3. **You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.**

4. **If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11Aof the Resource Management Act 1991.**

5. **If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically, these costs range from $3,000 - $10,000.**

6. **Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):**
   - **it is frivolous or vexatious:**
   - **it discloses no reasonable or relevant case:**
   - **it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:**
   - **it contains offensive language:**

Appendix Two: Urban Design Peer Review

Boffa Miskell

Memorandum

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Level 1
72 Shotover Street
Queenstown 9300
PO Box 1028
Queenstown 9348

+643 441 1670

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Hamilton	PO Box 1094, Hamilton 3240	+647 960 0006
Tauranga	PO Box 13373, Tauranga 3141	+647 571 5511
Wellington	PO Box 11340, Wellington 6142	+644 385 9315
Nelson	27 Vanguard Street, Nelson 7010	+643 548 8551
Christchurch	PO Box 110, Christchurch 8140	+643 366 8891
Dunedin	49 Water Street, Dunedin 9016	+643 470 0460

Attention:	Duncan Whyte
Company:	Central Otago District Council
Date:	11 September 2025
From:	Nicole Bitossi
Message Ref:	RC250165 231 Dunstan Road
Project No:	BM25021.05

Dear Duncan,

Thank you for the opportunity to review the proposal for the proposed comprehensive residential development at 231 Dunstan Road. The proposal includes 54 Lots for residential and retirement living, common open space, new roads, and space for a storage facility and community hub. The site is located within the Rural Residential Zone of the Central Otago Operative District Plan and is within the Large Lot Residential Zone under Plan Change 19. Overall, it is understood the application requires consent as a Restricted Discretionary activity within the Large Lot Residential zone for several reasons as detailed in the Assessment of Environmental Effects ('AEE'). Those which are relevant to urban design include:

- Comprehensive Residential Development (LLRZ-R12)
- Building coverage infringements (LLRZ-S4) for Lots 29, 38, 40, 41 and 43
- Setback from road boundary (LLRZ-S5) is less than the required 7m from some internal roads.

In assessing the urban design effects of the proposal, I confirm that I have reviewed all relevant lodgement material, including the Assessment of Environmental Effects and architecture and landscape plans, and updated plans provided in response to s92 queries.

The following information has been reviewed in relation to my assessment:

- Assessment of Environmental Effects prepared by Waveform, dated 3 September 2025
- Architectural plans prepared by Ikon, dated 14 August 2025;
- Landscape plans prepared by Studio 3, dated 15 August 2025

Overall, I consider that the application can be supported from an urban design perspective subject to the imposition of conditions of consent to mitigate potential adverse effects.

Urban Design Assessment

Neighbourhood Character

The proposal aligns with the density expectations of the zone through the Comprehensive Residential Development ('CRD') provisions, which enable one dwelling per 1500m² of gross site area. While the proposed lots range from 388–656m² and are significantly smaller than the standard 1500m² lot size within the zone, there is no minimum lot size prescribed for a CRD.

Although the lot sizes are smaller, the proposed development consists of single-storey dwellings that are either positioned behind or surrounded by large areas of open space. The combination of single-storey built form and generous open space will enable a sense of spaciousness across the site. The open spaces areas will be owned as undivided shares in common by the IRL lot owners, and the AEE notes there will be controls in place to prevent further subdivision or residential development on these spaces. As such, it is understood the open spaces will continue to provide a generous landscaped setting and sense of spaciousness in perpetuity.

The row of dwellings visible from Dunstan Road are located on 600m² lots, set back more than 30 metres from the road frontage behind a large area of proposed open space. Due to the substantial setback, only the front row of units will be visible from Dunstan Road, the rest of the development will likely be largely screened from public view behind the front row of dwellings. The Dunstan Road frontage is currently lined with Poplar and Pine trees. The landscape plans show the retention of the Poplars and the removal and replacement of the Pines with additional Poplars. These trees are visually permeable, allowing filtered views into the site, particularly during winter months when the Poplars are not in leaf. A 5m wide landscape strip is proposed along the frontage, incorporating post-and-rail fencing and 'pastoral paddock trees', expected to be large-scale species consistent with the rural character of the area. A landscape plan is recommended as a condition of consent to determine species and planting size at the time of implementation.

The proposed density will be more noticeable internally within the site, where a central cluster of units fronts onto the internal roads. These dwellings will also be seen within the context of the surrounding open space, and a high level of spaciousness is provided.

The predominant proposed built form is single storey, detached dwellings, that align with the expectations of the zone. There are also five single storey duplexes (containing ten units) located on the outer edges of the site. These are designed to appear from neighbouring properties as a single dwelling. The dimensions of the duplexes are 27m in length, with similar dimensions to the larger houses on rural lifestyle blocks built within the local area.

The eight residential lots that are not part of the future retirement village are located to the rear of the site, and range from 1,100m^2 to 1600m^2, with most being around about 1,500m^2. These larger lots are more consistent with the intended lot sizes in the Large Lot Residential Zone and help provide a transition from the greater density at the centre of the site to the larger, currently rural lots to the northeast.

Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned character of the surrounding area.

Streetscape and Public Realm

The street layout within the site consists of a loop road that will be vested with Council, accessed from a single intersection from Dunstan Road. Road connections to neighbouring lots to the north and south have

also been provided, which will support an integrated road network within the wider area if/when neighbouring sites develop in the future.

The landscape plans show sufficient space within the road corridor to for street tree planting and landscaping, which will contribute to streetscape amenity.

Rows of dwellings are oriented to front the internal roads, contributing to streetscape amenity by providing a positive street interface and opportunities for passive surveillance. All street-facing units include clearly visible front doors and glazing to habitable rooms overlooking the street, supporting legibility and surveillance. The design controls require post and rail fencing along street frontages, which will allow surveillance and interaction with the street.

Several dwellings infringe the 7m setback requirement from internal roads. This setback is intended to support a sense of spaciousness consistent with the large lot character of the area. The infringement is considered acceptable from an urban design perspective, as the overall sense of openness is still achieved through the generous provision of open space across the site. That said, it is recommended that an additional design control be included requiring parking pads between the garage and front boundary to be at least 5m long, to ensure parked vehicles do not overhang footpaths.

While the open spaces will be in shared ownership of the IRL residents and will not be vested as public land, they are designed to appear and function as public spaces, with easements in place to allow public access and use, and an easement in gross in favour of Council offered to ensure ongoing public access. The central open space will offer a high-quality environment primarily for future residents, while also being accessible to the wider public, delivering wider community benefits. The open space will be accessible to future development on neighbouring properties via the road connections proposed to the northern and southern boundaries.

The central open space includes paths, seating, and extensive planting. While many units have their rear fences on the boundary to the open space, which often results in a poor interface, the design controls require post and rail fences to open space boundaries that will allow overlooking and interaction between the open space and adjoining properties. The density of planting within the open space around the rear property boundaries will enable a level of privacy. The smaller open spaces on the periphery of the loop road are less clear in their intended use and are more likely to serve as visually open spaces rather than ones that will be used for recreational purposes.

Onsite Amenity

It is considered a reasonable level of onsite amenity is able to be achieved. The following is observed:

- All dwellings have outdoor living spaces that are oriented to the north or west and will receive good levels of sunlight.
- Outdoor living spaces are accessed from internal living rooms and are of a reasonable size that will allows space for seating and landscaping.
- Lots 26-30 and 43-51 have outdoor living spaces oriented toward the street rather than to the rear of the dwelling, to maximise solar access. Due to the location of the outdoor living spaces on the street frontage combined with design controls requiring post and rail fencing, these areas will be highly visible from the street and will have little privacy. A landscape section is recommended to be added to the design controls, that include guidance on front yard landscaping, and hedging that would be suitable for providing a level of privacy, while still creating a positive and attractive streetscape interface with opportunities for informal interaction with residents passing by.

- While there is limited information about the communal storage sheds and 'Community Hub', it is considered storage for boats, caravans etc and a community hub will be a good addition to retirement village.

Relationship to Neighbours

While the zone anticipates lot sizes of 1500m², the CRD provisions enable smaller lots, with no minimum lot size specified. The proposed CRD development aligns with the density expectations of the zone overall, due to its clustered layout surrounded by open space. This design approach provides a sense of spaciousness when viewed from within the site and from Dunstan Road.

However, the clustering of smaller lots along the site's boundaries means that the spacious character experienced internally is not necessarily experienced from neighbouring properties. This has implications for perceived density and amenity, particularly where dwellings are located close to shared boundaries.

The rows of 400–570 m² lots proposed along the north-west and south-east boundaries (Lots 11–24 and 31–37) raise concern due to their proximity to neighbouring properties. The dwellings on these lots are set back only 6 m from the boundary. Although they comply with yard setback and HIRB requirements, the location and size of the proposed lots results in a higher perceived density from adjacent sites, particularly when compared to the spacious character typically associated with the zone. This concern also applies to proposed Lots 10 and 11, which are located close to the rear site boundary.

Following discussions with the applicant, the setback was increased from 3 m to 6 m to allow for a landscaped buffer. This width is considered sufficient to accommodate dense planting that can filter, and eventually screen, views of the dwellings. The current landscape proposal shows sparse tree planting along this boundary. To gain urban design support, the planting will need to be significantly intensified to include a layered mix of hedge, tree, and shrub species.

The 'Concept Masterplan' (Revision A dated 15/08/2025), shows the lot layout for the recently consented development on the adjoining property to the north-west (known as the William Hill site). The lot sizes for this development are just over 2000m^2 each, with a slightly lower density than what is enabled within the zone. Along the shared boundary, two lots from the proposed development back onto each of the larger William Hill lots, with buildings located much closer to the boundary than would typically be expected. The slightly higher perceived density from neighbouring lots is moderated by the duplex typology, which is designed to read as a single dwelling with proportions similar to larger homes in the area. The 6 m landscaped strip, if planted appropriately, will also provide effective visual screening and privacy.

Similarly, lots 31-37 are also located close to the south-eastern boundary, adjoining the Lyons Block. Existing buildings and activity on the Lyons block is located toward the centre and opposite side of the lot, well set back from the shared boundary. With appropriate planting along the boundary, the increased density of the proposal is unlikely to have much effect on these neighbours. Due to the location of the communal sheds and parking area adjacent to the shared boundary, there will be seven dwellings close to the neighbours boundary, and the use of the duplex typology means they will appear as five.

As noted above, proposed lots adjoining the north-eastern boundary are predominantly larger lots closer to the lot size anticipated by the zone. However the two smaller lots 10 and 11 measuring 587m^2 and 656m^2 respectively, are also located along this boundary, in the northern corner of the site. As with development on the north-western and south-eastern boundaries, a 6m building setback from the boundary and 6m landscape buffer is also recommended.

Conclusion and Recommendations

In conclusion, the proposal is supported from an urban design perspective, subject to the following conditions. The proposal is considered to be consistent with the urban design outcomes anticipated for a Comprehensive Residential Development in Large Lot residential zone. The proposal includes a mix of greater density housing balanced with open space is likely to deliver a better urban design outcome than what could have occurred through a more conventional pattern of 1500m² lots spread across the entire site.

Urban design support is subject to the following:

- A legal instrument must be in place to secure all proposed open spaces in perpetuity, with provision for public access.

- A detailed landscape plan is provided, specifying plant species and sizes for both the shared open spaces and the 6m planted buffer along neighbouring boundaries. The buffer should include layered planting with trees, shrubs and hedges that provide privacy to neighbouring sites. In addition to the trees shown on the current landscape plan, hedge and shrub species able to grow to a height of at least 2-3m is recommended.

- The 6m building setback also applies to units 10 and 11.

The following changes to the design controls are recommended:

- All parking pads between the garage and the front boundary are at least 5m long, to ensure parked cars do not overhang footpaths.

- A landscape section is recommended to be added to the design controls to provide guidance on front yard landscaping, hedging, specimen trees, and recommended species.

Appendix Three: Transport Peer Review

RC250165 231 Dunstan Road, Alexandra

Consent Review - Transportation

Prepared for	Central Otago District Council
Project Number	CODC-J027
Revision	C
Issue Date	27 January 2026
Prepared by	Logan Copland, Principal Transportation Planner; Dave Smith, Technical Director
Reviewed by	Dave Smith, Technical Director

1. Introduction

Abley Limited (Abley) was engaged by Central Otago District Council (Council) to provide independent transport planning advice in respect of a resource consent application for:

- A 54-lot subdivision of 231 Dunstan Road, with the future use being retirement activity (45 lots) general residential (nine lots)
- Separate lots for open space areas in common
- A storage and community hub, also held in common ownership
- Rights of Way and new roads to vest in Council.

The site is zoned Large Lot Residential in the Central Otago District Plan (DP).

Abley published our review on 30 July 2025 which primarily focused on a 'Draft 1' Transportation Assessment prepared by Carriageway Consulting dated 14 June 2025. Subsequently the application has been revised, and this updated review corresponds to the 'Draft 2' Transport Assessment prepared by Carriageway Consulting dated 14 December 2025, as well as a letter from Carriageway Consulting dated 22 January 2026 that documents further minor layout changes, and Overall Scheme Plan prepared by Calder Surveying dated 23 January 2026. This technical note supersedes our 30 July 2025 document.

The overall scheme plan is indicated in Figure 1.1, and the Masterplan, which denotes further detail of the layout, is shown in Figure 1.2.

Council has requested Abley to review the following:

- Dunstan Road intersection design
- Internal speed limit within subdivision
- Cycling crossing point(s) across Dunstan Road onto the rail trail.
- Reduced building setbacks, potentially affecting the safe functioning of the road
- General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).



Figure 1.1 Subdivision plan. (Source: Attachment 1 of Application documents prepared by Calder Surveying).



Figure 1.2 Masterplan. (Source: Attachment 2 of Application prepared by Studio3).

2. Assessment

Our review has been structured in accordance with the scope identified in Section 1. As a general comment, we acknowledge the comments made by Carriageway[1] around the benefits associated with taking a more strategic approach to residential development along Dunstan Road, such as reviewing speed limits and strategic road crossing locations. Reducing the speed limit on Dunstan Road to align with its increasing urbanised adjacent land use would have transport safety benefits both for vehicle access to existing and future subdivisions, and also for pedestrians and cyclists crossing the road.

[1] Refer TA, Section 7.6

2.1 Dunstan Road intersection design

Location and Sight Distances

A new intersection will be constructed from Dunstan Road and will accommodate all vehicle movements associated with the subdivision. It will be in the approximate location of the existing vehicle access to the site, which as set out in the TA[2], affords excellent sight distances in both directions that are considered appropriate in the current 80km/h speed environment.

Intersection Geometry

The TA assesses there could be up to one vehicle movement per unit/lot during peak hour if assessed as a residential subdivision, or 0.2 vehicle movements per unit/lot if assessed as retirement units. The TA has applied a worst-case scenario assessment of trip generation by assuming each lot is used for standard residential activity, which we consider provides a highly conservative assessment approach. The total trip generation based on this is 54 vehicles per hour (vph) in the peak hours, which is less than one vehicle per minute. The TA assesses that during the evening (PM) peak, there could be up to 32 vehicles turning right into the site from Dunstan Road[3], and that the peak hour traffic flows on Dunstan Road (immediately south of the new road) could be up to 239vph[4]. We have undertaken a turning warrant assessment to check if an auxiliary right turn lane is warranted based on volumes given in the TA, refer Figure 2.1. The assessment shows that based on the worst-case scenario peak traffic loadings of the development, that a short channelised auxiliary right turn lane may be required.

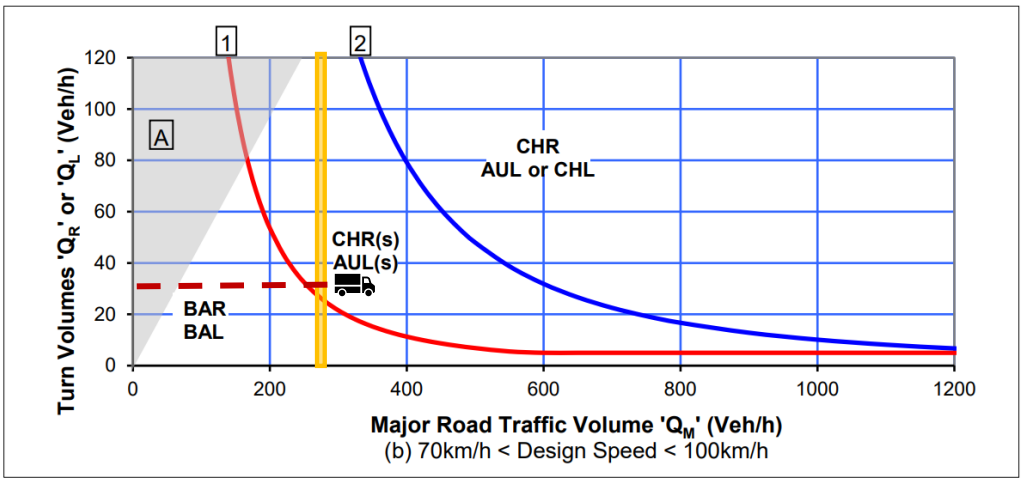


Figure 2.1 Turning warrant assessment (right turn).

However, this represents a worst-case scenario assessment and assumes none of the lots will be used as retirement units. In that regard, it is understood that ownership and occupation of Lots 10 to 54 will be restricted by covenant to those aged 65 years old and above (Independent Retirement Living units), and as such the trip generation (and number of right turning movements into the site during the PM

[2] Refer TA, Section 7.6.
[3] Refer TA, Section 7.6.2
[4] Refer TA, Section 7.1.1

peak hour) will be considerably lower than shown in Figure 2.1. Additionally, should the speed limit be reduced in the future, the threshold at which turning facilities are required will be higher again.

On this basis, we agree with Carriageway that auxiliary turning lanes are unlikely to be warranted. Instead, we recommend that basic turning treatments are installed for the right turn (BAR) and left turn (BAL). These treatments are shown in Figure 7.1 (BAR) and Figure 8.2 (BAL) of Austroads Guide to Road Design Part 4A. This will require localised widening on Dunstan Road, as recommended by Carriageway and we agree this should be achievable within the legal width (which is 24m based on Council GIS) of the road reserve. Detailed engineering plans should be provided to CODC for the intersection design prior to construction.

2.2 Internal speed limit within subdivision

The posted speed limit for the internal roading is likely to be 50km/h. The TA[5] sets out that the new road will be constructed in general accordance with the *Residential Local Road* standard as detailed in Table 3.1 of Council's Addendum to NZS4404:2004 (CoP). This is considered acceptable. This standard requires footpaths on both sides (and this is provided on all internal roads). Given the urban environment, and development density, we consider an internal speed limit of 50km/h is appropriate for the new road and is commensurate with what road users are likely to expect. However, we note that Council may also support the installation of traffic calming measures and is a matter which could be worked through at Engineering Plan Approval stage.

2.3 Cycling crossing point(s) across Dunstan Road onto the rail trail.

The subdivision is likely to result in an increased number of pedestrians / cyclists crossing Dunstan Road to access the Rail Trail and other amenities on the western side of Dunstan Road. We agree with the TA that given the speed environment is currently 80km/h on Dunstan Road that any vehicle/pedestrian/cyclist collision is likely to result in death or serious injury. It is understood from correspondence between the applicant team and Council[6] that the applicant is supportive of Council reducing the speed limit on Dunstan Road, The Carriageway report also notes that it could be appropriate to consider extending the urban speed limit to the site access, to reflect the changing environment and improve safety particularly for non-motorised road users[7]. Carriageway further notes that a road safety audit will be carried out as part of the detailed design phase and that this will include matters relating to pedestrian and cyclist safety.

In this instance we note that although the speed environment on Dunstan Road is high, the traffic flows are low with excellent sight distances and low demand to cross the road. Hence, we consider a safe outcome is possible with respect to crossing Dunstan Road.

We have recently reviewed other subdivisions for CODC along Dunstan Road, which faced the same issue. In the most recent instance[8], we recommended installation of advanced warning signage (such as PW-29) be installed on the approaches to the crossing location to reinforce to drivers that pedestrians and cyclists may be crossing the road in this location.

In addition to the installation of advance signage, we noted that safety audits will be required as part of the detailed design process, and accordingly we considered an acceptable outcome with respect to crossing Dunstan Road can be achieved. We consider in this instance that the same conclusion can be drawn with respect to the current subdivision.

However, we note the comments made by Carriageway with respect to surrounding land also being zoned for more intensive residential development, meaning that in the future there will an increase in

[5] Refer TA, paragraphs 8.5.2 and 8.5.3
[6] Email from Shanon Garden to Duncan Whyte dated 13 January 2026
[7] The current 50kmh/80km/h speed change is located approximately 1km southeast of the site, adjacent to 131 Dunstan Road.
[8] Refer RC240277

pedestrians crossing Dunstan Road along different sections (as adjacent land is developed as is anticipated by the DP). With this in mind, Carriageway considers that consideration should be given to a more strategic response to crossing Dunstan Road based on anticipated future development in the area.

It is difficult to enable a strategic response as part of a resource consent process, compared to say, a plan change process. In principle though, we agree with Carriageway that a strategic review of crossing points on Dunstan Road, as well as reviewing the speed limit, would be beneficial as it would be able to identify the most appropriate crossing locations along the full length of the road, based on likely crossing demand / development locations. We also consider that as part of this review it would be useful to review access management along Dunstan Road, which could include indicative future plans to install auxiliary turning lanes at key intersections if required.

We accept that such a review would need to be undertaken by Council, and that conditions of consent should be crafted to enable an appropriate crossing facility for this development on its own, but retain flexibility should Council complete the strategic review prior to detailed design of this subdivision.

2.4 Reduced building setbacks, potentially affecting the safe functioning of the road

The application does not comply with the minimum building setback from the road boundary, which in the Large Lot Residential Zone is 7m[9]. Lots 1-4, 23-24, 33-37 and 45-46 do not comply with this requirement with setback measured off the Masterplan of 6m. Matters of discretion include:

- *Any adverse effects on the safety and efficiency of the road network.*
- *The extent to which the breach will have adverse effects on visual amenity values, including dominance.*
- *Compatibility of the building or structure with the surrounding built environment.*

The reduced setbacks are not considered problematic from a roading point of view in this case. The adjacent roads are considered fit for purpose in terms of available width and infrastructure provided within that width, and therefore it is unlikely that Council would ever need to acquire land to widen the internal roads in the future.

We also do not consider that the reduced setbacks would lead to any adverse effects with respect to traffic safety. In some cases, reduced setbacks can lead to sight line interruptions or potential for garage doors to open onto footpaths etc. In this instance we note the garages for the new units appear to be set back a distance that is sufficient to enable a car to park between the garage and the boundary, which will avoid vehicles overhanging into the road reserve. It is also noted that there is a back berm provided in all cases which further reduces the likelihood that footpaths will be obstructed by parked cars in front of garages. We recommend for completeness that the garage doors are all set back a minimum of 5.5m from the road boundary to achieve this outcome[10].

2.5 General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).

We have structured this section to align with the general headings contained in the TA.

Current Transportation Networks & Current Transportation Patters

We consider the description of the current transport environment and traffic patterns to be accurate. We have checked the reported crash history and confirm that no crashes have been recorded in the vicinity of the site between 2018-2025.

[9] Refer Rule LLRZ-S5
[10] Rule 14.12.2.10.a of the Christchurch District Plan requires garages in the Residential New Neighborhood Zone with the vehicle door facing a road boundary to be setback at least 5.5m from the road boundary.

Traffic Generation and Distribution

As discussed in Section 2.1, we consider the approach to the traffic generation assessment provides a worst-case scenario assessment of traffic effects arising from the development, and therefore consider a highly conservative assessment has been undertaken.

Effects on the Transportation Networks

Intersection modelling of the new Dunstan Road intersection has been undertaken by Carriageway based on the above worst-case scenario traffic generation estimates. The modelling shows the intersection will operate with minimal delays and at Level of Service A. We have no intersection capacity related concerns.

The TA notes that there will be 35 indented parking spaces for the 54 lots, giving a ratio of 0.65 parking spaces per lot. They consider this to be ample, and we agree with this. However they also note that the carriageway widths of 6.0m enable on street parking to be provided within the movement lane as well due to low traffic flows. While we agree with this in principle[11], we consider that parking on sharp curves, where forward visibility is restricted, is undesirable. We recommend that this be considered as part of the detailed design process and parking banned in any unsafe locations via broken yellow no stopping lines.

The comments made with respect to non-car modes of travel, road safety, and the Dunstan Road cross section are considered reasonable.

The access assessment has been considered in Section 2.1 of this technical note.

District Plan Assessment

Overall, the compliance assessment, including the assessment of transport effects arising from the identified non-compliances is considered generally acceptable.

There are several right of way (ROW) accesses proposed to service some of the units as follows:

- A one-way loop is proposed to access lots 38-46 with 4m wide carriageway and localised widening to enable larger vehicles (such as delivery vehicles and fire appliances) to manoeuvre. Appropriate signage and road marking should be provided to ensure compliant use of the one-way ROW and to ban parking from the ROW.
- Vehicle tracking has been undertaken by Carriageway to test if a fire appliance can manoeuvre around the ROW. The analysis shows that this can occur safely on all parts of the ROW except the southwestern curve, where the truck would be approximately 260mm from the eastern edge of the curve, refer Figure 2.2. As part of the detailed design phase, we recommend that a minor adjustment is made to the curve so that the red clearance lines stay at least 500mm from any permanent obstructions (such as a fence around the green). Alternatively, the consent should prohibit any permeant structures within that clearance.

[11] This approach is supported by NZS4404:2010 for suburban roads serving up to 100du.

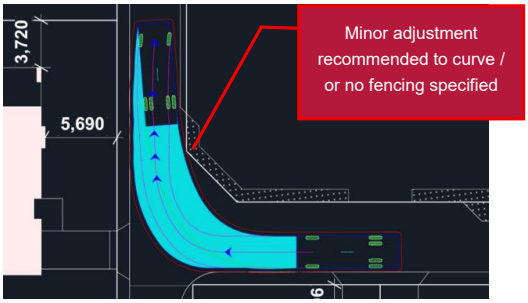


Figure 2.2 Carriageway Consulting vehicle tracking southwestern curve

- Lots 20-22 (three lots) have a shared ROW, the legal width is noted as 7m in the original Carriageway report and 6m on the Masterplan and formed width of 3m. A passing bay is provided.
- Lots 47-50 (four lots) have a shared ROW with legal width of 6m and formed width of 3m. A passing bay is provided. A convex mirror is also proposed to assist drivers with visibility at the corner adjacent to lot 48 – this is considered acceptable given users will be familiar with the access.
- Due to the potential for driveway proliferation occurring around Lots 47 and 52, the applicant was asked to show driveway locations on the plan. The resulting driveway / vehicle crossing layout is shown in Figure 2.3. In our view this achieves an appropriate level of separation and provides adequate refuge for pedestrians using the footpath.

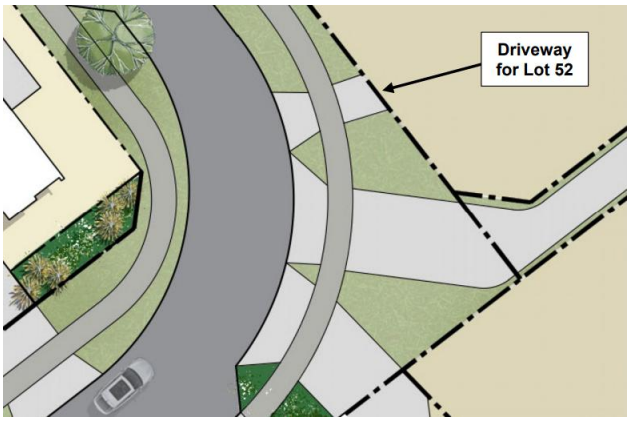


Figure 2.3 Driveway layout for southeastern corner of development

The CoP does not anticipate a right of way serving more than four sites, and when they serve four sites the right of way is required to have a legal width of 6.0m and a formed width of 4.0m. It is noted that the there is no functional difference between a 4.0m carriageway and a 3.0m carriageway, as both only provide for single lane traffic flow, albeit a 4.0m carriageway provides some additional space for pedestrians.

Provisions for emergency service access and rubbish collection on the ROWs was queried as part of the Section 92 request. The applicant confirmed that refuse collection would take place from the legal roads, so rubbish trucks will not drive up the ROWs. They further noted that given the highly infrequent need for access by emergency service vehicles, that temporary blockages are considered acceptable. We agree with this and note that the ROWs are relatively limited in terms the number of users they serve. Therefore it is reasonable for bins to be collected from the street.

Regarding internal road design, the plans show the new road will be 20m wide between the Dunstan Road access and lot 47, and otherwise all new roading is 17m wide. Two additional roads will be constructed providing future transport connections to the north and south which is supported from a network connectivity perspective. These roads will also be 17.0m wide.

Carriageway comment that the physical elements within these corridors all accord with the standards of a Residential Local Road (refer Table 3.1 of the CoP, reproduced in Figure 2.4). For completeness we note the roads will have[12]:

- 6.0m road carriageway
- 1.8m wide footpaths on each side
- Varying berm widths
- Indented parking, provided intermittently on one side of the main road through the site and south connecting road within the site (but not on the north connecting road).

PART 3 – ROADS

Table 3.1 – Delete table and replace with:

Table 3.1 Road Design Standards – Urban (speed limit ≤ 70 km/h)

Class	Type	Area Served	Traffic Volumes ADT (1)	Design Speed, (km/h)		Road Reserve width (m)	Minimum Sealed Carriageway Width (m) Between faces of kerb				Footpath (m)	Berm (m)	Max/min gradient	Normal camber	Max super-elevation	Notes
				Flat or rolling	Hilly		Parking (2)	Traffic	Cycles (3)	Total						
Local Roads	Right of way	1 lot	NA	NA	NA	4.0 (4)	-	1 x 3.0	-	3.0 (4)	-	2 x 0.5	20% max 0.4% min	4%	NA	Not public street (4)
	Right of way	2-4	NA	NA	NA	6.0 (4)	-	1 x 4.0	-	4.0 (4)	-	2 x 1.0	16% max 0.4% min	4%	NA	Not public street (4)
	Cul de Sac	Up to 20 du	NA	NA	NA	12.0	1 x 2.5	1 x 3.5	-	6.0	1 x 1.5	2.0 + 2.5	12.5% max 0.4% min	4%	6%	No stopping on one side
	Residential	21-150 du	Up to 750	30	30	20.0	1 x 2.5	2 x 3.0	-	8.5	2 x 1.5	2 x 4.25	12.5% max 0.4% min	4%	6%	(5)
	Industrial	Up to 20 units	<300	30	30	20.0	1 x 2.5	2 x 3.5	-	9.5	1 x 1.5	2 x 4.5	10% max 0.4% min	4%	6%	No stopping on one side
	Industrial/ Commercial service lane	-	NA	NA	NA	8.0	-	2 x 3.5	-	7.0	-	2 x 0.5	10% max 0.4% min	4%	NA	(6)
	Commercial (Park precinct)	-	<2000	30	30	(7)	(7)	2 x 3.5	-	7.0	2 x 3.0	-	10% max 0.4% min	4%	NA	(7)
Collector Roads	Residential	150 – 450 du	750 - 3000	50	40	20.0	2 x 2.5	2 x 3.5	2 x 1.0	14.0	2 x 1.5	2 x 1.5	10% max 0.4% min	4%	8%	
	Industrial/ Commercial	>20 units	>300	50	40	20.0	2 x 2.5	2 x 3.5	2 x 1.0	14.0	2 x 1.5	2 x 1.5	10% max 0.4% min	4%	6%	(7)

NOTE
(1) du = dwelling units, ADT = average daily traffic
(2) Parking lane width allows for limited cycle space
(3) Where the TA gives approval to remove cycle lanes each traffic lane shall be increased to 4.0m
(4) Where a private way adjoins a collector road, it shall have a 5m traffic width and 6m road reserve width for a minimum of 6m from road boundary
(5) Parking bays set into berm footpath zones
(6) No parking both sides
(7) Width dictated by parking provisions. Parking shall be provided on both sides of street and maximized taking into account traffic considerations
(8) No constructed carriageway is required for 'Leg-In'.

Figure 2.4 Table 3.1 from CODC Addendum to NZS4404:2004.

We note the CoP requires a minimum 8.5m wide carriageway, comprised of two x 3.0m wide traffic lanes and one x 2.5m wide parking lane. This is not provided, as parking will instead be indented. However, with reference to NZS 4404:2010, we consider this design approach to be appropriate from a transport perspective.

[12] The only difference in physical elements between the 20m and 17m sections of road is berm widths.

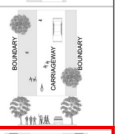
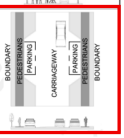
PLACE CONTEXT			DESIGN ENVIRONMENT				LINK CONTEXT					TYPICAL PLAN AND CROSS SECTION
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification	
Notes	See 3.2.4, table 3.1 & 3.3.1.6	See table 3.1	See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.16		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.16 (Typical max. volumes)	See Appendix E for larger versions of figures
Suburban	Live and play	Side or rear service access	Up to 100 m in length between streets, 1 to 20 lots	10	6	16%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.00	Lane (~ 200 vpd)	
	Live and play	Access to houses/ townhouses	1 to 20 du	20	9	16%	Shared (in movement lane)	Shared (in movement lane).	Shared (in movement lane)	5.5 - 5.7	Lane (~ 200 vpd)	
	Live and play	Primary access to housing	1 to 200 du	40	15	12.5%	1.5 m one side or 1.5 m each side where more than 20 du or more than 100 m in length	Shared parking in the movement lane up to 100 du, separate parking required over 100 du	Shared (in movement lane)	5.5 - 5.7	Local road (~ 2,000 vpd)	

Table 3.2 (continued)

Figure 2.5 Excerpt of Table 3.2 from NZS4404:2010.

2.6 Other matters

We also asked about the layout of the storage facility, as the TA did not provide an assessment of this in terms of parking and access layout. The applicant commented that area is very large, and that there is sufficient space to achieve compliant parking, manoeuvring and queueing arrangements. The applicant comments that the car parking in the open area is indicative and will be determined by the owners/users. Given the use of the area will be restricted to those living in the subdivision, and noting that the retirement units each have garaging, any vehicles parked in the storage area will be secondary vehicles which could include campervans. Overall, we agree there is sufficient space to accommodate a compliant layout, and recommend for completeness that parking is laid out to comply Rule 12.7.2 of the DP *Parking* which sets out requirements for surfacing, queuing, lighting and dimensions.

3. Conclusion

This technical note has provided a review of the intersection design, crossing facilities, internal speed limits, and general review of the Carriageway TA, relating to a new subdivision on Dunstan Road. We recommend that:

- Garages for the new units are set back at least 5.5m from the road boundary so cars parking in front of the garage do not overhang into the road corridors.
- A strategic transport review of Dunstan Road is undertaken with respect to the posted speed limit, road crossing locations (and infrastructure), and vehicle access. This review would ensure that Dunstan Road responds appropriately to anticipated residential development in the future, and is a matter for Council.
- Provision is made for safe crossing of Dunstan Road, as part of the detailed design process.
- Appropriate signage and road marking should be provided to ensure compliant use of the one-way ROW serving lots 38-46 and to ban parking from the ROW. Vehicle tracking should also be provided to confirm that a rubbish truck can service these lots as part of detailed design.
- As part of the detailed design phase, we recommend that a minor adjustment is made to the curve so that the red clearance lines stay at least 500mm from any permanent obstructions (such as a fence around the green). Alternatively, the consent should prohibit any permeant

structures within that clearance area. Storage facility parking should be designed to comply with Rule 12.7.2 of the DP.

Subject to the above, we consider that the application can be supported with respect to traffic and transport effects.

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Appendix Four: Engineering Advice

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Engineering Advice

Resource Consent Number: RC250165
Planner/Overseer: Duncan Whyte
Short Description/Proposal: Subdivision consent and land use consent for a retirement village and comprehensive residential development, in the large lot residential zone

General

Commentary:
8 residential Lots + 46 retirement Lots + 1 retirement storage Lot (the storage/community Lot 100 to be jointly owned by Lots 1 to 46).

Significant additions to the public infrastructure are proposed as part of this development, therefore, full engineering design plans and specifications are to be submitted and approved by Central Otago District Council staff prior to commencement of any physical works. Connections to the CODC network must be supervised by Council's appointed contractors. The applicant shall ensure protection of the public infrastructure through creation of easements over any assets vested in Council which cross private property.

Conditions:
1) Unless modified by other conditions, all designs and approvals are to be in accordance with the NZS 4404 based CODC land development and subdivision code of practice.
Note:
Currently the two documents, NZS 4404:2004 and the July 2008 CODC Addendum form the NZS 4404 based CODC land development and subdivision code of practice.
Should a pressure sewer system be required to be installed this will be required to be designed and constructed in accordance with Water NZ - Pressure Sewer National Guidelines and WSA-07, or other standard as agreed with the Three Waters Manager.

2) Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at:
CODC Home > Services > Planning > Land Development and Subdivision Engineering
This EA application must include:

- Confirming who their representative is for the design and execution of the engineering work.
- Provision of design reports, calculations, specifications, schedules, and drawings, as applicable.

Either a CODC letter of full Engineering Acceptance (EA) or a CODC exemption letter is required prior to 224c.

3) Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:

- Schedule 1A,

Created 07/10/2025
Revised 04/03/2026

- Schedule 1B,
- Standalone Schedule 1B for 3 waters work, and
- Schedule 1C

4) As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

5) Any easements required to protect access or for access to services must be duly granted or reserved.

Potable Water Supply

Commentary:
Council intends to provide water and wastewater reticulation along Dunstan Road, but the final form/design they take is yet to be decided. See note saved to the General section of this Advice. Conditions (below) have been prepared to account for this.

Conditions:
6) Prior to 224c certification, potable water reticulation must be provided to serve the subdivision in accordance with the following:

a) Potable water connection must be made to the reticulated town supply by extension of the new HDPE (PE100) principal watermain being installed along Dunstan Road. All costs must be met by the developer.

b) Individual standard HDPE (PE100) DN25 residential water connections must be provided for each lot, with an Acuflo toby and meter assembly installed on the street side of each street-property boundary.

c) Where multiple connections are to be made, for rights-of-way or to avoid multiple lines under the road, a rider main and/or manifold/s may be installed on a HDPE (PE100) DN63 from the new principal watermain extension.

d) Where water toby boxes are located within vehicle accessway/crossings because other solutions are not feasible, they must be cast iron to support sustained traffic.

Advice notes:
As per the EA condition, detailed water reticulation design must be assessed and granted Engineering Acceptance (EA) before physical works commence.

A developer agreement may be reached with the CODC to provide for infrastructure upsizing to ensure new infrastructure services provide for future upstream catchment where appropriate.

Created 07/10/2025
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Firefighting Water Supply

Commentary:
Firefighting to be by hydrant from Council's reticulated water supply. These hydrants must be installed as part of subdivision works. This should be do-able, but final design will be at time of Engineering Acceptance.

Conditions:
) Prior to 224c certification, fire hydrants must be installed to serve the subdivision in accordance with SNZ PAS 4509:2008.

Wastewater

Commentary:
Council intends to provide water and wastewater reticulation along Dunstan Road, but the final form/design they take is yet to be decided. See note saved to the General section of this Advice. Conditions (below) have been prepared to account for this.

Conditions:
7) Prior to 224c certification, wastewater reticulation must be provided to serve the subdivision in accordance with the following:

a) Wastewater connection must be made to the town wastewater network by extending a line from the new Trunk Main town wastewater pipeline being installed along Dunstan Road to the subdivision. All costs must be met by the developer.

b) For gravity connections, new individual standard 100mm residential wastewater connections must be installed from the new wastewater main extension with cleaning eyes installed on the street side of each street-property boundary for each lot with road frontage. The connections for rear lots must have cleaning eyes installed at the right-of-way boundary and must be extended to the buildable/nett area of the lots along the rights-of-way.

c) If, to the satisfaction of the Group Manager – Three Waters Department (or their successor), engineering analysis confirms that a full gravity sewer system is not feasible, the Three Waters Department will grant approval for a full or partial pressure sewer design. This design must comply with the standards specified by the department at the time of application, and the extent of the pressure system permitted will be at the department's discretion. Detailed wastewater reticulation design must still be assessed and granted Engineering Acceptance (EA) before physical works commence.

d) Individual lots will be required to install all on site infrastructure required to connect to the new Pressure Sewer network including, pipework, tank, pump, control cabinet and all associated and ancillary works of a type approved by the Three Waters Manager.

Advice notes:

Created 07/10/2025
Revised 04/03/2026

As per the EA condition, detailed water reticulation design must be assessed and granted Engineering Acceptance (EA) before physical works commence.

A developer agreement may be reached with the CODC to provide for infrastructure upsizing to ensure new infrastructure services provide for future upstream catchment where appropriate.

Stormwater

Commentary:
On-site soakage is generally viable in this area. Standard consent notice applies.

Conditions:
) Stormwater from buildings and other impervious surfaces within each of proposed Lots 1 to 54, and 100, must be stored for beneficial reuse or disposed of by soak-pit designed by a suitably qualified and experienced person within the boundary of each lot. This requirement must be secured by means of a consent notice attached to the new titles.

Access

Commentary:
Staging: The Processing Planner has highlighted the issue of the ROW across Lot 202 to access proposed Lot 201 as part of Stage 1. To be technically compliant, this ROW would need to be constructed to serve proposed Lot 201 prior to 224c for Stage 1 (as per the ROW condition below), and this would be obviously inefficient as the ROW would then have to be deconstructed to construct a new bigger road.
I recommend that the staging be revised or abandoned entirely.

It is excellent to see the through-access-road to the north-west and to the south-east. This supports connection to neighbouring developments and further effective development of the large-lot-residential zoned area.
[Prior to issue of consent] However, we also recommend the scheme plan be modified to also include a through-access-road to the north-east so as to access the Large Lot Residential zoned land there.
I have not specifically written a condition for this, but this change should be made to the consent prior to issue.

My preference is that the road surfacing for the main roads through the subdivision be asphalt or concrete, but not chipseal, on account of asphalt's (and concrete) greater shear strength (resistance to damage from turning movements). However, I have learned that chipseal is the cheapest option, so it is Council's preferred option for when our own roads are required to be resurfaced (in order to keep costs down, minimise rates etc.). As such, I have worded the condition to allow for any solution but to be subject to Council approval at time of Engineering Acceptance.

Created 07/10/2025
Revised 04/03/2026

The Carriageway Consulting Transport Assessment makes the observation that the area is predominantly rural (and partially uses this to justify its assessment), but this is only valid in the context of the unlikely case that none of the large-lot-residential zoned land along Dunstan Road is developed. There are at present many large-scale urban subdivisions along Dunstan Road in this zone, so the actual developed environment will be well urbanised and Dunstan Road will have multiple times more traffic.

One of the ROWs will serve 6 Lots, which is 50% more than permitted for an urban ROW under our standard (all the other proposed ROWs serve 2 to 4 Lots). I have recommend accepting it subject to a passing bay being constructed as suggested by the Carriageway Consulting Transport Assessment.
I have recommended the ROWs be constructed with 4 metre carriageway width as opposed to the non-compliant 3 metre width proposed by Carriageway Consulting.

I have discussed this ROW amongst the Engineering Team here at Council, and here is the supporting conclusion of the Senior Engineer: “Noting the low density of the rest of the proposed village and that this format meets 4404:2010 layout but with wider road and movement lanes than 2010 I am willing to support it.”

The Carriageway Consulting Transport Assessment recommends that specific design of the roads be carried out at Engineering Approval stage to reflect CODC best practice and future revisions to Council’s Engineering Code of Practice.

The applicant requests that crossing/entranceway construction for most Lots be deferred until time of dwelling construction. Given the applicant has provided designs for the Lots (at least the retirement Lots), I consider it justified to ask for / require these to be constructed prior to subdivision sign-off / 224c. Condition below.

I have recommended a crossing across Dunstan Road, as mentioned on the Carriageway Consulting report and Abley Traffic peer review.

I concur with all the recommendations of the Abley transportation peer review, and recommend they be implemented.
To be implemented during design:

- The boundaries on the inside of the right of way curves are treated in a manner that preserves forward sight lines for drivers travelling in opposite directions. Incorporated into condition below. [and also as a consent notice, perhaps?].
- Consideration is given to safety effects of on-street parking on curves as part of detailed design of the internal roads, to preserve safety. Incorporated into condition.

To be imposed as a consent condition:

- A strategic transport review of Dunstan Road is undertaken with respect to the posted speed limit, road crossing locations (and infrastructure), and vehicle access. This review would ensure that Dunstan Road responds appropriately to anticipated residential development in the future. Condition below.

Created 07/10/2025
Revised 04/03/2026

- Provision is made for safe crossing of Dunstan Road, as part of the detailed design process. Condition below.
- Storage facility parking should be designed to comply with Rule 12.7.2 of the DP. Condition below [though perhaps this should be a consent notice instead, as it's only critical to the final use?]

To be imposed as a consent notice:

- Garages for the new units are set back at least 5.5m from the road boundary so cars parking in front of the garage do not overhang into the road corridors.
- The boundaries on the inside of the right of way curves are treated in a manner that preserves forward sight lines for drivers travelling in opposite directions. Included in condition below.

The applicant has requested that the entrance avenue it to have swales rather than proper kerb and channel. I recommend standard kerb'n'channel, but I have included a "at managers approval" clause which should give sufficient leeway to negotiate it at time of Engineering Acceptance.

Our latest position is that, to support a cohesive development of Dunstan Road, a footpath will be required to be constructed, and it must be sealed. Included in conditions below.

Conditions:

8) Prior to 224c certification, the proposed rights-of-way within the subdivision must be constructed to the Right-of-way (2 – 4 Lots) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, as modified by the following:

- Sealed carriageway width of 4.0 metres minimum.
- Legal width of 6.0 metres minimum.
- A subgrade CBR >7.
- Metal depths to NZS4404:2004 and Addendum standards.
- Stormwater must be disposed of by soakpit within the right-of-way.
- A standard concrete, or 30mm depth asphaltic carriageway.
- For flexible pavements a concrete nib kerb must be provided along the high side of the carriageway.
- Standard kerb and channel must be provided along the lower side of the carriageway.
- Final road design and layout, and any variation to these requirements, must be agreed with and to the satisfaction of Council's Infrastructure Manager at time of Engineering Acceptance.
- Sealed vehicle entrances must be provided within the right-of-way to the boundary of proposed Lots served by each right-of-way in accordance with Part 29 of Council's Roading Policies 2015.
- For crossings onto sealed roads an upgraded crossing must include a cutout 300mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for new asphalt crossings, and at least 150mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two coat.

Created 07/10/2025
Revised 04/03/2026

- Passing bays consisting of widening to not less than 6.0 metres, to be constructed in accordance with NZS4404:2004 section 3.3.18.f, and within any ROW where it serves greater than 4 Lots.
- Heavy duty/commercial vehicle crossing to be installed to the right-of-way in accordance with Part 29 of Council's Roading Policies 2015. Kerb design to include a minimum of 75mm concrete thickening and 3 re-bars placed central to reinforce the kerb line, on basecourse of 150mm of compacted AP40. Alternatively, fibre-reinforced concrete may be used instead of concrete and re-bar. Final design at time of Engineering Acceptance.
- Berms of 100mm depth clean topsoil between the footpath/kerb and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard. Alternatively, berms may be surfaced with schist or similar low maintenance material.
- The boundaries on the inside of the right of way curves must be treated in a manner that preserves forward sight lines for drivers travelling in opposite directions

9) Prior to 224c certification, new individual vehicle entranceways/crossings from the new roads to be constructed within the subdivision, to serve those of proposed Lots 1 to 54 not served by rights-of-way, must be constructed in accordance with the requirements of Part 29 of Council's Roading Policies January 2015. Vehicle entranceways/crossings must be constructed in accordance with the urban standard.

10) Prior to 224c certification, the intersection between Dunstan Road and the main access road to serve the subdivision must be constructed in accordance with NZTA Diagram E / Perspective E, and to the satisfaction of Council's Infrastructure Manager.

11) Prior to 224c certification, the proposed main roads to serve the subdivision must be constructed within Lots 110, 111, 112, and any access Lots created under further revisions, and vested, in compliance with the "Residential" Local Road standard under Table 3.1 of Council's 2008 addendum to NZS 4404:2004 as modified by the following:

- Minimum legal road width of 17 metres or 20 metres.
- Minimum sealed carriageway width of 8.5 metres (2 x 3.0 metre traffic lane + 2.5 metre parking lane), or of 6.0 metres (2 x 3.0 metre traffic lane) where the 2.5 metre parking lane is instead set into the berm.
- A minimum Subgrade CBR >7
- Subgrade requirements and metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
- A standard concrete, or 30mm depth asphaltic carriageway, or chipseal, to the satisfaction of Council's Infrastructure Manager at time of Engineering Acceptance
- Minimum 1.5m wide asphaltic concrete footpath must be constructed on both sides of the roads.
- Standard kerb and channel on both sides of the carriageway over 75mm compacted depth AP40 metal.
- Final road design and layout, and any variation to these requirements, must be agreed with and to the satisfaction of Council's Infrastructure Manager at time of

Created 07/10/2025
Revised 04/03/2026

Engineering Acceptance. Consideration must be given to safety effects of on-street parking on curves as part of detailed design of the internal roads, to preserve safety.
- Berms of 100mm depth clean topsoil between the footpath/kerb and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard.
- Cut/fill batters outside road boundaries with a 4:1 gradient where achievable to match existing ground.
- Standard mudtanks and Y capped connections must be provided and the stormwater must be disposed of by soakpit within the road reserve.
- LED street lighting in accordance with NZS 4404 and the CODC Public Spaces Lighting Policy.
- All necessary traffic signs and street markings are to be provided

12) Prior to 224c certification, a pedestrian and cyclist crossing must be constructed across Dunstan Road between the subdivision and the Rail Trail. A sealed footpath of minimum 1.5 metre width must be constructed on the north side of Dunstan Road, adjacent to the subdivision, to the satisfaction of Council's Infrastructure Manager.

13) Prior to 224c certification, a strategic transport review of Dunstan Road must be undertaken with respect to the posted speed limit, road crossing locations (and infrastructure), and vehicle access. This review will ensure that Dunstan Road responds appropriately to anticipated residential development in the future.

14) Prior to 224c certification, the storage facility parking on proposed Lot 100 must be designed and constructed to comply with Rule 12.7.2 of the CODC District Plan. Heavy duty/commercial vehicle crossings must be installed to serve proposed Lot 100 in accordance with Part 29 of Council's Roading Policies 2015. Kerb design of the crossing to include a minimum of 75mm concrete thickening and 3 re-bars placed central to reinforce the kerb line, on basecourse of 150mm of compacted AP40. Alternatively, fibre-reinforced concrete may be used instead of concrete and re-bar.

15) An advice note must be registered on the titles of the proposed Lots requiring that garages for the new residential units must be set back at least 5.5m from the road boundary so cars parking in front of the garage do not overhang into the road corridors.

Power & Telecommunications

Conditions:
16) Prior to 224c certification, operational power and telecommunication services must be provided underground to each of the proposed Lots 1 to 54, and 100, and for rear lots, ducts extended to the buildable area of rear via the leg-in or right-of-way such that these services may be supplied at time of dwelling construction.

Flood Risk & Geotech

Commentary:
The property is not highlighted in ORC's Natural Hazards Database.

Created 07/10/2025
Revised 04/03/2026

The greatest risk to the site from natural hazards is likely to be earthquakes from the main Alpine Fault. This is a common and significant risk affecting most development in New Zealand, so doesn't warrant further assessment here.

Yours sincerely,
Dominic Haanen
Environmental Engineer

Appendix Five: Recommended Conditions

Consent Type: Subdivision Consent

Consent Number: RC 250165

Purpose: Subdivision consent and land use consent for a comprehensive residential development, intended for retirement living in the Large Lot Residential Zone

Location of Activity: 231 Dunstan Road, Alexandra

Legal Description: LOT 11 DP 3194 (Record of Title OT5C/60).

Lapse Date: [Day and Month] 2031, unless the consent has been given effect to before this date.

Conditions:

General

1. The subdivision must be undertaken in general accordance with the approved plans attached as Appendix One to Six, including:

Appendix Ref	Plan or Document	Reference
One	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Scheme Plan - Stage 1	3368-04B 11 Dec 2025
Two	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Overall Scheme Plan	3368-03B 23 Jan 2026
Three	Studio 3 Dunstan Estate – 231 Dunstan Road – Concept Master Plan	21-01-2025 Revision C
Four	IKON Dunstan Common Resource Consent Plans (48 plans)	12/12/2025 Revision A SK0-01 to SK9-04
Five	Sample Location Plan – Detailed Site Investigation 231 Dunstan Road, Alexandra	Mar-25 Project Number 25007

Appendix Ref	Plan or Document	Reference
Six	Dunstan Common Resident Handbook/Operating Guidelines Dunstan Common Incorporated Society Constitution Dunstan Common Incorporate Society Rules	Attachment 6 of the AEE.

and the information provided with the resource consent application received by the Council and referenced RC250165 except where modified by the following conditions.

2. The Consent holder is responsible for all contracted operations relating to the exercise of this consent and must ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and must ensure compliance with land use consent conditions.

3. The consent holder must 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.

4. Prior to commencement of any physical work the consent holder must apply for and receive Council Engineering Acceptance (EA) or an exemption letter via the CODC online portal at:

   CODC Home > Services > Planning > Land Development and Subdivision Engineering

   This EA application must include*:*

   a) Confirmation as to who their representative is for the design and execution of the engineering work.

   b) Provision of design: reports, calculations, specifications, schedules, and drawings, as applicable.

5. Prior to commencement of any physical work, and in conjunction with the application for Engineering Acceptance noted in Condition 4 above, the consent holder must obtain certification of detailed landscaping plans from the Planning Manager for the following;

   a) Private Open Space Common Areas: Landscaping Establishment and Management Plan (Lots 101, 102, 103 and 104);

   b) Storage and Community Hub: Landscaping Establishment and Management Plan (Lot 100);

   c) Independent Retirement Living Units: Landscaping Plan, including Exterior Site Boundary Fencing and Exterior Boundary Treatment

Plan.

(Noting that where appropriate these may be grouped together).

6. The landscaping plans required by Condition 5 must be prepared by a suitably experienced landscaping professional that builds urban design principles set out in the Landscape Master Plan of Studio 3 Ltd, and which includes (as applicable to each lot):

   a) Suitably detailed landscape design and plantings for each area of the open space common areas, the storage and community hub lot, and private lots;

   b) Provision for shared use and access of the open space common areas and road, recognising the various needs of:

      i. residents;

      ii. any Council or utility service provider; and

      iii. emergency services; and

      iv. the public (should any right of access be conferred by easement in gross).

   c) Timing and sequencing of establishment;

   d) A suitable ongoing maintenance programme;

   e) Specification of the necessary irrigation water supply to the open space common lots and storage and community hub lots, and confirmation of how this is to be reticulated from the bore or bores on the site (including any ORC consent if required);

   f) A plan of how undeveloped open space will be adequately maintained across the stages of development until completion;

   g) Details of covenanted landscape controls on the private IRL lots which the DCML management company will be charged with overseeing;

   h) The detail on fencing of the exterior site boundaries as required by condition 14(aa).

   i) The submission of a landscaping strategy and planting list for all planting as required for the implementation of subdivision planting (condition 14 works to be completed prior to s224(c)) and planting by future IRL lot owners (Condition 15 Consent Notice). The landscaping strategy and planting list shall achieve the following:

      i. A mix of natives and exotics with a focus on ensuring that suitable size and bulk of plantings is maintained. Taller or larger plant species will be predominantly deciduous to avoid excessive shading in winter months.

      ii. Plant choices will be intentionally limited in areas visible to or from adjoining shared spaces, ensuring a consistent and cohesive look that aligns with the character of the proposed independent retirement living community.

iii. Surface materials of paths, paving and driveways.

iv. Uniform screening of storage and utility areas.

v. Safe interaction between vehicles and pedestrians across shared Rights of Way.

vi. Letterbox location and design.

7. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:

a) Schedule 1A,

b) Schedule 1B,

c) Schedule 1C, and

d) Standalone Schedule 1B for 3 waters work.

8. As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

9. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:

a) Provide a letter to Council advising who the supervisor must be for the design and supervision of the subdivision works.

b) Provide notice to the Planning and Regulatory Services Manager by email to resource.consents@codc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.

c) Unless modified by other conditions, all designs and approvals must be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.

d) Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.

e) Receive Council Engineering certification of the design/s as applicable.

f) Prepare an Erosion, Dust and Sediment Control Plan. The Plan must be prepared by a suitably qualified and experienced person and must be submitted to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz for certification.

g) Install all measures identified in the Erosion, Dust and Sediment Control Plan to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site and to water during any stages of site disturbance that may be associated with this subdivision.

Advice Note: The Consent Holder shall submit a copy of the Otago Regional Council resource consent for earthworks associated with residential activity to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz.

h) Provide evidence to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz that, if required, all necessary consents have been obtained from the Otago Regional Council.

Staging

10. The subdivision may be staged to create a bulk title comprising Lots 47 to 54 (Lot 201 in Stage 1) and the remaining lots (Lot 202 in Stage 1) to be each held in a separate record of title, as shown in the Staging Plan referenced in Condition 1, providing that all conditions of consent and all necessary subdivision works (such as access, landscaping, servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, as relevant, prior to certification being issued under Sections 223 and 224(c) of the Resource Management Act 1991, having particular regard to the sequence set out in (a) below.

a) The titling of individual lots within each of Lots 201 and 202 may themselves be undertaken in multiple stages, providing that:

i. All of lots 47 to 54 are titled in a single stage;

ii. Any further staged titling of individual lots within the IRL Precinct shall ensure that lots are delivered in a cohesive manner together with the accompanying open space areas (Lots 100 to 104) and Rights of Way;

iii. The first stage of titling of individual lots within the IRL Precinct after Stage 1 shall include:

a. The titling and vesting of Lots 105, 106 and 107 as road reserves (accepting that the obligation to construct and deliver roading to standards set out herein will remain a 224(c) requirement of titling each individual lot to be served by that roading):

b. The titling of Lot 100 (Storage Facility and Community Hub); and

c. The construction of the entrance to the property off Dunstan Road to the standard prescribed in Condition 16 (j) of this consent.

d. The establishment of fencing between the front open space areas (Lots 101 and 102) and Lots 1 to 5 and 44 to 46, and the establishment of landscape plantings in Lots 101 and 102.

11. For the purpose of ensuring compliance with this consent, the conditions shall be applied only to the extent that they are relevant to each particular stage proposed.

12. The approved staging plan may be altered and an alternative staging plan submitted to Council provided that the alternative staging is generally in accordance with the approved plans and conditions of consent.

13. Prior to the implementation of each stage prior to the final stage a supplement to the Landscape Management Plan shall be provided to the Planning Manager detailing the management of the undeveloped balance of the site during the proposed construction.

Prior to s223 RMA Certification

14. Prior to certification of the survey plan for each Stage, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:

    a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.

    b) The Rights of Way

        i. being part of Lot 50, to be granted in favour of Lots 48 and 49

        ii. being part of Lot 22, to be granted in favour of Lot 21; and

        iii. being part of Lot 103, to be granted in favour of Lots 38-46

    must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.

Amalgamation

15. Pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991 the following amalgamation condition must be endorsed on the survey plan:

    a) *Lots 100 to 104 be held as 46 undivided 1/46th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN Request 1954047)*

Prior to s224(c) RMA Certification

16. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:

Firefighting water supply

    a) Fire hydrants must be installed to serve the subdivision in accordance with SNZ PAS 4509:2008

Potable water

    b) Potable water reticulation must be provided to serve the subdivision in accordance with the following:

        i. All potable water from the Council network used on site during construction must pass through a metered connection with

appropriate backflow protection. No water may be drawn from any fire hydrant on the Council network.

ii. A suitable watermain extension is to be constructed by the consent holder to connect with the new HDPE (PE100) principal watermain being installed along Dunstan Road. All associated costs must be met by the consent holder.

iii. Install water supply reticulation including watermains and ridermains such that all residential allotments and Lot 100 are serviced in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.

iv. Install individual standard HDPE (PE100) DN25 residential water connections must be provided for each lot, with an Acuflo toby and meter assembly installed on the street side of each street-property boundary.

v. Where multiple connections are to be made, for rights-of-way or to avoid multiple lines under the road, a rider main and/or manifold/s may be installed on a HDPE (PE100) DN63 from the new principal watermain extension

vi. A service pipe must be extended to the buildable area of any allotment which does not front a road.

vii. Where water toby boxes are located within vehicle accessway/crossings because other solutions are not feasible, they must be cast iron to support sustained traffic.

Wastewater

c) Wastewater reticulation must be provided to serve the subdivision in accordance with the following:

i. Wastewater reticulation must be extended from the Alexandra Wastewater network at a location to be agreed with the Group Manager - Three Waters (or successor). The reticulation design for gravity or pressure sewer (location and sizing of pipework, connection points, maintenance structures etc.) shall be subject to engineering design and as agreed with the Group Manager – Three Waters (or successor) through the EA process.

ii. Detailed wastewater reticulation design must be assessed and granted Engineering Acceptance (EA) before physical works commence.

iii. The wastewater supply reticulation must be installed in accordance with 4404:2004 and Council's July 2008 Addendum and all associated costs must be met by the consent holder.

iv. Standard DN100 laterals or DN40 pressure sewer boundary kits must be extended to each residential lot with a cleaning eye installed at the street boundary. The lateral shall be extended to the buildable area of rear allotments without street frontage.

v. For gravity connections, new individual standard DN100 residential wastewater connections must be installed from the

new wastewater main extension with cleaning eyes installed on the street side of each street-property boundary for each lot with road frontage. The connections for rear lots must have cleaning eyes installed at the right-of-way boundary and must be extended to the buildable/nett area of the lots along the rights-of-way.

vi. If engineering analysis confirms that a full gravity sewer system is not feasible, the alternative is for a full or partial pressure sewer design with DN40 pressure sewer boundary kits be extended to each residential lot with a cleaning eye installed at the street boundary. The lateral shall be extended to the buildable area of rear allotments without street frontage. Individual lots will be required to install all on site infrastructure required to connect to the new Pressure Sewer network including, pipework, tank, pump, control cabinet and all associated and ancillary works in accordance with the design approved through the EA process.

Electricity and telecommunications

d) Prior to Section 224(c) certification for each stage, operational underground power and telecommunication connections must be installed at the street boundary of all residential lots and:

i. Supply evidence of the consent from the network utility providers to the Chief Executive.

ii. Meet all the costs associated with the installation of electricity services necessary to serve the needs of the subdivision

e) Installation of ducting is required to allow connections to be extended to the buildable area of rear allotments.

Roading and access

f) A strategic transport review of Dunstan Road must be undertaken by the consent holder with respect to the posted speed limit, road crossing locations (and infrastructure), and vehicle access. This review will ensure that Dunstan Road responds appropriately to anticipated residential development. This strategic transport review must be submitted to Council's Infrastructure Manager

g) Access to each lot shall be provided generally as set out in the plans approved condition 1.

h) New individual vehicle entranceways/crossings from the new roads to be constructed within the subdivision, to serve those of proposed Lots 1 to 54 not served by rights-of-way, must be constructed in accordance with the requirements of Part 29 of Council's Roading Policies January 2015. Vehicle entranceways/crossings must be constructed in accordance with the urban standard.

i) Lots 105, 106 and 107 shall be vested in Council for roading purposes.

j) The entranceway to Lot 105 off Dunstan Road must be constructed in accordance with NZTA Diagram E / Perspective E.

k) No individual allotments may access from Dunstan Road directly.

l) Lots 105, 106 and 107 (vested roads) must be designed and constructed in compliance with the "Residential" Local Road standard under Table 3.1 of Council's 2008 addendum to NZS 4404:2004 as modified by the following:

i. Minimum legal road width of 17 metres or 20 metres.

ii. Minimum sealed carriageway width of 8.5 metres (2 x 3.0 metre traffic lane + 2.5 metre parking lane), or of 6.0 metres (2 x 3.0 metre traffic lane) where the 2.5 metre parking lane is instead set into the berm.

iii. A minimum Subgrade CBR >7

iv. Subgrade requirements and metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.

v. A standard concrete, or 30mm depth asphaltic carriageway, or chipseal, to the satisfaction of Council's Infrastructure Manager at time of Engineering Acceptance

vi. Minimum 1.5m wide asphaltic concrete footpath must be constructed on both sides of the roads.

vii. Standard kerb and channel on both sides of the carriageway over 75mm compacted depth AP40 metal.

viii. Final road design and layout, and any variation to these requirements, must be agreed with and to the satisfaction of Council's Infrastructure Manager at time of Engineering Acceptance. Consideration must be given to safety effects of on-street parking on curves as part of detailed design of the internal roads, to preserve safety.

ix. Berms of 100mm depth clean topsoil between the footpath/kerb and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard.

x. Cut/fill batters outside road boundaries with a 4:1 gradient where achievable to match existing ground.

xi. Standard mudtanks and Y capped connections must be provided and the stormwater must be disposed of by soakpit within the road reserve.

xii. LED street lighting in accordance with NZS 4404 and the CODC Public Spaces Lighting Policy.

xiii. All necessary traffic signs and street markings are to be provided

m) All new rights-of-way serving must be constructed in accordance with the right-of-way (2-4 lots/DUs) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following modifications and requirements:

i. A minimum sealed carriageway width of 4.0 metres.

ii. A minimum road reserve width of 6.0 metres.

iii. A subgrade CBR >7.

iv. Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.

v. A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.

vi. A 4% crossfall must be provided across the carriageway.

vii. Shallow trafficable side-drains / water channels over level sections.

viii. Stormwater must be disposed of by soakpit within the right-of-way.

ix. Sealed vehicle crossings/entranceways must be provided within the right-of-way to the boundary of each lot served in accordance with Part 29 of Council's Roading Policies 2015.

x. For flexible pavements a concrete nib kerb must be provided along the high side of the carriageway.

xi. Standard kerb and channel must be provided along the lower side of the carriageway.

xii. Final road design and layout, and any variation to these requirements, must be agreed by Council's Infrastructure Manager at time of Engineering Acceptance.

xiii. For crossings onto sealed roads an upgraded crossing must include a cutout 300mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for new asphalt crossings, and at least 150mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two coat.

xiv. Passing bays consisting of widening to not less than 6.0 metres, to be constructed in accordance with NZS4404:2004 section 3.3.18.f, and within any ROW where it serves greater than 4 Lots.

xv. Heavy duty/commercial vehicle crossing to be installed to the right-of-way in accordance with Part 29 of Council's Roading Policies 2015. Kerb design to include a minimum of 75mm concrete thickening and 3 re-bars placed central to reinforce the kerb line, on basecourse of 150mm of compacted AP40. Alternatively, fibre-reinforced concrete may be used instead of concrete and re-bar. Final design at time of Engineering Acceptance.

xvi. Berms of 100mm depth clean topsoil between the footpath/kerb and road boundary formed with a 4% crossfall, trimmed and grassed to a mowable standard. Alternatively, berms may be

surfaced with schist or similar low maintenance material.

xvii. The boundaries on the inside of the right of way curves must be treated in a manner that preserves forward sight lines for drivers travelling in opposite directions

n) All necessary traffic signs and road markings must be provided in accordance with the approved EA.

o) Cut/fill batters outside of road boundaries must be formed with maximum 4:1 gradient to match the existing ground or other as agreed by Council's Infrastructure Manager.

p) LED street lighting must be installed in accordance with NZS 4404:2004 and accepted urban standards, with lamps to be selected from the Auckland Transport approved list.

q) Planting and landscaping within roads shall be landscaped in general accordance with the Landscape Master Plan and maintained for a period agreed with the Council. Street tree planting must be undertaken in accordance with Council's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided. The planting must be undertaken in consultation with and to the satisfaction of Council Parks & Reserves Manager.

r) The location of trees and streetlights must consider the likely location of future entranceways to residential lots.

s) Advance warning signage must be installed for the pedestrian and cycle crossing of Dunstan Road.

t) The storage facility parking on proposed Lot 100 must be designed and constructed to comply with Rule 12.7.2 of the CODC District Plan. Heavy duty/commercial vehicle crossings must be installed to serve Lot 100 in accordance with Part 29 of Council's Roading Policies 2015. Kerb design of the crossing(s) is to include a minimum of 75mm concrete thickening and 3 re-bars placed central to reinforce the kerb line, on basecourse of 150mm of compacted AP40. Alternatively, fibre-reinforced concrete may be used instead of concrete and re-bar.

Footpaths and Berms

u) A pedestrian and cyclist crossing must be constructed by the consent holder across Dunstan Road between the site and the Rail Trail along Dunstan Road.

v) A safety audit of the crossing design must be undertaken by the consent holder and submitted to Council's Infrastructure Manager.

w) The consent holder must construct a sealed footpath of minimum 1.5 metre width on the north-eastern side of Dunstan Road, adjacent to the site.

x) An asphaltic concrete, or concrete footpath must be constructed on one side of the roads to be vested with crossings at intersections to NZS4121:2001 requirements:

i. 2.5m width shared path at entry leading to a crossing point for Dunstan Rd.

ii. 1.5m width on one side or otherwise as agreed by the Council Infrastructure Manager.

y) 100mm depth clean topsoil must be laid between the footpath and allotment boundary formed at 4% crossfall. The berms must betrimmed and grassed to a tidy green mowable standard.

Landscaping

z) Those plantings specified in the Landscaping Establishment and Management Plan for the Open Space Common Lots, Storage and Community Hub, Road, Road Lots, and the Independent Retirement Living Lots as required in Condition 5 (i) to (iv) must be established, as applicable to each stage, and as further specified.

aa) Within Independent Retirement Living Lots 5 to 21 (north-west boundary), and Lots 38 to 44 (south-east boundary), tree plantings shall be established in each of the two exterior corners, in clusters of trees no less than 1-5 trees as shown on the approved Landscape Master Plan. Tree species will be further prescribed in the detailed Landscape Establishment and Management Plan and certified as part of Condition 5, but shall be selected to be of a relatively narrow form suited to the Central Otago climate and regional context and deciduous to allow shade in summer and light in winter.

bb) Within Lots 6 to 20, and Lots 25 to 32, 3-metre-wide covenanted strips shall be established on the south-eastern (or road side) boundary for the purposes of creating and maintaining community plantings. The applicable covenants shall require that these gardens are managed by the Management Entity (refer to Condition ii) and jj) below) for the benefit of all residents.

cc) Existing pine trees are to be removed along the Dunstan Road boundary. There shall be selective retention of existing Poplars. New Poplar Tree plantings to be included along boundary within a proposed 3-5m wide planted strip at the road reserve boundary. Low 1.2m post and rail fencing to be integrated and placed along road boundary

Advice Note: The landscaping works required to be completed for any stage shall be such as are approved in the relevant update of the Landscape Management Plan, approved under Condition 5.

Exterior Site Boundary Fencing

dd) Fencing along all exterior site boundaries except the Dunstan Road boundary, shall be installed, and shall be any one of the following, providing it is a continuous treatment in terms of materials, profile and colour along that boundary:

i. 1.8m height maximum;

ii. Pressed steel and in the range of green, brown or grey with a light reflectance value not exceeding 30%. The pressed steel profile shall be trapezoidal in profile and shall not be of a

traditional corrugated wave profile; or

iii. Solid timber paling fencing finished in a recessive colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

Advice Note: This Condition shall not apply where the adjoining site has had the common boundary fenced as part of the subdivision and development of that adjoining site, specifically the site to the north-west which is subject to resource consent RC240277 referred to as William Hill Estate.

ee) Fencing along the south-west boundary (facing Dunstan Road) of Lots 1 to 5 and 44 to 46 shall consist of 1.2m maximum height, three-rail Macrocarpa post and rail fencing. Rabbit netting is permitted (at the discretion of the Consent Holder) to contain pets and allow for plant establishment (rabbit protection if necessary).

ff) Internal boundaries within the site shall be fenced in accordance with the applicable Landscape Plan.

gg) An irrigation system comprising sprinklers or drippers must be established to all new plantings in common areas.

hh) Shared paths within Lots 100 to 104 shall be local compacted gravel and/or schist stone.

Establishment of Management Entity

ii) Formal ownership, management, and operational documents are to be provided for the Management Entity (e.g. Dunstan Common Incorporated Society or a limited company), which shall be responsible for:

i. managing Open Space Common Areas (Lots 100 to 104), including ensuring the ongoing fulfilment of the requirements of the Landscape and Open Space Management Plan;

ii. managing the Shared Storage and Community Hub Lot 100;

iii. ongoing oversight of covenants, including the design controls for building and landscaping;

iv. Holding any irrigation water rights and managing the irrigation water supply in connection with the Common Space, including any Otago Regional Council consents relating to water bores and any rights to take water.

jj) The Management Entity shall have a structure, constitution and formal rules substantially in the form attached as Appendix Six: Constitution and Rules (Attachment 6 of the Application).

Covenants

kk) Suitably worded covenants, substantially in the form contained in Attachment 6 to the Application, between the lot owners and the Management Entity shall be drafted for registration on Lots 1 to 46 providing that:

i. Lot ownership shall be restricted to persons over 65 years of age, or, where those owners are not over 65 but are retired, at the discretion of the delegated representative(s) of the Management Company.

ii. No dwelling is to be constructed, nor any associated residential activity is to be undertaken on Lot 100.

iii. No dwelling shall be erected on any of Lots 101 to 104.

iv. No further subdivision of the area incorporating Lots 100 to 104 inclusive.

v. Lots 1 to 46 shall not be used for traveller accommodation.

Accidental Discovery Protocol

ll) If during any site disturbance, the consent holder or subsequent owners:

i. discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

a. notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

b. stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

c. Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

ii. discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

a. stop work within the immediate vicinity of the discovery or disturbance; and

b. advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

c. arrange for a suitably qualified archaeologist to undertake a survey of the site.

iii. Site work may recommence following consultation with the Consent Authority.

Consent Notice Conditions

17. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on the records of title, for the following ongoing conditions:

Design Controls

a) For Lots 1 to 46 buildings shall be constructed in accordance with the site and elevations plans prepared by Ikon Architects dated 21-01-2025 Revision C and attached as Appendix Four to the approved consent documentation of resource consent RC250165. The exterior finish, fencing and other controls shall be consistent with this provided for below, or as otherwise specified on the Ikon Architects Plans.

Alternatively, retirement units may be built on each of Lots 1 to 46 other than those approved as Appendix Four, providing the following criteria are adhered to, and Lots 5, 21, 22 and 44 shall be constructed in accordance with the following bulk and location, and design standards.

Buildings

i. All buildings shall be single storey not exceeding a height of 5.4m.

ii. All buildings shall be setback a minimum of 4.5m from a road boundary.

iii. All buildings shall be setback a minimum of 3m from an internal boundary (except common walls), except the setback from external side or rear boundaries shall be as follows:

a. North-west boundary Part Lot 12 DP 3194: 6 metres for verandas and 9 metres for the main building

b. North-east boundary Lot 3 DP 12640 and Lot 4 DP 12640: 6 metres

c. South-east boundary: Lot 10 DP 6740: 6 metres

iv. All lots shall provide a minimum open space area (grassed or formed i.e patio) of 30m².

v. The maximum building coverage of each lot shall be 30%, except that in addition, the building coverage of Lots 5, 21, 22 and 44 (Bespoke typology) shall not exceed 200m²:

vi. Roof form shall adhere to the following:

a. Gable roof form

b. No hip roofs or dormer windows/ structures

c. With the exception of solar panels, including solar hot water tubes/systems, no antennas, aerials or other structures shall

be located on a roof. Sky or similar satellite dishes shall be affixed to gables at or below the roofline.

vii. Exterior Cladding shall consist of the following:

a. Colours in the range of red, green, brown or grey with a light reflectance value not greater than 35%;

b. Weatherboard including timber, composite materials and cedar;

c. Board and batten comprising cedar and composite materials;

d. Locally soured schist stone;

e. Exposed timber cladding not required to be painted such as cedar or macrocarpa shall be finished in a stain.

f. Pressed steel such as corrugated iron or trapezoidal profile limited to the colours in a.

viii. Roofs shall be finished in long-run corrugate or trapezoidal profile. Tile roofs are not permitted. Roof colours shall be in the range of red, green, brown or grey and have a light reflectance value less than 30%.

ix. Maximum glazing area: For the purpose of ensuring units are not dominant as viewed from public open space areas, the following maximum glazing is required

a. Elevations facing an open space area (Lots 100 to 104): 50%

b. Facing Dunstan Road: 40%

c. Rights of Way (not facing an open space): 40%

d. Elevations directly facing another unit: 20%

x. No conservatory or similar structure shall be constructed that extends beyond the building line of the house, nor that faces a street or shared space.

xi. Fencing

a. Fencing along the frontage of a lot facing a road or open space area shall be limited to a post and rail fence not exceeding 1.6m (rabbit netting is permitted to contain pets), schist stone wall maximum height of 1.2m or clipped hedging to a maximum height of 1.2m;

b. Solid fencing is permitted between the internal boundaries of lots which do not adjoin a road, open space and common area lot, or a right of way, provided the solid fencing does not exceed a height of 1.8m and does not extend further toward the road, than the line of the building on the Site;

c. Fencing adjoining a right of way shall be post and rail or post and wire fencing (with rabbit netting to contain pets) and shall

not exceed a height 1.4m

d. Fencing shall use timber or locally sourced stone (pressed steel panel fences are not permitted). Timber fences shall be finished in a recessive colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

xii. Curtilage

a. Sheds, storage areas, wheelie bin and rubbish bin placement areas and vegetable gardens are to be at the side or rear of the dwelling.

b. Sheds are not to exceed 10m² in footprint size or 2.5m in height

c. Clothes lines are to be to the side or rear of dwellings, and screened by a fence.

xiii. Lighting

a. Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and shall be configured to reduce potential for night time light pollution

b. Any external lighting shall be restricted to down lighting only and no higher than 2.2m.

c. Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

xiv. Lighting in open space areas:

a. Lighting of common spaces (outside of the vested road corridors) to be limited to bollard lighting or ground lighting.

<u>Landscaping</u>

b) For Lots 101, 102, 103 and 104 being the Open Space and Common Area Lots, and Lot 100 being the Storage and Community Hub, landscaping shall be maintained in accordance with the approved landscape plan and landscape maintenance plan.

c) Within Lots 5 to 21 (north-west boundary), and Lots 37 to 44 (south-east boundary) any contiguous plantings (i.e. hedges) within private lots along those north-west, north-east and south-eastern exterior boundaries shall be managed so as not to exceed 2.0m height.

d) All boundaries adjoining a right of way shall comprise a planted 2.0m wide strip. Planting shall not exceed 1.5m height and solid hedging is permitted provided it is maintained to a maximum height of 1.2m.

e) Plantings required by these conditions and any other landscape plantings shall be consistent with the approved planting list.

Land Use and General

f) For Lots 1 to 46:

i. Lot ownership shall be restricted a) to persons over 65 years of age, or, b) where those owners are over 55 and are retired, and subject to the discretion of the delegated representative(s) of the Management Entity.

ii. There shall be no further subdivision.

iii. Traveller accommodation and visitor accommodation is prohibited

iv. All lot owners are to be shareholders in a Management Entity created for purpose of managing Lots 100 to 104. In the absence of a Management Entity, or in the event that the Management Entity established is unable to undertake, or fails to undertake, its obligations and responsibilities, the lot owners shall be responsible for establishing a replacement Management Entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

g) For Lot 100 (Storage and Community Hub):

i. Lot 100 shall only be used by the members of the Management Entity created for the purpose of managing Lots 100 to 104, being the owners and occupiers of Lots 1 to 46.

ii. Lot 100 shall be used for storage and as a community hub, including car parking of vehicles, caravans, motorhomes, boards on trailers, recreation, teaching and learning, place of assembly, cultural activities and ancillary administrative activities related to those activities.

iii. Provided it is conducted within a buildings the servicing and repair of items stored such as vehicles, caravans or boats is permitted.

iv. The use of buildings for a workshop in addition to storage is permitted within Sheds 1, 2 and 3. Shed 2a and a portion of Shed 2 shall be used for communal activities as indicated on the Ikon Drawings Existing & Demo Community Hall Plan Sheet Sj1-05 And Proposed Community Hall Plan Sheet SK1-06 both dated 12/12/2025 and entered in Council records as part of the approved plan documentation for resource consent RC250165.

v. No dwellings shall be constructed, nor any associated residential activity carried out.

vi. Retail activity is not permitted.

h) For Lots 101 to 104 Open Space Common Areas:

i. No dwelling shall be erected on any of lots.

ii. Buildings shall be restricted to landscaping and open style picnic or Barbeque shelters not exceeding 15m² roofed area. If any

buildings are constructed the maximum building area shall be not more than 50m² on any lot.

iii. The Lots shall remain un-serviced for potable water supply, except where in the future a properly approved building or facility (such as a residents' common room) is constructed within that area that requires it to be serviced for potable water.

i) For Lots 51 and 54:

i. The setback of buildings from the north-east boundary adjoining Lot 3 DP 12640 shall be as follows:

a. 6 metres: Primary Residential Unit (comprising bedrooms, living rooms, kitchens, bathrooms; and

b. 3 metres: Garages and accessory buildings (including garages or laundries attached to the primary residential unit) sleepouts, and any minor residential units or residential flats.

j) For all Lots:

i. Prior to construction of a dwelling on the site, a new vehicle entranceway/crossing must be constructed in compliance with the requirements of Part 29 of Council's Roading Policies 2015. The pavement shall be of concrete construction.

ii. No residential allotments may access directly from Dunstan Road.

k) The landscape planting (as required by the Landscape and Common Area Management Plan is to be maintained in a healthy and tidy condition at all times, including undertaking replacement of dead plants, pest and weed control, and watering during dry spells until well established.

Stormwater

l) Stormwater from buildings and other impervious surfaces within each of Lots 1 to 54, and Lot 100, must be stored for beneficial reuse or disposed of by soak-pit designed by a suitably qualified and experienced person within the boundary of each lot.

Financial Contributions

Reserves

18. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder must make payment of a reserves contribution (exclusive of Goods and Services Tax) to the Council of $252,173.91 for reserve land and $7,666.09 for reserve improvements.

Financial Contribution in relation to Policy LLRZ-P9

19. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder must make payment of $30,000 (exclusive of GST) to Council prior to completion of any one of Lots 1 to 46.

ADVICE NOTES:

1. *All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.*

2. *Development contributions of $594,148.70, $612,344.35, $20,249.57, $63,320.87, (exclusive of goods and services tax) for water, wastewater, roading, and community infrastructure, and financial contributions of $252,173.91, and $7,666.09 reserve land, and reserve improvements are payable for pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.*

3. *Financial and development contributions will be payable on a pro-rata basis based on the lots being created in each stage.*

4. *It is the consent holder's responsibility to obtain all necessary Temporary Traffic Management Plans, Corridor Access Requests or any other approvals to undertake works within the road reserve. These approvals should be obtained prior to the works commencing.*

5. *Submission of an Application to Connect is required prior to connecting to Council's potable water or wastewater networks in addition to plans for water and wastewater servicing being submitted for Engineering Approval.*

6. *As per the EA condition, detailed water and wastewater reticulation design must be assessed and granted Engineering Acceptance (EA) before physical works commence.*

7. *A developer agreement may be reached with the CODC to provide for infrastructure upsizing to ensure new infrastructure services provide for future upstream catchment where appropriate.*

8. *If water toby boxes must be within vehicle accessway/crossings, because other solutions are not feasible, they shall be all-metal so as to support sustained traffic.*

9. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.*

10. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*

11. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*

12. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

Consent Type: Land Use Consent

Consent Number: RC 250165

Purpose: Land use consent for a comprehensive residential development, intended for retirement living in the large lot residential zone and for the disturbance and disposal of contaminated soil.

Location of Activity: 231 Dunstan Road, Alexandra

Legal Description: LOT 11 DP 3194 (Record of Title OT5C/60).

Lapse Date: [Day and Month] 2031, unless the consent has been given effect to before this date.

Conditions:

General

1. Works shall be in general accordance with the Plans and details submitted with the Application for land use consent, attached as Appendix One to Five, including:

Appendix Ref	Plan or Document	Reference
One	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Scheme Plan - Stage 1	3368-04B 11 Dec 2025
Two	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Overall Scheme Plan	3368-03B 23 Jan 2026
Three	Studio 3 Dunstan Estate – 231 Dunstan Road – Concept Master Plan	21-01-2025 Revision C
Four	IKON Dunstan Common Resource Consent Plans (48 plans)	12/12/2025 Revision A SK0-01 to SK9-04
Five	Sample Location Plan – Detailed Site Investigation 231 Dunstan Road, Alexandra	Mar-25 Project Number 25007

and the information provided with the resource consent application received by the Council and referenced RC250165 except where modified by the following conditions.

2. No construction, development, or site preparation work is to occur on the site until the site has been remediated and validated in accordance with the Conditions 15 to 18.

3. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be both submitted to Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public.

4. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.

5. Works may be progressed in stages, as described in the subdivision consent RC250165 conditions. All infrastructure necessary for the full functioning of any stage shall be completed in conjunction with that stage.

6. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be submitted to the Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public

7. Any discharge of stormwater from private rights of way, buildings and impervious areas to ground through soakpits must be within the confines of the respective allotments.

8. Any fill material to be introduced to the site must comprise clean fill only.

9. The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.

10. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:

    a) divert clean runoff away from disturbed ground;

    b) control and contain stormwater run-off;

    c) avoid sediment laden run-off from the site'

    d) mitigate dust emissions; and

    e) protect existing drainage infrastructure sumps and drains from sediment run-off.]

11. All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.

12. The consent holder must:

    a) be responsible for all contracted operations relating to the exercise of this consent; and

    b) ensure that all personnel (contractors) working on the site are made

aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and

c) ensure compliance with land use consent conditions.

13. If during any site disturbance, the consent holder or subsequent owners:

a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

i. notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

ii. stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

iii. Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

i. stop work within the immediate vicinity of the discovery or disturbance; and

ii. advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

c) Site work may recommence following consultation with the Consent Authority.

14. At the end of the works, any exposed areas must be top-soiled and seeded as soon as possible to limit sediment mobilisation.

Contaminated Land

15. A remediation action plan (RAP) and contaminated site management plan (CSMP) must be prepared by a SQEP and submitted to Council for certification that the potential risks to health are mitigated during and after implementation of the remedial strategy and these shall provide for:

a) Additional soil samples collected from the area beneath the stack of cages adjacent to the south-western poultry building, as well as from the area surrounding the north-eastern dwelling and the pile of waste subject to past burning as identified in the DSI.

b) All samples required under the consent must be collected and analysed in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No. 5 – Site investigation and analysis of soils (Revised 2011).

c) Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).

d) A remediation options assessment that evaluates methods that would eliminate the risks to health from the identified sources of contamination.

e) All contaminated material that is removed from the site must be taken to an authorised facility for disposal and the consent holder must submit to the Council waste manifests from the contractor and cartage company that clearly identify the stockpile reference number against the laboratory sample number at the end of the remediation process.

f) Any contaminated material that is excavated and stored on the site must be stockpiled on an already contaminated part of the site or on a surface that will prevent the stockpile from contaminating a new part of the site.

g) Any replacement soils must be certified as clean fill by the supplier or tested to confirm that they are suitable for residential land use under the NES-CS.

16. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) must be remediated in accordance with the certified RAP.

17. If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health to determine whether changes are required to the RAP and CSMP to be resubmitted to Council prior to recommencing earthworks.

18. Following completion of works implementing the RAP and CSMP the consent holder must submit a Site Validation Report (SVR) prepared by a SQEP that meets the following requirements:

a) Is submitted no later than 20 working days following the completion of soil disturbance.

b) Details of the project works completed.

c) A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site.

d) For soils imported to site, information on the soil source site and any

sample results.

e) Documentation of any incidents and how they were resolved.

f) The results of any sampling undertaken.

g) Confirms that the site has been remediated to the guidelines for residential land use under the NES-CS.

h) Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record must include:

i. The approximate location of the site where the contaminated material was found.

ii. The name of the person and company that collected the contaminated material from the site.

iii. The date of collection.

iv. The destination of the material.

v. A description of the material, including known contaminants.

vi. The volume of the material collected.

vii. Evidence of that disposal to an authorised facility.

Administration

19. The consent holder must 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.

ADVICE NOTES:

1. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.*

2. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*

3. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*

4. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

Appendix One: Approved Plans for RC50165 (scanned image(s), not to scale)

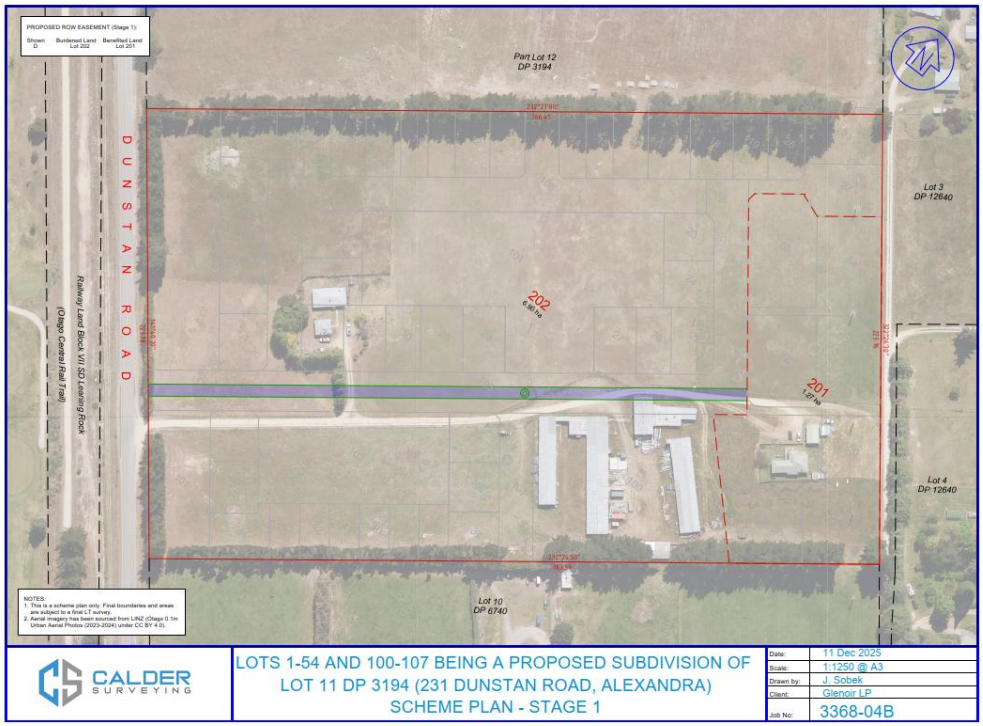
Subdivision Consent

Plan No.	Plan or Document	Reference
One	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Scheme Plan - Stage 1	3368-04B 11 Dec 2025
Two	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Overall Scheme Plan	3368-03B 23 Jan 2026
Three	Studio 3 Dunstan Estate – 231 Dunstan Road – Concept Master Plan	21-01-2025 Revision C
Four	IKON Dunstan Common Resource Consent Plans (48 plans)	12/12/2025 Revision A SK0-01 to SK9-04
Five	Sample Location Plan – Detailed Site Investigation 231 Dunstan Road, Alexandra	Mar-25 Project Number 25007
Six	Dunstan Common Resident Handbook/Operating Guidelines Dunstan Common Incorporated Society Constitution Dunstan Common Incorporate Society Rules	Attachment 6 of the AEE.

Land Use Consent

Plan No.	Plan or Document	Reference
One	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Scheme Plan - Stage 1	3368-04B 11 Dec 2025
Two	Lots 1-54 and 100-107 being a proposed subdivision of Lot 11 DP 3194 (231 Dunstan Road, Alexandra) Overall Scheme Plan	3368-03B 23 Jan 2026
Three	Studio 3 Dunstan Estate – 231 Dunstan Road – Concept Master Plan	21-01-2025 Revision C
Four	IKON Dunstan Common Resource Consent Plans (48 plans)	12/12/2025 Revision A SK0-01 to SK9-04
Five	Sample Location Plan – Detailed Site Investigation 231 Dunstan Road, Alexandra	Mar-25 Project Number 25007

One


PROPOSED ROW EASEMENT (Stage 1):
Part Lot 12
DP 3194
DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock
(Otago Central Rail Trail)
Lot 3
DP 12640
Lot 4
DP 12640
Lot 10
DP 6740
202
201
NOTES:
1. This is a scheme plan only. Final boundaries and areas are subject to a final LT survey.
2. Aerial imagery has been sourced from LINZ (Otago 0.1m Urban Aerial Photos (2023-2024) under CC BY 4.0).
CALDER SURVEYING
LOTS 1-54 AND 100-107 BEING A PROPOSED SUBDIVISION OF
LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA)
SCHEME PLAN - STAGE 1
Date: 11 Dec 2025
Scale: 1:1250 @ A3
Drawn by: J. Sobek
Client: Glenoir LP
Job No: 3368-04B

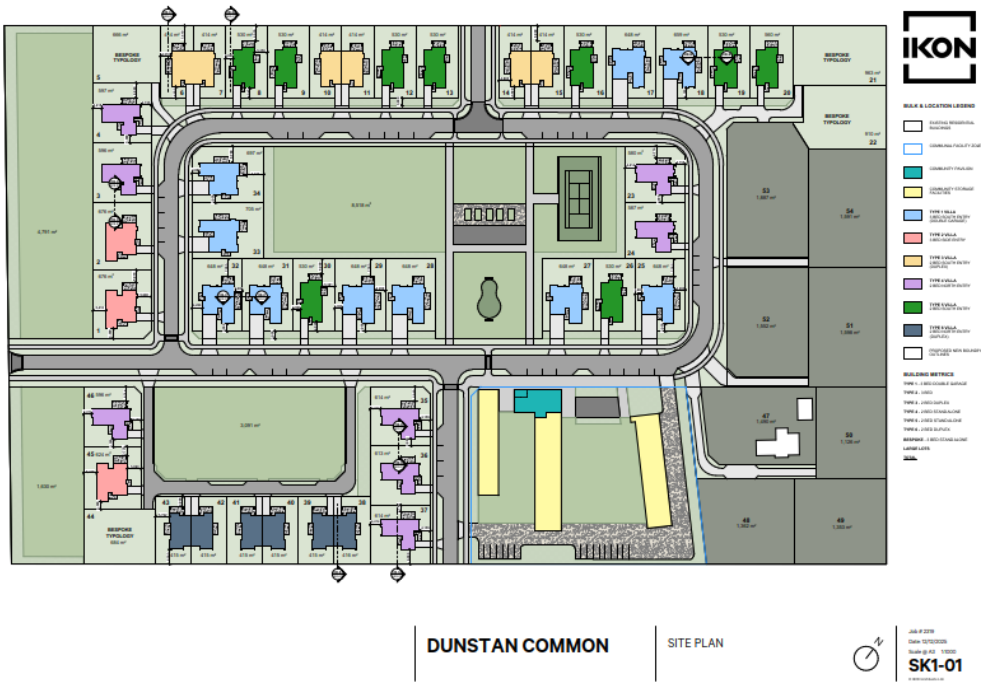
Two


PROPOSED AMALGAMATION CONDITION:
That Lots 100 - 104 be held as 45 undivided 1/45th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
PROPOSED ROW EASEMENT:
Part Lot 12
DP 3194
DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock
(Otago Central Rail Trail)
Lot 3
DP 12640
Lot 4
DP 12640
Lot 10
DP 6740
NOTES:
1. This is a scheme plan only. Final boundaries and areas are subject to a final LT survey.
2. Aerial imagery has been sourced from LINZ (Otago 0.1m Urban Aerial Photos (2023-2024) under CC BY 4.0).
LEGEND:
- land covenant areas
CALDER SURVEYING
LOTS 1-54 AND 100-107 BEING A PROPOSED SUBDIVISION OF
LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA)
OVERALL SCHEME PLAN
Date: 23 Jan 2026
Scale: 1:1250 @ A3
Drawn by: J. Sobek
Client: Glenoir LP
Job No: 3368-03B

Three


studio3
DUNSTAN ESTATE - 231 DUNSTAN ROAD
Concept Masterplan

Four


IKON
DUNSTAN COMMON
SITE PLAN
SK1-01

Five



Description	Sample Location Plan	Figure Number	2
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	Date	Mar-25
Client	Navigate Property Limited	Drawn by	CM
Project Number	25007	Approved by	JK

CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC250165
231 Dunstan Road, Alexandra

INTRODUCTION

APPLICATION	**RC 250165**
APPLICANT	**GLENOIR LIMITED PARTNERSHIP**
ADDRESS	**231 DUNSTAN ROAD, ALEXANDRA**
LEGAL DESCRIPTION	**LOT 11 DP 3194 (HELD IN RECORD OF TITLE OT5C/60).**
ACTIVITY DESCRIPTION	**LAND USE AND SUBDIVISION CONSENT FOR 46 UNITS INTENDED FOR RETIREMENT LIVING, AND 8 ADDITIONAL RESIDENTIAL LOTS IN THE LARGE LOT RESIDENTIAL ZONE.** **LAND USE CONSENT IS ALSO SOUGHT TO DISTURB AND DISPOSE OF CONTAMINATED SOIL.**
ACTIVITY STATUS	**NON-COMPLYING**

DESCRIPTION OF ACTIVITY

The applicant has sought subdivision and land use consent for a 46 unit comprehensive residential development intended for retirement living and to be managed by lot owners in common through an incorporated society , along with subdivision consent to create an additional 8 larger residential lots at 231 Dunstan Road, Alexandra. The applicant first applied on 17 June 2025 on the basis of the zoning of the site being Rural Residential under the Operative District Plan, and Large Lot Residential Zone under PC19.

At the time that the application was lodged the zoning of the site from Rural Residential to Large Lot Residential (LLRZ) through PC19, was subject to an appeal on the LLRZ provisions.

Revised development and subdivision plans and a revised AEE were provided by the applicant on 3 September 2025.

A further revision of development and subdivision plans and a revised AEE was subsequently provided on 19 December 2025. The application correctly references the zoning of the site applicable that is the Large Lot Residential Zone (LLRZ).

A final revised AEE and development plans were received 21 January 2026.

The latest application is for:

- 46 independent retirement living (IRL) units (occupied by retired persons 65 years old and over or over 55 years of retired persons and their spouses on lots ranging in size from 415 square metres to 1,174 square metres (Lots 1 to 46).
- 8 larger residential lots ranging in size from (one of which is to contain an existing dwelling that is to be retained).

- Staging information is provided for the proposed subdivision:
    - Stage 1 is for two lots, namely Lot 202 (6.9 ha containing an existing dwelling and existing farm accessory buildings) and Lot 201 (1.27 ha containing an existing dwelling and accessory buildings) with a new right of way (D) servicing this rear allotment.
    - The overall scheme plan shows 54 residential lots, three lots to be vested as road reserve (Lots 105 to 107), three new rights of way (A to C), and five lots (Lots 100 to 104) are to be held in joint ownership by the 46 owners of the Lots 1 to 46. The right of way D created in Stage 1 is to be replaced by Lot 105 as road reserve. The applicant seeks flexibility in staging for subsequent stages provided that all of Lots 47 to 54 are titled in a single stage, and that any subsequent stages can be developed incrementally to provide their respective road and open space areas.
- The Dunstan Common Incorporated Society (DCIS) (or a company) will be established to manage commonly owned areas (Lots 100 to 104) that are to be amalgamated in equal undivided shares with Lots 1 to 46.
- Occupation of the IRL units will be restricted by the DCIS Bylaw Rules, covenants, and conditions proposed by the applicant to:
    - Restrict lot ownership to either persons over 65 years of age, or at the discretion of the DCIS where owners are over 55 and are retired.
    - No further subdivision is permitted.
    - Prohibit traveller accommodation and visitor accommodation.
- Lot 100 is to contain buildings for use as a community hub and storage for car parking of vehicles, caravans, motorhomes, boats, and trailers that is to be managed and maintained by the DCIS and owned jointly by the owners of Lots 1 to 46.
- Lots 101 to 104 are areas of open space to be managed and maintained by the DCIS and owned jointly by the owners of Lots 1 to 46.

The applications state that resource consent for the overall residential density is made under the Comprehensive Residential Development (CRD) framework introduced into the District Plan and the LLRZ through PC19. At the time of writing this report the comprehensive development provisions are still subject to appeal albeit that a consent memorandum reflecting the agreement of the parties is with the Court.

The applicant has provided a legal opinion with the revised application received on 19 December 2025 asserting that the proposal meets the requirements of the definition of retirement village in the district plan, which is:

'Retirement village'

means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

In the context of the proposed activity, it is agreed that there are facilities on Lots 100 to 104 that are managed by the DCIS as lot owners in common. The activities and facilities on Lot 100, being the Community Hub and storage would the types of ancillary activities listed for retirement villages, only if IRL units on Lots 1 to 46 were to meet this definition.

The applicant has stated that the incorporated society Bylaw Rules, covenants, and proposed conditions for the subdivision consent relating to occupation of Lots 1 to 46 based on eligibility for persons aged 65 years and over, or over 55 years of retired persons and their spouses at

the discretion of the DCIS, and additional restrictions on those lots. However, each of the IRL units is to be owned freehold and is not to be managed as a comprehensive residential complex since each individual lot owner is responsible for their management and not the DCIS (or other entity). So instead of being a manged comprehensive residential complex, I consider what is proposed is a series of individual residential uses with some additional restrictions. As a consequence it is not accepted that Lots 1 to 46 form a managed comprehensive residential complex, or benefit from their joint ownership of Lots 100 to 104 to the extent that they can be considered together to meet the definition of a retirement village. It is agreed that Lots 100 to 104 can meet this definition as the other activities to support retired persons and their recreation needs, but if they are not ancillary to a retirement village, then they are instead ancillary to the residential uses on Lots 1 to 46. Effectively the proposal is a comprehensive residential development managed by what is effectively a Homeowners Association that restricts the age of residents. The residential component of the development is not comprehensively managed.

A revised application was provided between 21 and 23 January 2026 providing revised subdivision plans, additional traffic/transport assessment, a legal opinion relating to notification, and other updated information.

Land use

There are two existing dwellings on the site, and one is to be retained (this being the dwelling on proposed Lot 201 in Stage 1, and Lot 47 in a subsequent stage). The existing dwelling (and associated accessory buildings) on Lot 202 in Stage 1 is to be removed or demolished in a subsequent stage.

The application has provided typologies for 42 single-storey independent retirement living (IRL) units. Of the four remaining IRL lots, design and layout information has not been provided (Lots 5, 21, 22, or 44) since these are to be bespoke designs within specified parameters (e.g. maximum height 5.4m; minimum 4.5m road setback; maximum site coverage 30% up to a maximum floor area of 200 square metres, etc).

It is proposed to demolish or remove some existing buildings and to convert existing farm buildings into a community facility hub and storage for residents on Lot 100. The activities and facilities on Lot 100 have been assessed as ancillary residential activities to Lots 1 to 46. Areas of open space and the community hub are to be held in common ownership as undivided shares by Lots 1 to 46. A management entity (either an incorporated society or company with information provided for DCIS) is proposed to manage the open space common areas (Lots 101 to 104), storage facilities and community hub (lot 100). This entity will be owned and controlled by the owners of the 46 IRL lots to be created as part of the subdivision.

Description	Floor area (m^2)	Bedrooms	Garage	Number
Type 1 Villa	174	3	Double	10
Type 2 Villa	171	3	Single	3
Type 3 Duplex	118	2	Single	6
Type 4 Villa	155	2	Single	8
Type 5 Villa	122	2	Single	9
Type 6 Duplex	123	2	Single	6
Bespoke detached	200 maximum	Unspecified	Unspecified	4
Total				**46**

The above table is based on the revised architectural plans, but is still indicative as the applicant has stated that flexibility is sought to design and build a different dwelling on any of

the proposed IRL lots with the same design controls as for the bespoke lots to be approved by the Management Committee of the Management Entity.

The concept site plan is provided in Figure 1. This shows the proposed IRL units, the four lots for bespoke detached dwellings, common areas, the existing dwelling to be retained on Lot 47, and the 8 other fee simple residential lots in dark green.

The Concept Site Plan shows the proposed buildings for Lots 1 to 46 along with identifying requested breaches to the building setbacks from roads, and road connections proposed to neighbouring properties to the north and south, as well as to Dunstan Road.

The road setback breaches vary from 3m to 6.2m from the proposed internal road boundaries for 16 of the proposed lots containing IRL units. There are 15 lots that comply with the 7m road setback (Lots 6,to 20) and no resource consent is sought to breach building setback requirements in relation to Lots, 5, 12, 21, 22, 38 to 44, or Lots 47 to 54.

The existing buildings to be retained on Lot 100 will be located 0.3m from the road boundary. The existing garage building on Lot 47 will be 1.5m from internal boundary breaching the required 3m setback from internal boundaries. Buildings sharing a common wall such as the duplexes are not required to be setback from the affected internal boundary and all other buildings meet the required 3m setback.



Figure 1: Concept Site plan (Source: Architectural Plans, 19 Dec 2025)

Floor plans and elevations of the proposed IRL units are shown using the following examples:

- Three bedroom Type 1 villa (see Figure 2 and Figure 3)
- Two bedroom Type 3 duplex units (see Figure 4 and Figure 5)

The Concept Site Plan also provides details of the layout of storage buildings, Community Workshop, Community Pavilion, and car parking area on Lot 100. Some of the existing farm buildings are to be removed near to the proposed storage and community hub to ensure that buildings generally meet the required setback distances at that part of the site (except that the Community Pavillion in turquoise and the westernmost storage building will be 0.3m from the road boundary).

A floor plan is shown for the community hub building containing a lobby, meeting rooms, storage rooms, kitchen, bathrooms and access to stores and workshops. Lot 100 and its facilities is only to be used by owners and occupiers of Lots 1 to 46.

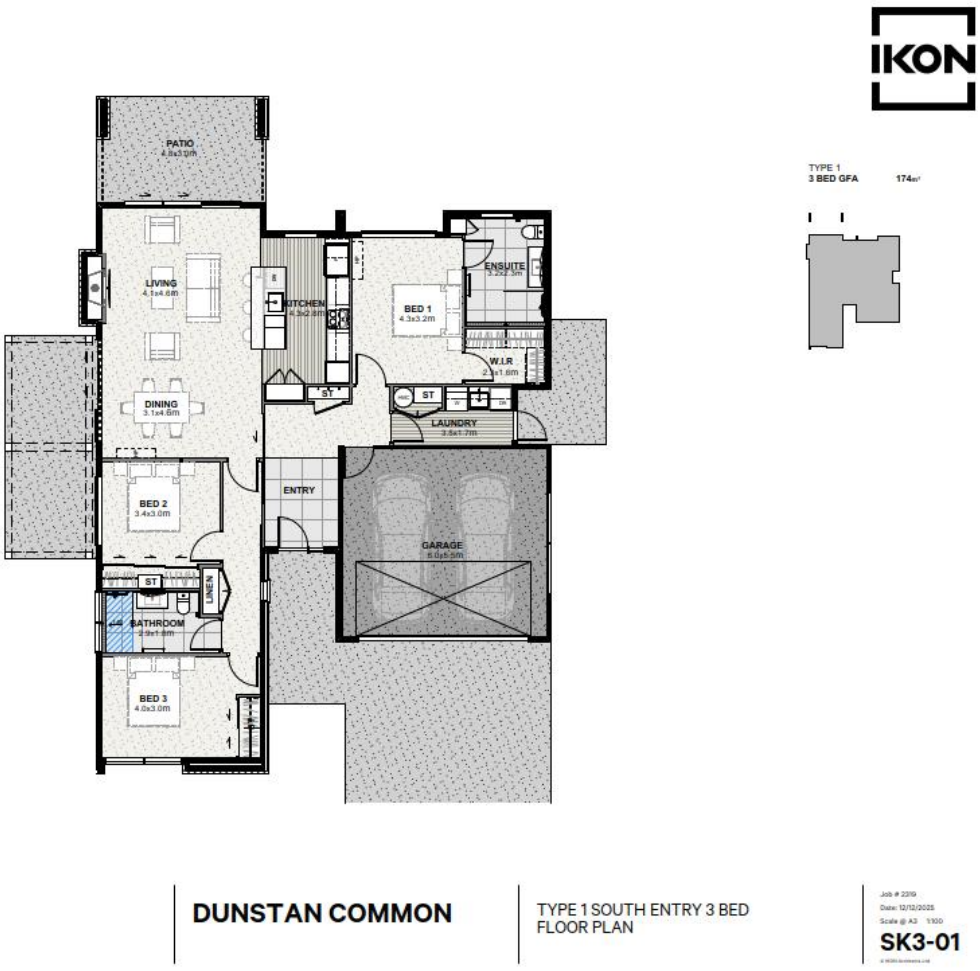


Figure 2: Type 1 Villa Floor Plan Source: Architectural Plans, 12 Dec 2025)



Figure 3: Type 1 Villa Elevation (Source: Architectural Plans, 12 Dec 2025)

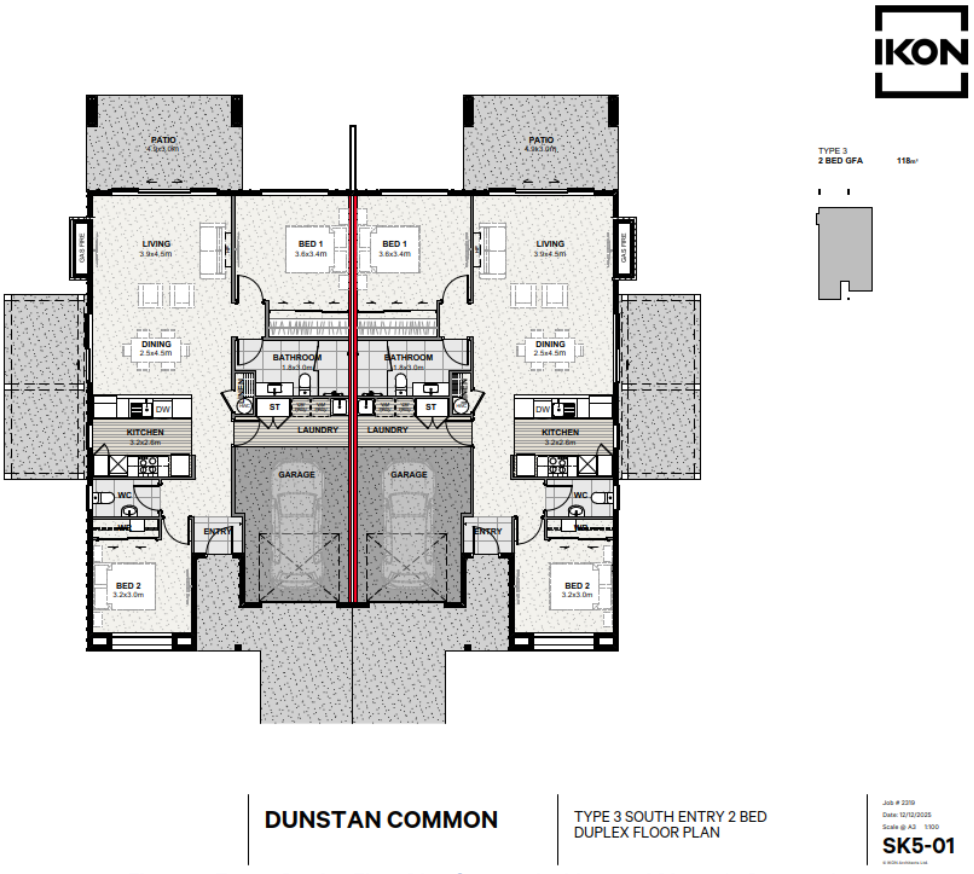


Figure 4: Type 3 Duplex Floor Plan Source: Architectural Plans, 12 Dec 2025)



Figure 5: Type 3 Duplex (Source: Architectural Plans, 12 Dec 2025)

In addition, the applicant has investigated contaminated soils on the site and provided a DSI since there is a proposed change in the use of the land to residential activities. Accordingly, application is also made under the NES-CS since contaminants (arsenic and zinc) exceeding guidelines were found in discrete locations across the site. The DSI attached with the application also confirms areas of past burning and oil residues and the presence of asbestos in existing buildings. The applicant has volunteered to prepare a Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP) and conditions requiring remediation as necessary prior to section 224(c) certification but suggest that demolition of buildings containing asbestos be a matter left to the building consent process.

While the site is predominantly flat with some gently sloping areas, earthworks are also proposed to create lots, trenching for services, and constructing roads.

Figure 6 is the Landscaping Plan included with the revised information provided on 21 January 2026, and this shows the planting proposed, including along the north-west and south-east boundaries as it relates to those units nearest to these boundaries, and for the planting along Dunstan Road and within the site in open space areas.

The applicant is proposing DCIS Bylaws and land covenants between the lot owners of Lots 1 to 46 and the DCOS to include the following restrictions:

- Restrictions on ownership and occupation of Lots 1 to 46 to persons over 65 years of age (or retired persons over 55 years old and their spouses at the discretion of the DCIS or other entity)
- No further subdivision of Lots 100 to 104
- No residential activity on Lots 100 to 104
- No use of IRL units for traveller accommodation and visitor accommodation.



Figure 6: Landscaping Plan (Source: Concept Master Plan Revision C, 21 January 2026)

Subdivision

Application is made to subdivide the land as shown in Figure 8. The proposed subdivision is to be completed in two main stages (Figure 7) with the stages proposed as follows:

Stage One

- Create Lot 201 (for future Lots 2 to 9 and right of way A in Stage Two)
- Create Lot 202 for all other land
- Create a right of way to service Lot 201

Stage Two

- Create Lots 1 to 9
- Create Lots 10 to 54
- Create Lot 100 (Storage and Community Hub)
- Create Lots 101 to 104 for areas of open space and recreation
- Create Lots 105 to 106 to vest as road
- Create rights of way A to C
- Remove the right of way from Stage 1 and replace it with Lot 105 to vest as road.

The applicant has sought flexibility to incrementally add the lots shown in Stage Two, provided that Lots 2 to 9 are delivered in a single stage, and other sequencing arrangements with vesting of roads and fencing in conditions that are offered. That would appear to provide for Stage 2A, 2B etc in a range of possible combinations and iterations.

The applicant has volunteered conditions on the subdivision consent and consent notices to reinforce the following controls on Lots 1 to 46 and the shared space:

- No further subdivision
- No residential activity on Lots 100 to 104
- No structures to be built in the open space areas that do not contribute to shared recreation/amenity

The applicant is also proposing conditions for consent notices relating to the following:

- Building design controls for Lots 1 to 46
- Landscaping
- Restrictions on ownership of Lots 1 to 56 for persons over 65 years of age (or retired persons over 55 years and their spouses at the discretion of the DCIS or other entity)

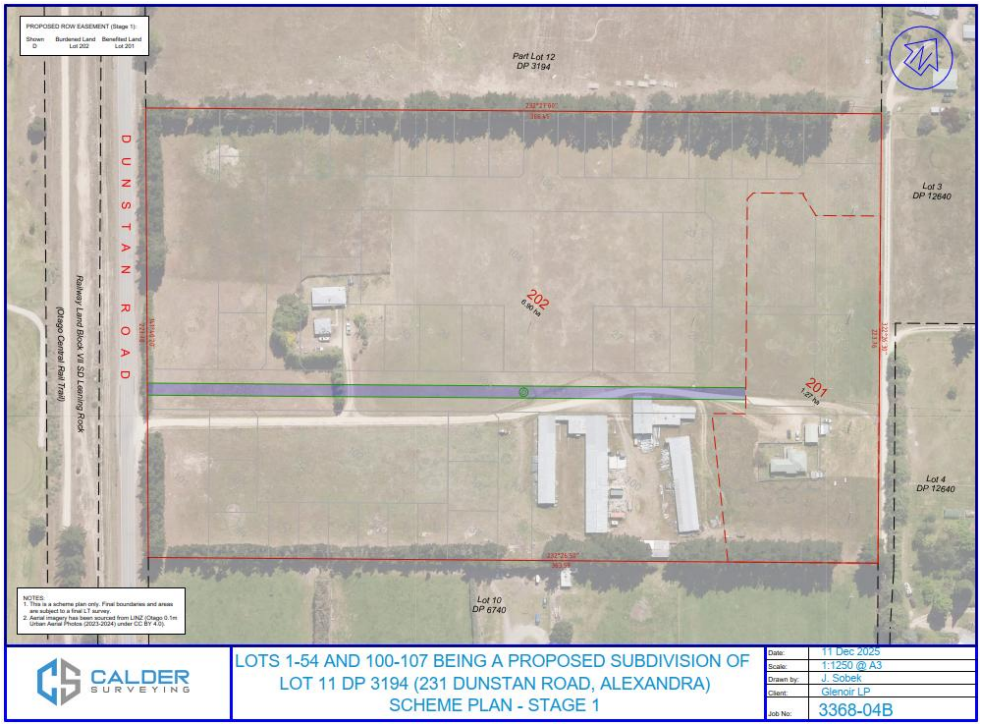


Figure 7: Proposed subdivision plan (Stage 1) (Source: Subdivision Plan Staging Revised, 19 Dec 2025)



Figure 8: Proposed overall subdivision plan (Source: Subdivision Plan Revised, 23 Jan 2026)

Roads

Lots shown to vest as road are provided in Stage 2 with a connection to Dunstan Road, internal roads, and road connections to land to the north and south of the site. The location of the road connection from Lot 106 aligns with the road proposed in the neighbouring subdivision and development to the north of the site.

Earthworks

The applicant has stated that although the site is predominantly flat with a gentle uphill slope at the rear, there will be some ground disturbance associated with the proposed development for roads and access, removal of buildings, and trenching for services with a preliminary estimate of no more than 3,000m^3. This is in addition to the rehabilitation of parts of the site containing contaminated soils. The applicant has stated that they will trigger a resource consent from the Otago Regional Council and those conditions will manage erosion and sediment control mitigation measures.

Services

There is an existing water bore on the site that is to be retained for use in irrigation across Lots 100 to 104.

The applicant proposes connections to reticulated Council supplies for potable water and wastewater, and to provide underground connections to electricity and telecommunications.

Easements

The applicant has provided a high level discussion of the potential easements required in relation to the following:

- potable water supply
- wastewater

- power
- telecommunications
- rights of way for access
- irrigation

SITE DESCRIPTION

The subject site is located at 231 Dunstan Road, Alexandra. The site is legally described as Lot 11 Deposited Plan 3194.

Legal description	Record of title	Land area
LOT 11 DP 3194	OT5C/60	8.1645ha

There are no interests recorded on the title.

Otherwise, the subject site is well described within the application, and I have adopted the applicant's description for the purposes of this report.

REASONS FOR APPLICATION

Central Otago District Plan (District Plan)

At the time of lodgement the subject site was located within the Rural Residential Resource Area of the District Plan. The District Plan provisions relating to density remain operative as it applies to the subject site at the time of writing this report.

Subdivision consent is required for the following:

- A **non-complying activity** pursuant to Rule 4.7.5(iii) for the subdivision of land which fails to comply with the 2ha average allotment size required by Rule 4.7.2 (iii)(a)(i).

- A **discretionary activity** pursuant to Rule 4.7.4(ii) since Rule 4.7.2 (iv) limits the maximum number of allotments identified on a plan of subdivision is limited to 5. The proposal seeks 54 lots. Since the PC19 subdivision rules are not deemed to be operative a resource consent is required.

- A **discretionary activity** pursuant to Rule 4.7.4(i) for the proposed earthworks that will be across an area greater than 2,000m^2, but within the permitted volume of 3,000m^3.

Land use consent is required for the following:

- A **restricted discretionary activity** pursuant to Rule 12.7.1(ii) Access Standards from Roads is minimum sight distance of 40m from an access onto a local road and the following lots do not comply; Lot 1 (34m), Lot 13 (35m), Lot 14 (30m), Lot 15 (32m), Lot 23 (32m), Lot 25 (34m), Lot 32 (36m), Lot 34 (24m) and Lot 35 (38m).

- A **restricted discretionary activity** pursuant to Rule 4.7.3(i) since Rule 4.7.2 (ii) requires a separation of dwellings of 50m and this standard will not be met on any lot. As a bulk and location standard where the PC19 bulk and location standards are deemed to be operative, this does not require resource consent.

- A **restricted discretionary activity** pursuant to Rule 4.7.3(i) since Rule 4.7.6.A.(a) Bulk and Location Requirements – Yards, requires a minimum side and rear yard of

10m. As a bulk and location standard where the PC19 bulk and location standards are deemed to be operative, this does not require resource consent.

Plan Change 19 of the Central Otago District Plan (PC19)

The subject site is located within the Large Lot Residential Zone (LLRZ) in the decision version of PC19. The Council has released the decision on submissions, meaning that PC19 has legal effect pursuant to Section 86B(1) of the Act. Several appeals in opposition to the notified decision of PC19 as it relates to the LLRZ were lodged with the Environment Court. The appeals in general seek a relief that the density of the LLRZ be revised downwards and no such appeals seek the retention of the Rural Residential Area Zoning or a lower density. At the time of writing this report, the appeals have not been fully determined in relation to the comprehensive development provisions for LLRZ, and therefore the rules of PC19 as they relate to density of subdivision on the site are not treated as operative in accordance with Section 86F of the Act. In contrast, the rule relating to earthworks is operative.

Therefore, there are some rules and provisions of PC19 that are to be treated as operative under Section 86F of the Act, and some rules and provisions that have legal effect but are not yet to be treated as operative.

In terms of an eventual weighting exercise, I confirm that the following rules of PC19 are applicable to the proposal and will be given considerable weight given the relief sought in the relevant appeals.

While the applicant is seeking resource consents on the basis that Lots 1 to 46 are to be developed for IRL for persons aged over 65 years old (or 55 years if retired and their spouses at the discretion of the DCIS or other entity), each IRL will be independently owned and not managed by the DCIS or other entity.

The applicant has also applied for a comprehensive residential development for 54 residential sites across the gross area of the site (8.1645ha) which equates to 1,512m^2 per dwelling.

'Comprehensive Residential Development'

means a comprehensively planned and designed residential development where:

1. *in the Medium Density Residential Zone, the application site is greater than 3,000m^2 or*
2. *in the Low Density Residential Zone, the application site is greater than 6,000m^2; or*
3. *in the Large Lot Residential Zone, the application site is greater than 2ha, or*
4. *where less than the areas in 1 – 3 above, it is the subsequent development of an allotment created through a previous Comprehensive Residential Development consent.*

Given the proposal for IRL units on Lots 1 to 46 does not meet the requirements to be considered as a retirement village it is appropriate that Lots 1 to 54 are assessed as a comprehensive residential development and be subject to the bulk and location requirements, including a minimum setback of 3m from internal boundaries. Further I note that a comprehensive residential development is required to be "comprehensively planned and designed" which is quite different from the requirement for a retirement village to be "a managed comprehensive residential complex or facilities". There is a different test for ongoing management in the case of a retirement village, and as I have stated above that is the reasoning for not assessing the IRL units on Lots 1 to 46 as a retirement village when they are not to be managed by the DCIS or entity, but only to have limited scrutiny of those owners and occupiers of these units (and the shared facilities) as distinct from ongoing management

of the IRL units. The activities and facilities on Lot 100 have been assessed as ancillary to the residential activities on Lots 1 to 46 without triggering resource consent.

The density provisions of LLRZ-R12 are for a minimum of one dwelling per 1,500m^2 (gross) as a restricted discretionary activity. The proposal meets this requirement with one dwelling per 1,512m^2.

Subdivision consent is required under the following (not operative):

- A **restricted discretionary activity** pursuant to SUB-R5 where the overall density of the site is 1 dwelling per 1,500m^2 and land use consent is sought concurrently under LLRZ-R12.

- A **restricted discretionary activity** pursuant to SUB-R6 where the overall density of the site complies with S1.6.

Land use consent is required for the following (not operative):

- A **restricted discretionary activity** pursuant to LLRZ-R12 for Comprehensive Residential Development for sites greater than 2ha.

Land use consent is required for the following (operative):

- A **restricted discretionary activity** pursuant to LLRZ-R11 for earthworks (other than for construction of a building for which a building consent has been issued) that exceed 200m^3 per site.

- A **restricted discretionary activity** pursuant to LLRZ-S5 for setbacks from road boundary less than 7m (Lots 16 to 20 varying from 3m to 6.2m, and Lot 100 where the setback is 0.3m).

- A **restricted discretionary activity** pursuant to LLRZ-S6 for setbacks from internal boundary less than 3m only in relation to the existing garage on Lot 47 that is to be 1.5m from the boundary shared with Lot 50.

National Environmental Standards

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NESCS) came into effect on 1 January 2012. The site has been identified as having had an activity or industry undertaken on it, as described in the current edition of the Hazardous Activities and Industry List (HAIL) and is therefore subject to the NESCS in relation to the following past activities:

- Category A11 – Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application.
- Category A17 – Storage tanks or drums for fuel, chemicals or liquid waste.
- Category G3 – Landfill sites.
- Category G5 – Waste disposal to land.

The application includes a Detailed Site Investigation (DSI) undertaken by Insight Engineering that refers to the earlier PSI prepared by WSP. The presence of contaminated soils was found to relate to its former use of the site as a poultry farm and rural uses with evidence of burn

waste (other than green waste) and oil stains from engine oil. The soil analysis results indicated that concentrations of contaminants of concern exceeded the guidelines for arsenic, copper, and zinc in discrete locations within the site. The subdivision works will involve soil disturbance principally in relation to trenching and forming the roads and access in excess of the permitted activity volumes of the site. The application is subject to resource consent under the NESCS as follows:

- A **restricted discretionary** activity pursuant to Regulation 10(2) of the NESCS.

The applicant has volunteered conditions to prepare a Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP) to involve additional soil sampling and testing to determine the remediation options to eliminate the risks to health from all identified sources of contamination. This is a strong commitment to remediation of the site by the applicant.

There are no other National Environmental Standards relevant to this application.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

In this case, there is more than one rule involved, and the effects are linked. As such, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, **as a non-complying activity** pursuant to sections 104 and 104D of the Resource Management Act 1991 ('the Act').

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
Regulation 10 of the NESCS applies to the proposed activity in the proposed subdivision and change of land use and the disturbance of contaminated soils, but public notification is not precluded. There are no other rules or national environmental standards relevant to other components of the proposed activity 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. In this case, there are no permitted activity subdivisions under the Central Otago District Plan and there is no permitted baseline to be applied.

When considering the land use I would note that the rules for comprehensive residential development are not yet operative and require resource consent as a restricted discretionary activity. There is no land use similar to the scale proposed that is helpfully considered as a permitted baseline to be applied.

ASSESSMENT: EFFECTS ON THE ENVIRONMENT

While the site is zoned Large Lot Residential Zone (LLRZ) following decisions on PC19 and there no appeals requesting a different zoning, there are appeals relating to those zone rules and standards. Since there are appeals relating to comprehensive residential development it is necessary to revert back to the density provisions of the Rural Residential Resource Area, as a non-complying activity. The consent authority is to have regard to any actual and potential effects on the environment of allowing the activity. As discussed above, given the relief sought in the relevant appeals, for the purposes of this assessment I have placed greater weight on the provisions of PC19.

The Council has obtained the following peer review reports to assist with assessing the effects of the proposed activity:

- Transport Assessment dated 27 January 2026 by Mr David Smith at Abley Consultants that has considered the following:
    - Dunstan Road intersection design
    - Internal speed limit within subdivision

  - Cycling crossing point(s) across Dunstan Road onto the rail trail.
  - Reduced building setbacks, potentially affecting the safe functioning of the road
  - General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).
- Urban Design Assessment dated 20 January 2026, prepared by Mr Tim Church at Boffa Miskell that has provided comment in relation to:
  - Comprehensive Residential Development (LLRZ-R12)
  - Setback from road boundary (LLRZ-S5) is less than the required 7m from some internal roads.
  - Neighbourhood character
  - Streetscape and public realm
  - Onsite amenity
  - Relationship to neighbours
  - Permitted baseline comparison provided by the applicant

Engineering advice for the Council has been provided on 7 October 2025 by Mr Dominic Haanen, Environmental Engineer with comment on the proposed servicing and access.

Advice has also been received on Parks and Reserves for the Council, in email correspondence and online meetings with the applicant from Mr Gordon Bailey, Parks and Recreation Manager.

1. **Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character and qualities of the applicable zone.**

The District Plan describes the purpose and character of the LLRZ as; a pleasant low-density residential living environment, containing a predominance of open space over built form, one that provides good quality on-site amenity of the site and neighbouring sites, and is well designed and well-connected to the surrounding area. The relevant objectives and policies are considered below to assist with identifying whether the proposal is consistent with the purpose, character, and qualities of the zone.

LLRZ-O2 Character and Amenity Values of the Large Lot Residential Zone
The Large Lot Residential Zone is a pleasant, low-density living environment, which:

1. *contains predominantly low-rise and detached residential units on large lots;*
2. *maintains a predominance of open space over built form;*
3. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
4. *is well-designed and well-connected into the surrounding area.*

Generally the proposal provides for detached residential units, except for the 12 duplex units (Lots 6, 7, 10, 11, 14, 15, 38, 39, 40, 41, 42, and 43). Lots 5, 21, 22, and 44 also provide the opportunity for detached residential units, as do the larger Lots 47 to 54. The design controls proposed by the applicant require single storey buildings on Lots 1 to 46 either in accordance with the architectural plans, or a maximum height of 4.5m and the other listed design controls. The effect of the flexibility sought by the applicant is that it can't be assumed that the built form shown on the architectural plans will be constructed on the site, since alternative listed parameters may be adopted instead. However, the architectural plans that relate to Lots 1 to 46 (except not Lots 5, 21, 22, and 44) does assist with demonstrating whether future development can accommodate anticipated land uses that are consistent with the purpose, character, and qualities anticipated for the LLRZ.

Mr Church has agreed that the proposed development aligns with the Comprehensive Residential Development (CRD) density provisions that enable one dwelling per 1,500m^2 of

gross site area. While the development provides for small lots (as small as 415m^2) that is possible with a CRD, and Mr Church has taken into account the open spaces to be available for the use of Lots 1 to 46, the single-storey built form, and the restriction on future development to "…*provide a generous landscaped setting and a sense of spaciousness in perpetuity.*" Mr Church's overall conclusions in relation to neighbourhood character are:

"*Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned character of the surrounding area. Some specific concerns are addressed in the Relationship with Neighbours section below.*"

I acknowledge the comments of Mr Church, that the duplex units will appear to neighbouring properties as a single larger dwelling. Mr Church has provided a sketch of how additional duplexes along the north-eastern boundary could reduce the perceived number of buildings along this boundary, or be provided internally to favour detached dwellings along the north-eastern boundary, and extract is provided below in Figure 9.



Figure 3: Sketch markup (red) of recommended consistent use of semi-detached typology along northern boundary interface.



Figure 4: Sketch markup (red) of alternative recommendation to swap typologies to achieve consistent use of detached typology along northern boundary interface with semi-detached relocated centrally within the Site.

Figure 9: Sketches of possible reconfiguration (Source: Boffa Miskell Urban Design Peer Review 20 Jan 2026)

I consider that LLRZ-O2 is achieved by the proposed layout with its connections to neighbouring sites, a high quality of on-site amenity, a predominance of open space over built form, and that is predominantly low-rise with detached residential units. With the use of "predominantly" in this objective, there is not a requirement for all units to be detached residential units. Clearly there is also an opportunity for CRD that means that allows for this pattern of clustered development that allows for smaller lots when planned in a comprehensive manner where a minimum overall density of one residential unit per 1,500m^2 is provided. The proposal achieves this, and they are also predominantly detached residential units when only 12 duplexes are proposed or the 46 IRL units, and the overall total is for 54 lots. However, on a strict reading of the objective, they will not be detached residential units. When considering the predominance of open space over built form, the applicant is relying on an overall residential density provided by a comprehensive residential development and that future development of the open space areas does not occur. This will be protected by covenants and consent notices in conditions volunteered by the applicant as discussed briefly above. While there are number of road boundary setback breaches that could affect the overall character and amenity values, there are wide areas of open space that largely offsets this when viewed from within the site. Those

LLRZ-P4 Retirement Living
Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and:

1. *the scale, form, composition and design of the village responds to the anticipated character and amenity values of the surrounding area, while recognising the functional and operational needs of retirement villages; and*
2. *any parking and vehicle manoeuvring provided on-site is appropriately designed; and*
3. *the safety and efficiency of the road network is maintained; and*

The policy relating to retirement living has been included to provide a complete picture of how retirement living is provided for in the zone, although the ownership structure of Lots 1 to 46 has not been accepted to meet the definition of a retirement village as discussed above. This policy does seek to provide for a range of retirement living options that may include retirement villages, so that has been taken into account that the proposal may provide for an alternative retirement living option even though it may not be a retirement village *per se*. In all instances there is an expectation that it will be comprehensively developed and respond to the anticipated character and amenity values of the surrounding area. When considering the large areas of open space provided across the wider site there is the potential for it to be consistent with the character and amenity values of the surrounding area. Other aspects such as parking, vehicle manoeuvring, and the road network have been considered separately below.

LLRZ-P2 Residential Activities
Provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities.

LLRZ-O2 specifically anticipates predominantly detached residential units, but this policy simply refers to providing for a range of residential units. The effect of LLRZ-O2 is to limit the range of residential unit types to predominantly detached residential units which can allow for a minor proportion of duplexes or similar attached units in a development, before considering the outcomes sought through LLRZ-P2. The combined effect of the two is that the provision of duplex units is not inconsistent with the objective if they are not the predominant form of development. The applicant has provided typologies for a range of residential unit types and sizes that I consider to be consistent with this policy.

LLRZ-P9 Comprehensive Development
Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:

1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
2. *the design responds positively to the specific context, features and characteristics of the site;*
3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*
4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

The density standard for the LLRZ is a minimum allotment size of 1,500m^2. That provides guidance on what is considered to be a large lot in the zone. A CRD may still be consistent with that overall residential density when there is a degree of openness and density is averaged across the entire site. That is the case here, and there is sufficient assurance that Lots 101 to 104 remain undeveloped except within specified parameters for future buildings,

and future residential use is prohibited as a consequence of conditions volunteered by the applicant.

I note that the density of the proposed development provides for one dwelling per 1,512m^2, and that there are large areas of shared open space and facilities within the site that will be available for the use of the owners of Lots 1 to 46. Mr Church accepts that the larger lots (Lots 47 to 54) are large enough to meet their own individual needs of recreation and amenity needs.

Earlier versions of the proposed development sought to provide for public access by an easement in gross in favour of the Council, and consideration was also given to vesting open space as reserve along the Dunstan Road frontage. Online meetings were held with the applicant on 20 October 2025 and on 8 December 2025 where Mr Gordon Bailey, Parks and Recreation Manager at the Council stated that neither option was of interest. Nevertheless, development of the site would provide public benefits such as the proposed roads that will improve access between Dunstan Road and neighbouring sites in the LLRZ, development contributions for reserves, and infrastructure improvements by generating demand for trunk infrastructure improvements along Dunstan Road.

Therefore, based on the expert advice provided by Mr Church when considering the development as a whole I consider that the adverse effects on the environment relating to the purpose, character, and qualities of the zone will be less than minor and generally as is anticipated in the LLRZ. All of the built form will be single storey, and while the provisions specifically provide for detached residential units, the proposed duplex units have the appearance of a single residential unit and they do not outnumber the predominance of detached residential units proposed for the site.

2. **The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.**

The applicant intends to connect the subdivision to Council's reticulated water and wastewater infrastructure.

Council's Engineering Advice confirms that Council intends to provide water and wastewater reticulation along Dunstan Road, but that the final form/design has yet to be decided. Where a full gravity sewer system is not feasible the Three Water Department will grant approval for a full or partial pressure sewer design. The final details of design for connections to the reticulated services is to be confirmed at the Engineering Assessment stage. The wastewater treatment plant has sufficient treatment capacity to cater for the proposed density of development. Both the applicant and Council agree that all works are to be subject to detailed design at engineering approval stage and in compliance with Council's standard for subdivision NZS 4404:2004 and Council's July 2008 Addendum.

In terms of power and telecommunication supply, these will be installed to all allotments underground as per standard practice for Central Otago.

Future servicing and access connectivity to adjacent land (269 Dunstan Road and 21 Hillview Road) is provided respectively through proposed Lot 111 to the north and proposed Lot 112 to the south by allowing for road connections. This will have the effect of potentially reducing future service and access connections in the instance that this land is developed to the extent provided for in the Large Lot Residential Zone.

The applicant has stated that potable water supply can be provided with separate connections to the proposed network water supply that Council has committed to installing along the northern side of Dunstan Road to service the Large Lot Residential Zone. The Engineering Advice from Council confirms that it is intended to extend trunk wastewater and water

infrastructure along Dunstan Road that will be capable of providing connections to the Council's reticulated water supply at this location.

As such, the subdivision will be able to be serviced without adverse effects on the wider environment.

3. The ability to lawfully dispose of wastewater and stormwater.

The applicant proposed to dispose of wastewater from all residential lots via Council's reticulated system. Subject to hydraulic modelling informing detailed design, the development will be able to appropriately dispose of wastewater once that becomes available for new reticulation along Dunstan Road. This will replace the existing on-site wastewater disposal systems for the existing dwelling that is to be retained.

Stormwater from throughout the subdivision (including from the roads) will be disposed to ground. No information was provided in the application about soakage testing, but due to the site size and the assessment of neighbouring soil conditions in RC240277 this would seem to be a reasonable expectation.

Overall, wastewater and stormwater disposal arrangements are considered acceptable and without adverse impact on the environment.

4. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.

The application is supported by a Transport Assessment by Carriageway Consulting dated 14 December 2025 and additional information on 22 January 2026 providing corrections to ROW C, providing separation to vehicle crossings, and tracking curves for heavy vehicles. There is a mix of approaches to access in the proposed subdivision, by providing direct access or access via three rights of way in the overall scheme plan. An interim right of way is proposed to service Lot 201 in Stage 1, but that will be cancelled and replaced by a road in Stage 2.

With the agreement of the applicant, Council sought a peer-review of the Carriageway report with respect to these four specific aspects of the application in addition to a general review of the Transport Assessment:

1. the intersection with Dunstan Road
2. cycle/pedestrian connection location
3. internal speed limits
4. the effects related to the number of reduced building setbacks from roads; and

The peer-review was undertaken by Mr David Smith of Abley Consultants Ltd. In general, the Abley recommendations in their report dated 27 January 2026 support the findings of the Transport Assessment provided and a summary of the conclusions reached is discussed below.

Mr Smith has considered the estimated vehicle movements provided by the applicant at the proposed intersection with Dunstan Road to be a worst-case scenario since it is based on residential units rather than the lower trip generation of retirement units Mr Smith agrees that auxiliary turning lanes are unwarranted, and that road widening is achievable to meet the Austroads Guide to Road Design Part 4A (with specific reference to Figure 7.1 and 8.2) as proposed by the applicant in draft conditions.

Mr Smith agrees that the likely posted speed limit for the proposed internal roads will be 50km/h and the proposed standard of formation adopting the Residential Local Road standard as detailed in Table 3.1 of Council's Addendum to NZS4404:2004 (CoP) is acceptable. Mr

Smith notes that at Engineering Acceptance stage, the Council can also consider whether additional traffic calming measures are needed.

Mr Smith states that for a cycling/pedestrian crossing for Dunstan Road, there traffic flows are low, provide excellent sight distance, and low demand for crossings that means that even though the speed environment on Dunstan Road is currently hight at 80km/h, a safe outcome is still possible. Mr Smith supports the applicant's proposal to undertake a safety audit that could be considered in a strategic review of the speed limit by Council given the level of future development that is proposed in this area. Mr Smith states:

"*We accept that such a review would need to be undertaken by Council, and that conditions of consent should be crafted to enable an appropriate crossing facility for this development on its own, but retain flexibility should Council complete the strategic review prior to detailed design of this subdivision.*"

Mr Smith is satisfied that the reduced building setbacks are acceptable, but recommends that 5.5m is available in front of garages to ensure that parked vehicles do not block pedestrian access along the adjoining footpaths. By scaling from the plans provided I have confirmed that this is achieved for all of the proposed units.

Mr Smith has also provided some comments on marking and sign posting ROW C to ensure it operates as a one-way and minor changes to a curve or restricting fencing on this same ROW C, and to provide parking on Lot 100 in compliance with district plan requirements since no information has been provided.

I have considered the peer review comments of Mr Smith in relation to the Transport Assessment provided by the applicant and consider that the adverse effects of traffic and transport are less than minor.

The Engineering Advice from Mr Haanen generally accepts the roading design as appropriate for the intended use of the subdivision, except to seek the following changes:

1. providing additional through-access to adjoining land to the north-east.
2. kerb and channel to be provided rather than swales, but the latter could be accepted in the Engineering Acceptance stage.
3. form the ROW to serve Lot 201 to the required standard, or revise the staging to construct a road for Stage 1 or abandon staging entirely.

I note that there is no structure planning requiring a road connection for land to the north-east. I consider that since there are two potential options for roadside drainage that can be confirmed at Engineering Acceptance stage that adverse effects will be less than minor. The proposed staging to rely on a ROW to serve Lot 201 in Stage 1 is an inefficient approach if the ROW is to be constructed to a compliant standard and then demolished to construct a road for Stage 2. I consider that to be a less than minor adverse effect on the environment given the scale and that it is solely servicing the proposed subdivision and not the wider area. That assumes the right of way vehicle crossing would be formed to a standard to ensure that material is not drawn onto Dunstan Road to affect its safe and efficient functioning.

While there may be localised effects on the environment from an inefficient staging approach those effects on the environment are considered to be minor. Recommended changes will be put to the applicant, but for the purpose of assessing adverse effects the proposed road and access will not have less than minor adverse effects on the environment.

5. The provision of landscaping, including road berms

The proposal includes a landscaping masterplan with the establishment of landscaped areas in common areas (Lots 101 to 104), and landscaping strips within Lots 6 to 20 and Lots 25 to 32 adjoining road boundaries. The masterplan includes provision for seating and street furniture. Responsibility for the costs and provision of maintenance of the landscaping areas is proposed by the applicant to be administered by the DCIS or entity to be jointly owned by Lots 1 to 46. Consent conditions requiring covenants and consent notices to confirm these arrangements have been volunteered by the applicant.

Internally, the subdivision will contain grassed swale berms and indicative locations for street trees are shown. The applicant proposes to provide a detailed landscaping plan and landscape maintenance plan for certification by Council that is to be implemented in Stage 2.

Irrigation for the landscaped areas in Lots 100 to 104 will be provided from a private bore and reticulated through the subdivision. There is an existing bore and water take approved by ORC (RM25.509) for this use based on a rate of 4.5 litres per second and 328 cubic metres per day with an expiry on 2 December 2031. Detailed plans of this reticulation will be supplied to Council at engineering approval stage.

Mr Church has commented on the proposed landscaping based on the information provided by the applicant in the Studio 3 Concept Masterplan Revision C dated 21 January 2026 and acknowledges that the applicant has also volunteered conditions for detailed landscaping plans based on this masterplan. Mr Church states:

"*The landscape plans show sufficient space within the road corridor to for street tree planting and landscaping, which will contribute to streetscape amenity*."

In relation to landscaping across the remainder of the site, Mr Church notes:

"*The Dunstan Road frontage is currently lined with Poplar and Pine trees. The landscape plans show the retention of the Poplars and the removal and replacement of the Pines with additional Poplars. The replacement poplars will be planted with gaps between, allowing filtered views into the site, particularly during winter months when the Poplars are not in leaf. The green open space will be predominantly grassed, with some specimen deciduous trees, expected to be large-scale species consistent with the rural character of the area. There will be no fencing along the road frontage*."

The Concept Master Plan shows a 1.8m high solid fence along much of the perimeter of the site (north-western, north-eastern, and south-eastern boundaries) and 3m wide strips of landscaping plantings of hardy native species are shown along the road boundaries of Lots 6 to 20 and 25 to 32 capable of being maintained at a height of 1.5m. A shade structure, community garden, paths, and a tennis court is shown for the Central Common. Specimen trees along northern and southern boundaries are also to be provided. No landscaping is shown for the eastern boundaries of Lots 21 or 22. Mr Church has observed that outdoor living spaces of lots are of a reasonable size that allows for seating and landscaping.

In relation to the north-western boundary of the site, Mr Church observes that:

"*The current landscape proposal shows sparse tree planting along this boundary and, while not recommended at this stage (subject to further clustering of units above), this additional depth could accommodate a layered mix of hedge, tree, and shrub species to filter views of the dwellings to and from neighbouring developments.*"

When considering the proposed landscaping of the Master Plan, the availability of irrigation water, and the peer review comments of Mr Church there is in my view is a suitable framework proposed to provide for landscaping on the site and roadside treatments within some lots, as

well as roadside berms. Maintenance of landscaping within Lots 100 to 104 and of roadside landscaping strips within Lots 6 to 20 and 25 to 32 is to be the responsibility of the DCIS (or other entity). The extent of areas within roadside berms is typical of what is anticipated for LLRZ.

There seems to be some opportunities to improve landscaping outcomes, particularly along key boundaries of the site such as the north-western and north-eastern boundaries of the site where only sparse landscaping is proposed. The applicant is generally reliant on the 9m setbacks along these boundaries (no less than 6m if verandahs are attached to the IRL units), the 1.8m high fence, neighbouring shelterbelts, and/or the separation from existing built form on neighbouring sites along these affected boundaries for the visual amenity outcomes associated with landscaping.

Overall, the proposed landscaping and roadside berms as proposed are considered to be acceptable as an initial framework in the context of the proposed development. There are limited ongoing maintenance costs for Council, other than in relation to areas within road reserve. When assessing the landscaping proposal as outlined by the Applicant, no adverse effects are identified that have more than minor adverse effects on the environment, and only minor adverse effects on neighbouring sites to the north-west, and north-eastern corner.

6. Earthworks necessary to prepare the site for development, occupation and/or use

The application details that the extent of earthworks required for the development will exceed a volume of 250m^3 (but not more than 3,000m^3) and across an area greater than 2,000m^2. The applicant advises the resource consent is required for this level of earthworks from both Central Otago District Council and the Otago Regional Council and with respect to the latter it is in relation to erosion and sediment control that will be applied for after a decision by the Central Otago District Council.

The applicant notes that the site is generally flat with the earthworks being required for constructing the proposed roads and access, trenching for underground services, and on-site stormwater management. Limited earthworks are anticipated for the buildings, but they will be determined and approved through the building consent process.

The location, volume and area of earthworks is as can be anticipated with the size of the site and proposed development. The proposed earthworks are unlikely to materially impact on the safety or stability of surrounding land including the roading network.

Earthworks have the potential to adversely affect the amenity values of neighbouring properties, water quality and landscape character. These effects can relate to sediment discharge including dust, construction noise and the visual impact of a large, exposed construction site. The applicant references the use of site management/environmental management and an earthworks management plan to manage the effects of earthworks. Whilst there is little detail as to what would be included in these plans, given the flat topography of the site, the absence of waterways and sensitive receptors, the earthworks are likely to be able to be suitably managed using best practice site and sediment management controls without adverse effects on the environment. The applicant has proposed conditions related to sediment control and will also be seeking resource consent from Otago Regional Council. After I have considered the volunteered conditions for the purpose of this notification assessment, I conclude that the adverse effects as a result of earthworks will be able to be adequately mitigated to a point where they are less than minor.

7. Subdivisional design including the shape and arrangement of allotments

The subdivisional design appears logical given the size, location and orientation of the site. While I have considered the density of the development across the entire site, that takes into account the effect of combined ownership of the common areas by Lots 1 to 46, the form of the development contains a concentration of a high number of small allotments with buildings along the north-eastern and south-western boundaries. That will influence the character and level of activity and is a quite different pattern of development than for Lots 48 to 54.

I agree with Mr Church that CRD in the LLRZ allows for a clustered layout surrounded by open space as is proposed by the applicant, and has not raised any concerns in relation to the shape and arrangement of allotments. Mr Church has suggested some amendments, not for the overall subdivisional design, but mainly in relation to neighbouring sites.

I consider that this means that the overall density and approach is appropriate and that the subdivision design and arrangement of allotments will not have more than minor adverse effects on the environment, but that there is some further consideration required for the potential adverse effects on persons.

All allotments will be provided with access internally within the site for access to Dunstan Road except that it also ties into the road to the north approved as part of RC240277 and a similar road connection is made available to land to the south. That provides for compatible and flexible connectivity with that neighbouring land. A mix of road carriageway design widths (20m and 17m) are likely to provide for appropriate and flexible access that will be convenient, safe and efficient.

I do not have concerns about the access of future allotments to passive solar energy resources based on the proposed designs for the various villa types and the orientation of proposed allotments, or that they would be constrained if developed in accordance with the alternative standards proposed by the applicant.

The proposed design allows for street trees, and the proposed landscaped areas within common areas of the subdivision will ensure that the sense of openness is largely retained for future residents, and that the minor adverse effects are for immediate landowners rather than on the environment.

8. The provision of, or contribution to the open space and recreational needs of the community.

The proposal includes provision of large areas of open space (Lots 100 to 104) restricted to the use of owners of Lots 1 to 46. Lots 47 to 54 are of sufficient size to meet the amenity and recreation needs of those owners. Lot 100 is to provide a community hub and storage facilities for Lots 1 to 46. This addresses the open space and recreational needs of the future residents of lots within the proposed development but not of the broader community.

As previously indicated Mr Bailey, Parks and Recreation Manager at the Council advised the applicant in online meetings on 20 October 2025 and 8 December 2025 that earlier proposals for an easement in gross over the open space areas in favour of the Council or the vesting of reserve of along the Dunstan Road frontage of the site were not suitable options to provide for public access for the community.

The applicant has also noted there are connections to the District's existing public open space including the golf course to the west across Dunstan Road and the Central Otago Rail trail.

The applicant has stated that in relation to the open spaces there are to be consent notices and covenants to ensure the following:

- No further subdivision
- No residential activity
- No structures that do not contribute to shared recreation/amenity

Those additional controls volunteered by the applicant will ensure that the open space areas will remain available for recreation and amenity and the residential density outcomes are maintained in perpetuity.

The proposed development will trigger development contributions for reserves, that can be used to provide for open space and recreational needs of the community in the locality.

After considering all of the above, I consider that any adverse effects on open space and recreational needs will be less than minor.

9. **The provision of buffer zones adjacent to roads, network utilities or natural features.**

The subject site is bounded by Dunstan Road. The applicant has designed common areas (Lots 101 and 102) with landscaping to provide 30m-wide buffer areas between future buildings along the full frontage of Dunstan Road. Proposed roads within the site will pass by other common areas (Lots 100, 103, and 104) that will also provide additional buffers from buildings within the site, and to provide routes for underground services. There are no natural features within the site. No adverse effects beyond the boundaries of the site are identified.

10. **Provision for pedestrian and cycle movement, including the provision of, or connection to, walkways and cycleways.**

The applicant has shown a road network, rights of way, and footpaths within the site to allow for pedestrian and cycle movement internally. The applicant has considered how a connection to the Central Otago Rail Trail can be provided when this is located the opposite side of Dunstan Road. The applicant has volunteered conditions to provide for a pedestrian and cyclist crossing and undertake a safety audit of the crossing of Dunstan Road. I am satisfied that the proposal provides for pedestrian and cycle movement with the site and to neighbouring sites. No further adverse effects are identified.

Mr Church has suggested that improvements can be made to pedestrian and cycle movements if an additional public easement allowing for pedestrian and cycle access is provided through Lot 47, and 50 to 52 leading to the north-eastern boundary, and through the Central Common between the proposed road linkages to northern and southern sites. That can be considered by the applicant, and in subsequent decision-making stages of the application process, but in terms of the current proposal and the scale of the site I am satisfied that the adverse effects on pedestrian and cycle movements are less than minor.

11. **Any measures required to address the potential for reverse sensitivity effects to arise in relation to existing activities undertaken on adjoining land.**

Properties directly to the north-west of the subject site are also located within the LLRZ under PC19 and have approved development for 61 residential lots. Workers accommodation to the south-east is unlikely to be affected by reverse sensitivity effects of residential development of the site since the activities are broadly similar, and they have also provided their written approval. Larger properties to the north-east in the Rural Residential Resource Area are

generally separated by the larger size allotments of Lots 48 to 54 (1,362m^2 to 1,886m^2 gross site area) along the north-eastern boundary, but there are also Lots 21 and 22 that are 961m^2 and 1,174m^2 in the north-eastern corner of the site. Lots 21 and 22, are to be developed with bespoke design with a separation distance of at least 9m from the north-eastern boundary.

The larger sites have a reduced risk of sensitivity to rural activities due to their ability to provide large setbacks from the activities permitted to occur in the neighbouring zone. This includes, but is not limited to, frost fighting, bird scaring, stock with. handling, hay making, chemical spraying and pest control associated with horticultural, viticultural and agricultural activities. The proposed subdivision will need to ensure that residential dwellings are sited, designed and screened to mitigate potential reverse sensitivity effects. When considering this issue broadly as a potential adverse effect on the environment I consider there to be less than minor adverse effects on the environment in overall terms, but with localised effects on persons adjoining Lots 21 and 22 that is considered below.

12. Contaminated land

The application includes a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI). The assessment concludes that the concentration of contaminants of concern exceed the guideline values for arsenic, copper, and zinc, meaning that the NES-CS applies to the site. There may also be other parts of the site that contain contaminated soils beneath structures too large to move. The DSI confirms that the soil disturbance activity is a restricted discretionary activity under Regulation 10(2). Council is able to have regard to the matters listed in Regulation 10(3). In this regard, Insight Engineering is a respected and suitably qualified professional in the preparation of a DSI. I hold no concerns as to the soil sampling, analysis and risk assessment undertaken in the preparation of this report. The application is made on the basis that the soil disturbance will be undertaken in general accordance with the recommendations of the DSI with further sampling and testing to be undertaken and site remediation proposed. On this basis, I am satisfied that adverse effects on the environment are less than minor.

13. Provision for housing diversity and choice

There are 9 larger residential lots and 46 IRL lots that provide some additional housing diversity and choice within the context of those two parts of the development. A range of housing typologies is shown in Lots 1 to 46 based on 2-bedroom, 2.5-bedroom, and 3-bedroom villas or duplexes, or bespoke standalone IRL units. Therefore, there is diversity of housing and choice provided within the proposed development.

14. How the development responds to the context, features and characteristics of the site

There are no specific features or characteristics of the site due to its flat topography, or its context in a newly zoned LLRZ that require design response except to provide connectivity (and future connectivity) to adjoining sites and a density of development anticipated for the zone.

15. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area

The application relies on the provision of common areas and landscaping to reduce the effect of density of small lots and the number of residential units within the site as a whole. There is a significant 30m-wide buffer provided along Dunstan Road that will reduce the effects of higher density across parts of the site when viewed from the road and public spaces beyond to the west.

The applicant has proposed covenants and consent notices to prevent further development that would alter the density of development in the future that could affect the character and amenity of the wider surrounding area.

As has been discussed above, when considering the effects of the proposed subdivision layout in terms of density, character, and amenity of the surrounding area Mr Church has advised that the overall density as an effect on the wider area is acceptable, but has concerns for adverse effects on neighbouring persons.

Therefore, I consider that the character and amenity of the surrounding area will not be adversely affected to more than a minor degree, since the density of development only has potential to detract from the character and amenity of immediately neighbouring sites to the north-west and north-east as addressed below. The neighbouring landowner to the south-east has provided their written approval.

16. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements

The proposed public areas are the roads to be vested in Council. Mr Church has stated that there is sufficient space within the road corridor for street tree planting and landscaping to contribute positively to streetscape amenity. He considers that while road setbacks are breached in some instances, the design requirement for post-and rail fencing will assist with surveillance and interaction with the street, and that the designs for visible front doors and glazing also provide legibility and surveillance. Mr Church concludes in relation to streetscape that:

"*Several dwellings infringe the 7m setback requirement from internal roads. This setback is intended to support a sense of spaciousness consistent with the large lot character of the area. The infringement is considered acceptable from an urban design perspective, as the overall sense of openness is still achieved through the generous provision of open space across the site.*"

Assisted by Mr Church's assessment I consider that the landscaping masterplan presents a high standard of streetscape for the proposed development. Only those areas within the road reserve would fall to the Council in terms of ongoing servicing and maintenance, although it is the Council policy for these roadside areas to be maintained by lot owners.

Mr Church has some suggested amendments to improve on public access between roads, but the proposed streetscapes allow for servicing and do not impose undue servicing or maintenance requirements and that the related adverse effects would be less than minor as a result.

17. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1

LLRZ-P1 states:

LLRZ-P1 Built Form
Ensure that development within the Large Lot Residential Zone:

1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
2. *provides safe and appropriate access and on-site parking;*
3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*

4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

The proposed pattern of development concentrates IRL units together that will provide for separation between buildings in compliance with standards for internal setbacks. The potential for visual dominance is for neighbouring sites, particularly to the north-west and north-east of the site due to the clustered approach near to those boundaries. The applicant proposes 9m building setbacks (except verandahs may be up to 6m) along these boundaries. Verandahs are open structures that increases the usability of outdoor living space without being visually imposing or intrusive to the extent that would dominate adjoining sites. Mr Church notes that only sparse landscaping is provided along these boundaries and that 1.8m high fencing would be more characteristic of Low Density Residential Zones. Mr Church's specific comments are:

"*It is noted that proposed Design Control 11 ii. permits solid fencing up to 1.8m between internal boundaries of lots. This is assumed to be in response to smaller lot sizes and the potential privacy effects that can arise between dwellings with less separation distances and more characteristic of Low Density Residential. Furthermore, a long and continuous hard edge to the Site could undermine the purpose of the deeper internal boundary setback distances provided for buildings (discussed above) and may create additional visual dominance issues for neighbours. It is recommended that solid fencing is restricted across the development and an alternative use of visually softer planting buffers (e.g. hedging) are used more effectively to mitigate amenity impacts and tie in with the residential character of the zone.*"

I consider that these offer some recommended improvements to landscaping and fencing for the applicant to consider but do not undermine the conclusions of Mr Church that the overall density for the CRD and neighbourhood character, sense of openness, and built form are compatible with existing and planned character of the surrounding area.

There will still be an opportunity for tree and garden planting within Lots 1 to 54, and for Lots 1 to 46 there will be covenanted landscape controls. Those residents will have access to the open space in common areas and that also provides benefits for the outdoor living space of residents and their outlook from within the site.

The Transport Assessment provided by Carriageway Consulting and peer reviewed by Abley Consultants found that in relation to the road network the proposed layout was acceptable. Abley Consultants have made a number of other recommendations including that garages for new units be setback at least 5.5m from the road boundary so cars parking in front of the garage do not extend into the road corridor which is achieved, and that storage facility parking be designed to comply with Rule 12.7.2 of the District Plan. I consider that based on the Transport Assessment and Abley Consultants' review that the adverse effects of the proposal on the safe and efficient operation of the road network will be less than minor.

Lot 100 specifically caters for a number of community hub buildings and storage facilities that will assist with screening of storage areas, and the landscaping masterplan also provides for additional landscaping in this area. These facilities are generally to be solely for residents but may be used for private functions, and storage allocated by the DCIS Committee. The applicant has stated for Lot 100:

"*A feature of the Site is Lot 100 which will serve all residents of the retirement units with a storage and community hub. This lot will provide substantial roofed carport/garage space for storage of boats, campervans, second vehicles (where these may not fit in a single garage). The storage and community hub will also provide for recreational workshops and maintenance of items, and operate organically as a local meeting and social place.*"

The proposed Bylaws controls use of the Community Hub and Storage Facility and use of the Hub's main function space will be managed through a booking system administered by the DCIS Committee. Use of the Maintenance Area is to be limited to 24 hours, must not involve commercial repair work, and kept clen of fluids or waste. On this basis I am satisfied that these facilities are to be reserved for the use of residents of Lots 1 to 46 and infrequently for functions held by residents such that this does not represent a commercial use, but is ancillary to the use of IRL units on the site.

Mr Church has also considered the scale of buildings on Lot 100 and their effects on the overall residential density across the site and considers the outcomes acceptable, except in relation to immediate neighbours. Mr Church has acknowledged the immediate neighbour to the south-east has provided written approval. When considering the site as a whole Mr Church has stated:

"*The predominant proposed built form is single storey, detached dwellings, that align with the expectations of the zone...*

Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned character of the surrounding area. Some specific concerns are addressed in the Relationship with Neighbours section below."

When considering the built form outcomes of LLRZ-P1 in relation to the overall site I consider that future residents will be provided with amenity and a sense of spaciousness that is anticipated for development at this location. The applicant has volunteered a condition to develop a landscaping strategy in addition to the landscaping plan already provided. Each lot will be provided with their own individual areas for outdoor living space and tree and garden planting, in addition to the larger jointly owned open space areas.

While the proposed subdivision meets those outcomes across the comprehensive residential development of the site in terms of effects on the environment, there are potential adverse effects in relation to the density of development or visual effects for neighbouring sites particularly in relation to perceived density and dominance to the north-west, and north-east that are considered further below.

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

Overall the proposed activity is likely to have adverse effects on the wider environment that are not more than minor. Therefore, public notification is not 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*].

There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified.

OVERALL DECISION - S95A NOTIFICATION

Pursuant to 95A(5)(b)(i), public notification is not required as identified in the assessment above.

EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

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

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification.

Limited notification is not precluded under Step 2 as the proposal is not exclusively for a controlled land use activity.

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

Limited notification is not required under Step 3 as the proposal is not a boundary activity (except in relation to internal boundaries within the site) where the owner of an infringed boundary has not provided their approval, and it is not a prescribed activity.

Limited notification is not required under Step 3 as the proposal falls into the ‘any other activity’ category and the effects of the proposal on persons are assessed below.

PERMITTED BASELINE (s95E(2)(a))

Under Section 95E(2)(a) of the RMA, an adverse effect of the activity on persons may be disregarded if the plan permits an activity with that effect. The permitted baseline has been established above.

ASSESSMENT: EFFECTS ON PERSONS

Figure 10 shows the neighbouring sites to the application site.



Figure 10: Neighbouring properties (Source: CODC GIS)

The applicant has provided a written approval from the Peter and Elsie Lyon Property Trust as owners of 21 Hillview Road. This is the property to the south-east of the application site. In accordance with s95D(e) the effects on those persons must be disregarded (refer to).

Mr Church considers the adverse effects are for neighbouring persons:

"*… the clustering of smaller lots along the internal boundaries of the Site means that the spacious character experienced from public spaces (externally and internally) is not necessarily experienced from neighbouring properties. This has implications for perceived density and amenity, particularly where dwellings are located close to shared boundaries.*

The rows of 443–961 m² lots proposed along the northwest and southeast boundaries (Lots 05–21 and 37-44) are in close proximity to neighbouring properties. Although they comply with yard setback and HIRB requirements, the location and size of the proposed lots results in a higher perceived density from adjacent sites, particularly when compared to the spacious character typically associated with the zone."

Mr Church also considered the "baseline larger lot comparison" offered by the applicant in relation to neighbouring sites. Along the north-western boundary, three more lots than would normally be expected is, in Mr Church's view, moderated by the duplex typology but it is not consistently applied. Mr Church acknowledges the illustration offered by the applicant's "baseline larger lot comparison" but in the context of what is proposed states:

"*However, the inclusion of the detached typologies (i.e. Type 1 / 174m^2 and Type 5 / 140m^2 Villas) appear to be less consistent with this baseline comparison, being narrower and more closely spaced, and more characteristic of a Low Density Residential development. It is recommended to either consistently use the semi-detached typology (Type 3 Villas – Figure*

3) or the larger of the two detached housing typologies (Type 5 Villa – Figure 4) or a mix of the two along the northern boundary interface. Lot sizes should ensure there is at least 9m separation distance between buildings, consistent with the baseline comparison. It is acceptable from an urban design perspective to reallocate any potential loss of yield along this internal boundary with smaller lot sizes within the central parts of the development, particularly those associated with the larger open spaces proposed (Figure 4)."

The alternatives suggested by Mr Church are something which the applicant may wish to consider to further reduce the adverse effects on neighbouring landowners. Mr Church has no concerns in terms of future built form for the bespoke typologies and the parameters for future development of Lots 5, 21, 22, and 24 except he has recommended changes in relation to additional landscaping along the north-western and north-eastern boundaries and fencing. I do not consider those changes would overcome the potential for minor adverse effects in terms of the perceived density along these boundaries, only to mitigate potential visual effects.

The written approval of owners of 21 Hillview Road means that the adverse effects of Lots 37 to 44 and Lot 100 must be disregarded on this neighbouring site.

39 Hillview Road

The property at 39 Hillview Road adjoins the subject site's rear, north-eastern boundary and is approximately 1.4ha in size. Due to the smaller size of Lots 21 and 22, the neighbouring property at 39 Hillview Road, Alexandra is potentially adversely affected by the sparse landscaping that is proposed. Mr Church has stated:

"*As noted above, this concern also applies to proposed Lots 21 and 22 that are located close to the northeastern Site boundary. Most of lots adjoining the northeastern boundary are larger lots, closer to the lot size anticipated by the zone. However, the two smaller Lots 21 and 22 measuring 961m2 and 1174m2 respectively, are also located along this boundary and a 9m building setback from the boundary is also recommended to be applied to these 'bespoke typologies'.*"

No written approval has been provided from the owners/occupiers of this site. The applicant has considered the separation distance of 27.5m from the existing dwelling to the north-eastern corner of the site, but not the impact on future development of this 1.5ha site under the LLRZ that also applies to this site. Since this is an adjoining property there is the potential for effects on reverse sensitivity, visual effects, and increased density, that could impact on its own future development under the LLRZ rules that are minor as a result. This conclusion is reached based on the urban design peer review of Mr Church.

35 Hillview Road

The pattern of development of that part of the subdivision adjoining this property is a number of large residential allotments (Lot 49 1,353m^2, Lor 50 1,528m^2, and Lot 51 1,743m$^{2/}$). I consider that the marginal non-compliance below the minimum 1,500m^2 allotment size of Lot 49 in the context of the average size of all three allotments is unlikely to be discernible to this neighbouring property at 35 Hillview Road, Alexandra. There is also sufficient remaining space within Lot 49 to avoid adverse visual effects or reverse sensitivity effects. While no written approval has been provided from the owners/occupiers of this site, Mr Church has not raised concerns in the urban design peer review in relation to Lot 49 and neighbouring properties. As a consequence, I consider there to be less than minor adverse effects on this neighbouring property.

269 Dunstan Road

This property was approved for subdivision by RC240277 to create 61 residential allotments that are between 2008m^2 and 2,676m^2,and is referred to as the William Hill site As noted above, Mr Church concludes that the perceived density of development in relation to Lots 5 to 21 of the subdivision is not anticipated in the LLRZ since this will lead to a concentration of 17 small lots (each 437m^2 to 655m^2) along this boundary. While the applicant has shown the seven neighbouring lots approved for 269 Dunstan Road and up to 11 complying buildings on the site this reinforces this point. Mr Church has acknowledged that the increased setback to 9m (or up to 6m for verandahs) that each of the units will meet HIRB requirements, and that this is moderated to some extent by the three duplex units along the boundary. Mr Church notes that only sparse landscaping is shown on the Concept Masterplan in relation to the north-west and north-eastern boundaries. The applicant has offered detailed landscaping plans through conditions to give effect to the Concept Masterplan already provided. The Concept Masterplan does not provide assurance that visual effects will be mitigated, solid 1.8m fencing reinforces a character more appropriate for Low Density Residential Zone, and the perceived additional density will remain regardless of changes to landscaping and fencing such that the adverse effects on this neighbouring site that will be minor.

As a consequence, and based on Mr Church's urban design peer review, I consider there is the potential for minor adverse effects on adjacent property owners at 39 Hillview Road and 269 Dunstan Road.

Step 4: Further limited notification in special circumstances

Special circumstances do not apply that require limited notification.

DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, the following persons are considered affected by this proposal:

- Owners/occupiers of 39 Hillview Road, Alexandra
- Owners/occupiers of 269 Dunstan Road, Alexandra

OVERALL NOTIFICATION DETERMINATION

Given the decisions made under s95A and s95B, the application is required to be processed on a limited notified basis. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

Prepared by:



Duncan Whyte
Planning Consultant

Date: 28 January 2026

Reviewed by:



Ann Rodgers Date: 12 February 2026
Principal Policy Planner

Approved under Delegated Authority by:



Quinton Penniall Date: 12 February 2026
Group Manager Planning and Infrastructure

Application for a resource consent - Form 9

APP250643546

CENTRAL OTAGO DISTRICT COUNCIL
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

Date and Time Created	17/06/2025 04:17
Submitted to Council	17/06/2025 04:31

To cross reference Datacom with MAGIQ please click Here. to add the Resource Consent number.

Property Details

Property Address	231 Dunstan Road
Record of Title Number	OT5C/60
Legal Description(s) of the specific parcels that the resource consent application is for	Lot 11 DP 3194
Comments	Applicant is not the landowner. Refer to Attachment 12

What is your role in this application?	Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation	Waveform Environmental Planning
First name	Craig
Last name	Barr
Phone number	0274065593
Email address	craig@waveformplanning.co.nz

Note that the applicant will also receive a copy of all correspondence.

Postal address:	29 Totara Place, Queensberry,, Cromwell 9383
Confirm that you have approval to act on behalf of the applicant	Yes

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

Applicant details

Is this applicant an individual or an organisation?	Business / organisation
Organisation	Glenoir LP

Contact Person

First name	Shannon
Last name	Garden
Phone number	021414664
Email address	shanon@navigateproperty.co.nz
Postal address:	17 Millar Road, RD 5, Rotorua 3076

Authority to apply on behalf

Confirm that the applicant is authorised to apply on behalf of	Yes

the organisation

Invoicing

Who is paying the invoice?	Applicant

DETAILS

Activity or works proposed

Application type	Land use and subdivision consent
Short description of your proposal	Subdivision and land use for a retirement village and comprehensive residential development, comprising 54 lots for residential/retirement use, and additional lots for roads, open space and a storage and community hub.

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

Assessment of Environmental Effects (AEE)

An application cannot be accepted for processing by the Council under Section 88 of the Resource Management Act 1991, without an Assessment of Environmental Effects (AEE).

Refer to the guidelines for Assessment of Environmental Effects.

AEE 231 Dunstan Road.pdf (2 mb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- **The matters set out in Schedule 4 of the Resource Management Act 1991.**
- **Any relevant objectives, policies, or rules in a document.**
- **Any relevant requirements, conditions, or permissions in any rules in a document.**
- **Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).**

Please do not load the same document that you loaded for AEE above

Other activities

Other applications

Are you required to apply for any other resource consents for this project?	Yes
Provide a brief summary of the other consents required	Regional Council consent for earthworks associated with residential activity.
Is this project related to a building consent?	No

Pre-application information

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

Site visit requirements

Who is the site contact?	Applicant

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- **If an affected party does not give approval to your proposal this may impact on the way that the application is processed.**
- **Council's duty planner can provide you with advice on which parties may be affected by your proposal.**

Download an affected party approval template form.

Do you need affected party approval?	No
Reason	Refer to AEE
National Environmental Standard – Contaminated Soil - option selected	An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the AEE.

LIST OF FILES

AEE 231 Dunstan Road.pdf (2 mb)
Attachment 1. Subdivision Plan.pdf (1 mb)
Attachment 1. Subdivision Staging Plan.pdf (1 mb)
Attachment 2. Masterplan Sections.pdf (1 mb)
Attachment 2. Masterplan.pdf (8 mb)
Attachment 3. Architectural Plans.pdf (5 mb)
Attachment 4. Shed Plans Lot 100.pdf (65 kb)
Attachment 8. Transportation Assessment.pdf (2 mb)
Attachment 10. Detailed Site Investigation.pdf (22 mb)
Attachment 13. Asbestos Survey.pdf (9 mb)
Attachment 7. Power Feasibility.pdf (3 mb)
Attachment 11. Rule LLRZ-S5 Road Setback.pdf (305 kb)
Attachment 12. Letter from Landowners.pdf (334 kb)
Attachment 14. ORC Bore Consent 2005.238.V1.pdf (276 kb)
Attachment 5. Proposed Conditions.pdf (233 kb)
Attachment 6. Draft DCML Covenant and Services Agreement.pdf (201 kb)
Attachment 6. Draft Shareholder Constituion.pdf (298 kb)
Attachment 15. RMA_Schedule Four Matters Assessment.pdf (169 kb)
Attachment 9. OT5C_60_Title_Search_Copy.pdf (119 kb)

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ENVIRONMENTAL PLANNING

Glenoir LP

231 Dunstan Road

Resource Consent Application for a

Retirement Village and Comprehensive

Residential Development

Subdivision & Land Use

Planning Report and AEE

June 2025

Client	Glenoir LP
Project	Retirement Village Comprehensive Residential Development 231 Dunstan Road
Reference	85-25
Site	231 Dunstan Road Alexandra
Completion Date	17 June 2025
Report Prepared By	Craig Barr
Credentials	BSc, MPlan, MNZPI

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Contents

1 Description of the Proposal 4
1.1 Proposal Overview 4
1.2 Subdivision 7
1.2.1 Amalgamation 8
1.3 Independent Retirement Living Lots 8
1.3.1 IRL Building Typologies 9
1.3.2 Type 1 Villa 10
1.3.3 Type 1A Villa 10
1.3.4 Type 2 Villa 10
1.3.5 Type 2A Villa 11
1.3.6 Type 3 Villa 11
1.3.7 Type 4 Villa 11
1.3.8 Summary 11
1.4 Design Guidelines for Independent Retirement Living Lots 12
1.5 General Residential Lots 13
1.6 Common Areas 13
1.7 Management Entity Structure 17
1.8 Roading 19
1.9 Servicing 20
1.9.1 Potable Water Supply 20
1.9.2 Irrigation Water Supply 21
1.9.3 Wastewater 21
1.9.4 Electricity 21
1.9.5 Telecommunications/Internet 22
1.10 Easements 22
2 Site and Surrounding Environment 23
2.1 Site Description 23
2.2 Site Details 24
3 Undertaking the Development 25
3.1 Staging 25
3.1.1 Stage One 25
3.1.2 Stage Two 26
3.2 Earthworks 26
3.3 Contaminated Land Management 27
3.4 Landscaping and establishing the Open Space Common Areas 29
3.5 Establishing the storage and Community Hub 30
4 Statutory Framework 31
4.1 Central Otago District Plan 31

4.2 Plan Change 19 31
4.3 LLRZ-P9 and Public Benefit 32
4.4 Large Lot Residential Zone (PC 19) 33
4.5 Operative Central Otago District Plan 33
4.6 Consents Required 33
4.6.1 Large Lot Residential Zone 33
4.6.2 District Wide Rules 39
4.6.3 ODP Section 4 Rural Resource Area 40
4.6.4 NESCS 41
4.7 Summary of rules the activity is compliant with 42
4.8 Summary of Activity Status: District Wide and Residential Zones 42
4.9 Summary of Activity Status Rural Residential 42
4.10 Overall Activity Status 43
5 Volunteered Conditions 44
5.1 Contaminated Land 44
5.1.1 NESCS Aspects 44
5.1.2 Asbestos Management 45
5.2 Design Controls 45
5.3 Landscaping 47
6 Assessment of Effects 48
6.1 Planning Context 49
6.1.1 Permitted Baseline 49
6.1.2 Zoning Framework Context 49
6.1.3 Retirement Villages 49
6.1.4 Comprehensive Residential Development 50
6.2 Retirement Village (assessed by the matters of discretion) 51
6.2.1 Summary 54
6.3 Large Lot Residential CRD (assessed by the matters of discretion) 54
6.3.1 LLRZ CRD Matters of Discretion - Summary 60
6.4 Rural Residential Zoning 61
6.5 Subdivision 61
6.6 Transport and Access 61
6.7 Servicing 63
6.7.1 Water and Wastewater 63
6.7.2 Power and Telecommunications 63
6.8 Contaminated Land 63
6.8.1 Land Contamination 63
6.8.2 Asbestos 64
6.9 Earthworks 65
6.10 Positive effects 66
6.11 Conclusion 66

7 Notification 67
7.1 Public Notification 67
7.2 Limited Notification 67
7.3 Summary 67
8 Section 104 RMA 68
8.1 Actual and Potential Effects (section 104(1)(a)) 68
8.2 Statutory Documents (section 104(1)(b)) 68
8.2.1 Large Lot Residential Zone 68
8.2.2 ODP Section 6 Urban Areas 73
8.2.3 ODP Section 12 Transport (District Wide) 74
8.2.4 ODP Section 16 Subdivision 75
8.2.5 ODP Section 4 Rural Resource Area 77
8.2.6 NESCS 79
8.2.7 Operative Regional Policy Statement for Otago 2019 (ORPS) 79
8.2.8 National Policy Statements 80
8.2.9 National Policy Statement Urban Development 2020 80
8.3 Section 104(c) Other Matters 82
8.4 Section 104D of the RMA 82
8.5 Part 2 of the RMA 83

Attachments

Attachment 1: Subdivision Plans, including Staging Plan (Calder Surveying)
Attachment 2: Landscape Master Plan (Studio 3)
Attachment 3: Independent Retirement Units Site and Architectural Plans (Ikon Architects)
Attachment 4: Lot 100 Pole Shed Plans
Attachment 5: Proposed Subdivision and Land Use Conditions Framework
Attachment 6: Draft Management Entity Constitution and Draft Shareholders Agreement
Attachment 7: Power Feasibility Scheme
Attachment 8: Transport Assessment (Carriageway Consulting)
Attachment 9: Record of Title
Attachment 10: Detailed Site Investigation (Insight Engineering)
Attachment 11: LLRZ Road Boundary Setback Information
Attachment 12: Letter from Current Landowner of the Application Site
Attachment 13: Asbestos Reporting
Attachment 14: Bore Information
Attachment 15: Schedule 4 RMA 1991 Compliance Assessment

1 Description of the Proposal

1.1 Proposal Overview

Glenoir LP (**Applicant**) is a land development entity comprising Shanon Garden, George Collier and Shaun O'Docherty, which seeks land use and subdivision resource consents to establish a retirement village at a 8.165ha property at 231 Dunstan Road (**Site**) to create 54 lots for residential and retirement activity, separate lots for open space areas in common, and a storage and community hub also held in common ownership, plus rights of way and a road to vest in Council. Subdivision plans are provided in **Attachment 1** and shown in Figure 1, below.

A landscape masterplan prepared by Studio 3 is in **Attachment 2**, and architectural plans for the independent retirement units prepared by Ikon Architects is in **Attachment 3**.

The Site is zoned Large Lot Residential Zone (**LLRZ**) under the District Plan.

The Site contains two existing dwellings which will be incorporated into the scheme, and four former poultry buildings/farm buildings, some of which will be reused for a storage and community hub.

The development proposal has been given the working title of 'Dunstan Common' and this name will be used to refer to the land throughout the remainder of this application.

Dunstan Common is proposed to incorporate two distinct precincts. A group of eight lots at the rear of the site (northern side, away from Dunstan Road) are proposed to be developed and titled as conventional fee simple LLRZ residential lots. This will incorporate one lot with an existing dwelling (Lot 2) and a further seven vacant lots, this area encompasses approximately a quarter of the Site.

Lot 1 contains the other existing dwelling and garage, located centrally and adjacent to the Dunstan Road landscape setback/Open Space Areas.

The balance of the Site is proposed to be developed for independent retirement living. This will comprise 45 retirement unit dwellings and the open space areas and the storage and

community hub, all of which are identified as individual allotments on the plan of subdivision.

The overall residential allotment density is made under the Comprehensive Residential Development (**CRD**) framework introduced into the District Plan and LLRZ through PC19. The CRD framework allows for lots to be created below the 1500m² minimum lot sizes otherwise applying in the respective zone provided the gross site area/density across the site achieves not more than one dwelling per 1500m²[1], and providing the site is at least 2ha to qualify as a site able to use the CRD rules.

The Proposal comprises 54 dwellings (i.e either retirement units or residential units), over the 8.1645 Site which equates to a gross site area density of one unit per 1,511m².

The proposed subdivision will be serviced by the Council's network water and wastewater supply, as this becomes available along Dunstan Road, including the Storage and Community Hub. The exception being that the open space reserve areas will be un-serviced and will be irrigated from an existing bore on the site. Information on the existing bore in is in **Attachment 14**.

All lots will have vehicle, cycling and pedestrian access onto Dunstan Road and the adjoining Central Otago Rail Trail corridor.

Power and telecommunications supply will be reticulated through the Site.

A number of development controls are proposed to apply within the retirement village area as Consent Notices to ensure subsequent built form and residential activities accord with bulk and location controls, discussed below and set out in Attachment 5.

These development controls will combine with covenants incorporating building and landscaping controls to ensure ongoing adherence to prescribed outcomes, managed by parties to those covenants. Resource management related conditions which are relevant to the activity and mitigation of adverse effects are in Attachment 5.

[1] Plan Change 19 – Decision of the Central Otago District Council Hearings Panel, 27 June 2024. At [109].

A Limited Company management entity will be required to be established to manage commonly owned areas (Open Space Common Areas, storage facilities and community hub). This entity will be owned and controlled by owners of the IRL lots, in the manner of a shared services entity. Further description of this is provided below. This entity will have comparable responsibilities and functions as a body corporate in a unit title ownership structure. The Management Company is described further below.

Figure 1 shows an excerpt of the proposed plan of subdivision. Figure 2 shows an excerpt of the urban design Master Planning work prepared by Studio 3, providing further detail on how the common areas, vested roads and private accessways will be completed. The Studio 3 design work is included in full at **Attachment 2**.

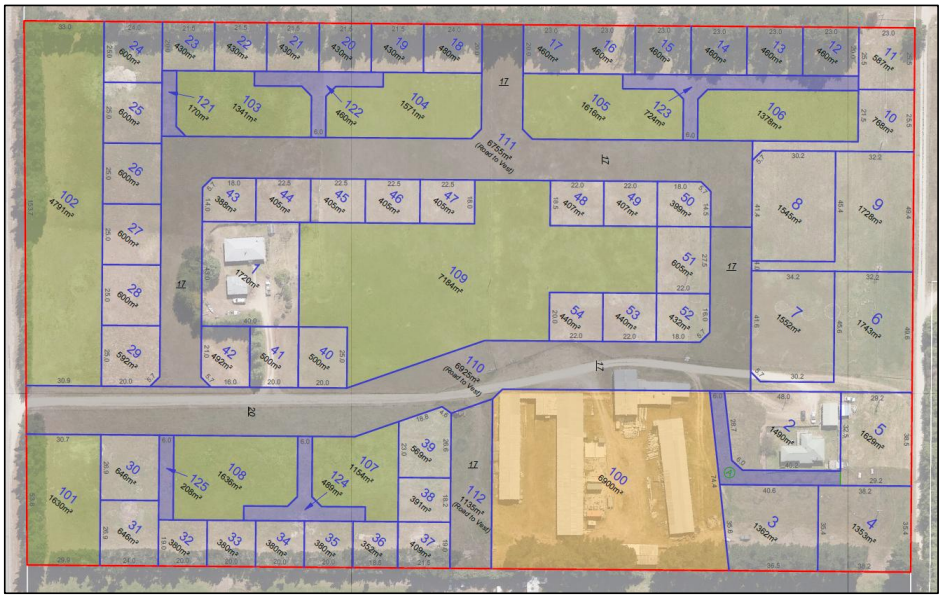


Figure 1: Excerpt of the subdivision plan in Attachment 1 (Calder Surveying).



Figure 2: Excerpt of the masterplan in Attachment 2 (Studio 3).

1.2 Subdivision

The proposal involves a subdivision to create 54 new sites for residential activity, common areas for open space and a storage and community hub also held in common.

The design of the subdivision seeks to enable some variation in Lot sizing, reflecting that the majority of the activity is a retirement village, the inherent benefit of allowing for a variety of residential living options (typologies) within communities and avoid 'one-size-fits-all' urban form. Accordingly, Lots 1-4 will have a higher density suburban character with an average net lot size of 557m². Lots 5 though to 30 have a larger lot character and will have an average net lot size (excluding ROWs) of 1128m². Lots increase in size to the rear of the

property where a gentle slope rises-up to meet the tree belt behind, offering those lots a sense of scale and views to the south across the Alexandra township. Those rear lots are of a LLRZ scale and will be the only lots visible from any distance beyond the site.

The subdivision also includes rights of way (not included in the net area calculation), a road to vest (Lot 31) and a future road connection from Lot 31 to the adjoining property to the south (Lot 32).

1.2.1 Amalgamation

The Open Space Common Areas have been identified as Lots 101 to 109 and will be held as 46 undivided 1/46th shares by the owners of Lots 1 and 10 - 54 as tenants in common.

The proposed Rights of Way have been identified as individual lots (Lots 121 to 125) will be held as ownership in common by each applicable residential lot, the exception is the right of way access for Lots 3-5 will be set up as being held as part of Lot 5, with an easement in favour of Lots 3 and 4.

An amalgamation condition schedule is included in the subdivision plan in **Attachment 2**.

1.3 Independent Retirement Living Lots

Lots 10-54 make up an independent retirement living (**IRL**) precinct. As noted above, the working title for this community, conveying both the proposed structure and parklike environment, is Dunstan Common. While these lots will have an overlay of formal controls enabling and controlling retirement use, the structure anticipates that these 45 lots will be held by residents in private, fee simple, ownership.

This private ownership structure intentionally departs from the typical unit title and *Right of Occupation* arrangements of most retirement living offerings.

This recognises and responds to the unique and valuable role that Alexandra can play in providing affordable and appropriate retirement living alternatives for the township, the District, and across the wider Otago and Southland regions.

The IRL is considered an affordable ownership model at the independent (early) living stage of retirement, as targeted in this proposition, will allow more of our local population to access specifically designed, high-quality, retirement living. By preserving equity in the hands of owners Dunstan Common will ensure that further transition to more intensive aged care is still financially achievable for owners, if and when required.

The LLRZ zone framework of 1500m² Large Lot Residential coupled with the Comprehensive Residential Development Rules provides an opportunity to retirement living within the LLRZ incorporated with significant amounts of common open space and, providing both amenity and recreation for residents.

IRL style living is suited to the Site owing to the proximity of the Alexandra golf course is directly across the road. The Central Otago Rail Trail provides ample opportunity for walking and cycling beyond the site, and is still a manageable pedal-power or E-Bike cycle into town.

The conversion of large existing sheds on the property, proposed to be held in common for the benefit of residents, provides an opportunity for storage, spare vehicle or boat parking, and a community hub for gatherings.

The smaller fee simple parcels will be held together in separate titles with a 1/45th undivided share in common in the commonly owned areas.

The lots range in size from 380m² to 768m² not including the Open Space and Common Areas which is 2.3ha in total that is held on the RT of each of the IRL lots. As an indication, the 2.3ha of Open Space and Common Areas distributed across the 44 IRL units is an area of 507m² for each IRL, therefore, the smaller IRL Lots have a site area apportioned as part of the amalgamation configuration of 887m².

1.3.1 IRL Building Typologies

Given the smaller size of these lots, and their intended use for IRL, these lots are comprehensively designed to include a proposed dwelling. Five building typologies are proposed, with the plans, and a development site plan in **Attachment 3**, and Figure 3 below.



Figure 3: Excerpt of the Site Development Plan with building typologies identified (Ikon Architects).

1.3.2 Type 1 Villa

The Type 1 Villa will have three bedrooms, and a double garage with a south entry, and will have a floor area of 180m².

1.3.3 Type 1A Villa

The Type 1A Villa has three bedrooms, single garage with a south entry, and will have a floor area of 159m².

1.3.4 Type 2 Villa

The Type 2 Villa has three bedrooms and a double garage with a north entry, and will have a floor area of 177m².

1.3.5 Type 2A Villa

The Type 2A Villa has three bedrooms, a single garage and north entry, and will have a floor area of 155m².

1.3.6 Type 3 Villa

The Type 3 Villa has 2 bedrooms, a single garage with a north entry, and will have a floor area of 122m².

1.3.7 Type 4 Villa

The Type 4 Villa has 2 bedrooms with a single garage, a north entry and single or duplex options, and will have a floor area of 120m².

1.3.8 Summary

There will be 8 Type 1 or 2 units (3 bedroom with double garage). There will be 7 Type 1A or Type 2A units (3 bedroom with single garage). There will be 20 Type 3 or 4 2 bedroom stand-alone units with a single garage, and there will be 10 Type 3 or 4 2 bedroom duplex units.

The IRL housing proposed is characterised by:

- A mix of two and three bedroom dwellings
- Single story
- Internal access garaging, mostly single garaging due to the additional storage and parking proposed to be available in the Community and Storage Hub.
- Floor Plan areas ranging between 120m² to 180m².
- Controls on exterior materials and colour (refer to Attachment 5)
- Controls around presentation of exterior space

Boundary setbacks for each dwelling are shown on the IRL Housing Plans, and district plan non-compliances are identified below.

The scale of lots and housing within is proposed in conjunction with the offering of significant areas of common open space. Not only will this provide significant amenity and opportunity for recreation, bringing residents together in these common space areas is intended to foster a sense of connection and community.

Whereas, in a managed retirement village where interaction and activity is proactively organised by the village operator, at Dunstan Common, the expectation would be that the commonly owned facilities encourage this organically, at the initiative of owners. Fostering this sense of independence and self-determination within a specifically enabled retirement living community is also seen as meeting a need in the retirement living market.

Conditions are proposed to enable the option of either constructing the specific house design in **Attachment 3**, or a dwelling that meets the overarching design controls that are proposed in **Attachment 5** and set out below.

1.4 Design Guidelines for Independent Retirement Living Lots

Design guidelines will be imposed across the IRL lots via covenants. These will cover both the design and construction of dwellings, as well as exterior landscaping. These will be controlled in the form of consent notice conditions, with the detail set out in the volunteered conditions and the draft conditions framework in **Attachment 5**.

As already identified, it is proposed that there be an option for developers/owners to either construct the house specified on each lot pursuant to this resource consent process, or to design and build a different dwelling that is approved by the Management Committee as complying with prescribed design controls.

Exterior landscaping, and any subsequent renovations of dwellings must also be approved by the Management Committee as complying with the Design Controls.

1.5 General Residential Lots

Nine conventional lots are proposed (Lots 1-9). Lot 1 is contained near the western edge of the site, while Lots 2-9 are located at the rear of the site, Lots 1 and 2 each contain one of the two existing dwellings. These lots range in size from 1362m² to 1728m².

Lots 2-9 are arranged two deep, with the rear lots having private leg-in driveways. The scale of these lots reflects a more typical LLRZ size.

The owners of these lots are not intended to be part of the IRL common facilities ownership structure. However, the future owners and occupiers of these lots will have the ability to enjoy the open space areas as members of the public, under the easement in gross established for that purpose. In that way, there will be no specific requirement that they contribute fees to the IRL management company. Additionally, it is not intended that those private lots owners participate in or share in the benefits offered by the Storage facility and Community Hub.

It is anticipated that there may be some developer covenants on these private lots, however, they will not be restrictive, and it is not considered necessary that they are incorporated as obligations via the subdivision and land use consent.

1.6 Common Areas

A unique feature of this proposed development, enabled by the combination of the Large Lot Residential Zoning and Comprehensive Residential Development Rules, is the provision of approximately 2.3ha of open space reserves in five locations across the development plus a further 6,900m² commonly owned storage and community hub lot (Lot 100).

(a) Open Space and Common Areas

Nine open space areas (Lots 101-109) will be owned as undivided shares in common by the IRL lot owners. The open space and common areas will effectively operate as reserves, except be retained in private ownership. Public access is proposed to be provided by an easement in gross in favour of the Council.

The open space common areas will be administered by a Management Company (described further in below), the shares of which will also be owned by lot owners. The cost of that management and maintenance will be met from fees levied from owners.

Preparation of a detailed Landscape Plan, outlining the design and ongoing management of these reserves, is anticipated as a precondition of commencing the development. A landscaping masterplan is in **Attachment 2**.

As these open space common areas abut vested roads, and they will be designed to maintain an open boundary, it is logical that these reserves also enable public access.

The open space common areas will be landscaped, combining grassed open space, drifts of specimen trees, and shrub/garden areas that promote separation and privacy between the reserves and adjacent houses.

The linear open space area along Dunstan Road (Lots 101 and 102) will be a key element in presenting and defining the Dunstan Common community beyond, but also in preserving a sense of open space along Dunstan Road consistent with the Objectives and Policies of the LLRZ zoning. This will combine with the cycle trail reserve on the south side of Dunstan Rd, and with the golf course adjacent, to ensure a sense of openness to all who travel and recreate along the Dunstan Road corridor.

These open spaces will be irrigated from a bore located within the property.

(b) Storage and Community Hub Lot

Proposed Lot 100, contains a cluster of existing sheds, defined by 4 main buildings which are proposed to be converted for storage and a community hub

As with the open space common areas, this lot and these facilities will be held as undivided shares in common by lot owners and managed by the Management Company.

The series of disused sheds, once used for chicken farming, are clustered on the south eastern boundary of the Site. These are shown in Figure 4 below. The westernmost of the existing structures is proposed to be removed (as shown) to make way for the proposed

road. The three linear sheds (1-3) and the barn against the south-eastern boundary (4) are proposed to be retained.

The buildings were built during the 1970's and early 80s and have undergone several upgrades. They were originally used as part of a chicken farm.

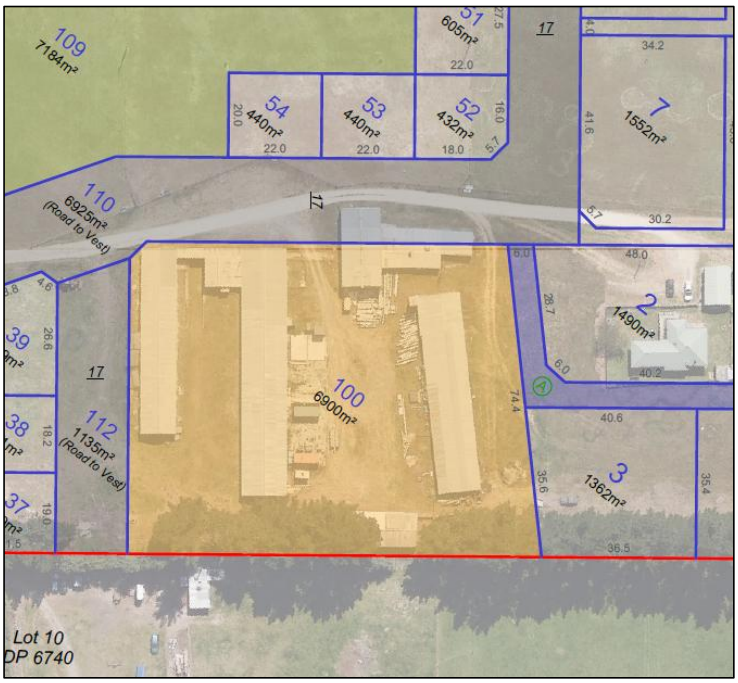


Figure 4: Excerpt of the Subdivision Plan illustrating the location of the existing former farm/poultry buildings proposed to be reused.

Preliminary building and contamination assessment, including asbestos inspections have been undertaken. The asbestos inspection results are contained in **Attachment 12**.

These sheds are proposed to be remediated and upgraded to be used by the IRL owners for storage and a community hub or gathering place.

A lack of storage, area to securely store vehicles, trailers, boats and camper vans, and working or hobby space, is a common issue with retirement living. Re-using and adapting these buildings presents a valuable opportunity to the future residents.

Access to storage or other space will be managed by the owner's Management Company. Most likely on a pay per use fee structure model, over and above regular residents' levies.

There will be restrictions on use of this facility as commercial storage for parties unrelated with the development. Additionally, no residential activity (i.e. new houses) would be allowed on this lot.

This Storage Facility and Community hub will have multiple access points off the vested road.

The front portion of one of the sheds include a smaller building will be converted into a community hub, incorporating meeting and event space, possibly a small catering kitchen/team room, and associated toilet and other amenities.

The Landscape Masterplan in Attachment 2 identifies the buildings to be retained, and also identifies an additional building to replace that building currently located adjacent to the south west boundary. This building will be a basic pole shed and plans are in **Attachment 4**. Figure 5 below shows the proposed building and parking configuration of the Storage and Community Hub (Lot 100).

The building will be located not less than 3m from the Site boundary. The shed will be 14.4m long, 6m deep and a maximum height of 3.6m. The shed will be clad in corrugated or tray profile iron.



Figure 5: Excerpt of the Landscape Masterplan illustrating the building configuration of the Storage and Community Hub, including a new building located adjacent to the south west Site boundary, replacing an existing building.

(c) Controls on shared space

It will be appropriate to put in place those ongoing legal structures that ensure the extent and purpose of the open space and common areas is preserved. The following conditions are anticipated by way of consent notices and/or covenants:

- No further subdivision
- No residential activity
- No structures to be built in the open space areas that do not contribute to shared recreation/amenity

1.7 Management Entity Structure

A management company, for the purposes of this Assessment of Effects assumed to be named Dunstan Common Management Limited (**DCML**), will be required to be established, serving a comparable function to a bodycorp in a unit title development.

The Management Company will be incorporated as a limited company.

It will have a constitution tailored to managing the commonly owned space and providing necessary coordination among IRL owners. The constitution will be substantially similar to the draft documents provided in **Attachment 6 (Draft DCML Covenant and Service Agreement)**. It will include:

- Business purpose to be limited to the provision of services to owners
- A prohibition on operating for the purpose of generating a profit
- Tailored structures to enable governance among owners
- Suitable voting arrangements
- Appropriate indemnities for directors and those undertaking management and administrative duties.

All IRL lot owners will hold an equal share parcel. Shares will be stapled to and pass with each property title. There will be a share transfer mechanism to pass shares from a vendor to an incoming owner at the time of any sale.

There will be a parallel Service Agreement entered into between the management company and each owner (who is also a shareholder). This will be substantially in the form as the draft document included as **Attachment 6 (Draft Shareholder Constitution)**. The Services Agreement will detail the assets to be managed, the services required to be performed by the Management Company, and the fees to be levied on owners. The Services Agreement will be registered as a covenant on the title.

The DCML entity must be incorporated prior to individual lot titles being created and passed to incoming owners. Shares will initially all be held by the developer and will be transferred to incoming owners in accordance with the proposed constitution. Accordingly, it is proposed that establishment of this entity be a requirement of 224C on the first titling of any IRL lots.

1.8 Roading

The general roading arrangement is organised around the establishment of a single entrance off Dunstan Road, located at the existing private driveway entrance, a circular road within the development, and linkages to the adjoining property located to the north-west (referred to as William Hill) and to the south-east into Lot 10 DP 6740 (referred to as the Lyons Block).

Establishing the connection to the William Hill Site and provisioning a connection for future development to the south east is seen as a contributor to the public infrastructure/public benefit.

The proposed road to be vested will have a 20m wide legal width corridor from Dunstan Road extending into the site, past the Storage and Community Hub lot, and accessing the eight private lots to the rear. The balance of the vested road is shown at 17m width.

Given the specific use of the IRL precinct (relevant to both traffic generation and a preference for smaller scale and lower speed roads) and also because of the open nature of the scheme and extent of park area adjacent to the roads, there may be opportunity to make those vested road corridors slightly narrower. Further discussion with Council's roading engineers is anticipated on this.

Noting the intent of the development as independent retirement living, while connections are shown to adjoining sites, that these connections do not result in unduly aggregate and concentrated future traffic through the development. A roading design is promoted that avoids making this development and these vested roads a shortcut or "rat run" for owners of property in future neighbouring developments. Roading scale, alignment and traffic calming measures will be considered at in the Detailed Design process to ensure appropriate traffic use through the retirement precinct.

The William Hill site has a consented subdivision development (RC240277) which contains an access connection to the Application site, identified as Lot 105 below:



Figure 6. Excerpt of RC240277

1.9 Servicing

1.9.1 Potable Water Supply

Potable water supply will be extended from the proposed network water supply that Council has committed to installing along the north side of Dunstan Rd to serve the recently zoned Large Lot Residential Zone.

Private connections will be brought to each fee simple residential lot, including through the proposed road and/or through the open space common area as easements in gross.

There will also a potable water connection taken to the Storage and Community Hub lot.

There will be no potable water taken to any of the open space common areas. Those areas will instead be serviced with a separate irrigation water supply.

1.9.2 Irrigation Water Supply

The open space reserves will be irrigated from a bore on the site. The bore (ORC reference 2005.238.V1) is located near the existing farm buildings (toward the rear of the site on proposed Lot 2), and allows for irrigation between 15 October and 15 April each year, and allows for a usage of 328m³ per day, or 2,300m³ a week. A copy of the consent is in **Attachment 14**.

ORC consent for this bore expires in Nov 2025. An application is now being made to renew this consent. and this is expected to be in place ahead of development. The applicant would accept a condition that provided confirmation of adequate irrigation supply for the irrigation and landscaping maintenance of the open space common areas, prior to commencement of the development.

There will be opportunities to capture and re-use rainwater from the storage sheds. It is anticipated that there will be storage tanks located adjacent to those sheds to facilitate this.

1.9.3 Wastewater

Wastewater will be reticulated to the town network via the infrastructure that Council have committed to install along Dunstan Road. It has previously been established in relation to other consent applications that this infrastructure will be delivered within the standard 5-year consent validity period.

As with the water supply, Private connections will be brought to each fee simple residential lot, including through the proposed road and/or through the open space common area as easements in gross.

1.9.4 Electricity

Electricity will be sourced form the powerlines running across the rear (north) of the property. That section of the existing lines will be undergrounded. Electricity will be reticulated underground to all dwellings, following a similar route to the other services. See plan from Power Solutions at **Attachment 7**.

1.9.5 Telecommunications/Internet

Underground Telecommunication and internet will be reticulated through the site.

1.10 Easements

No easements are shown on the site plan, with the ROW in favour of Lots 3 and 4 ov erlot 5 shown as a schedule on the subdivision plan. All easements to be retained, cancelled or established will be identified as part of the s223 RMA certification process.

Rights of way/ joint owner access lots will require new easements.

Services will be located predominantly within the road reserve, and appropriate easements in gross will be provided where services are located within any allotments.

Easements will be required for the following:

Public recreational access to the open space reserve areas	Easement in gross in favour of public at large
Underground potable water and wastewater lines from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required.	In favour of Council.
Underground power from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required.	In favour of Aurora
Underground power through any private lot	In favour of Aurora
Underground telecoms cables from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required	In favour of Chorus
All shared rights of way shown on the scheme plan.	In favour of all lot owners using that access
Reticulated public infrastructure (wastewater pumping/storage) in the Open Space Common Areas adjacent to Dunstan Rd – should this be required.	In favour of Council
Irrigation supply across private lots	In favour of the Management Company
Where required, licence to occupy where irrigation infrastructure needs to cross a road.	In favour of the Management Company

2 Site and Surrounding Environment

2.1 Site Description

The site is located at the northern urban extent of Alexandra, on the northern side of Dunstan Road. The surrounding areas consist generally of rural residential, horticultural / agricultural land with dwellings at a low density.

The site is predominantly flat with a gentle uphill slope at the rear (north-eastern) end of the site. The proposed scheme does not require modification to the landform.

The adjoining site to the north is also zoned LLRZ and is subject to a resource consent (RC 240277) granted in February 2025 to Molyneux Lifestyle Village Limited for a subdivision to create 61 residential lots, as shown in Figure 6 above, referred to as the William Hill Site/Consent.

Land located to the southeast of the Site is the Alexandra Golf Course, which is Designated as a reserve in the District Plan. Land located to the northeast of the Site is also zoned LLRZ, and extends in that direction for approximately 230m until at the boundary of those sites, the zoning reverts to a Rural Resource Area zoning.

Land to the east is zoned LLRZ, while land located to the east on the southern side of Dunstan Road, and east of the Golf Course is zoned Medium Density Residential.

Dunstan Road is identified as a rural arterial road at this location and has an 80/km/hr posted speed limit. Dunstan Road has a 30m legal width. The Otago Central Rail Trail corridor runs adjacent to this on the south side of the road. The Rail Trail corridor forms an important cycling and walking link to nearby services and amenities, including Molyneaux Park and Alexandra town centre.

The roading environment is described in detail in the Carriageway report contained in **Attachment 8**.

2.2 Site Details

The Site is legally described as Lot 11 DP 3194 held in Record of Title (**RT**) OT5C/60, and comprising an area of 8.165ha.

There are no interests registered on the RT.

The record of title is included as **Attachment 9**.

The Site is owned by the Fay Holdom and Alison O'Neil. A letter of acknowledgement from these persons is in **Attachment 11**.

3 Undertaking the Development

3.1 Staging

It is proposed that the development be staged.

The proposal, as set out in the Staging Plan in Figure 7 below and **Attachment 1**, is to complete the subdivision development works and obtain title the eight rear private lots (Lots 2-9) first.



Figure 7. Excerpt of the subdivision staging plan.

3.1.1 Stage One

Stage One would therefore involve:

a) Titling Lots 2-9

b) Creating and vesting the Lot 110 road

c) Creating and amalgamating all of the individual super lots that will make up the Independent Retirement Living precinct, including Lot 100, being the Storage and Community Hub lot.

An interim level of landscaping of the IRL precinct would be undertaken at this stage, aimed at keeping the site tidy. It may be desirable that the Landscape Plan specifically addresses this maintenance period between the stages.

3.1.2 Stage Two

Stage Two would involve the titling of the individual lots (Lots 1 and 10-54) within the IRL.

A condition of consent is requested that provides some flexibility in this. Such that the staging may be varied upon presentation to Council's Planning Manager for approval of an updated Staging Plan, along with any appropriate details of how that will be managed, i.e. it is proposed that (non-critical) changes in sequencing can be addressed without the need to vary the consent. Several possible scenarios include:

- Development of the IRL lots might be further broken down into smaller stages.
- Some of the IRL lots might be brought forward into Stage One
- Not all of the Lot 110 vested road might be constructed at Stage One, in which case the balance would be delivered in the following stage.

It is the intention that the north-west (William Hill) and south-east (Lyons) connections are constructed as part of either Stages 1 or 2 rather than left as future connections, as lots within the applicant's proposed scheme will utilise those road sections for access.

3.2 Earthworks

The site is predominantly flat with a gentle uphill slope at the rear (north-eastern) end of the site. The proposed scheme does not require modification to the landform.

Consequently, earthworks proposed as part of this application will be limited to tidying the site for intended urban residential development, associated ground disturbance with the removal of buildings and associated structures, formation of the road and access lots, and trenching of services.

In terms of relevant rules, the earthworks would not result in a cut or fill of 1m within 2m of a site boundary. However, it will exceed the permitted limit of 200m³ on any site within a 12-month period as set out in Rule LLRZ-R11.

It is likely that the earthworks would exceed 2,500m² and, as discussed below, the site contains small amounts of contaminated land.

A resource consent for earthworks associated with residential activity will be required pursuant to Otago Regional Plan: Water, Rule 14.5.1. This resource consent requirement manages erosion and sediment related aspects and would be applied for an obtained following the outcome of this resource consent.

The Applicant would accept advice notes or conditions referring to the need to require a resource from the Otago Regional Council in relation to earthworks associated with the activity. Proposed conditions are in **Attachment 5**.

3.3 Contaminated Land Management

Being a subdivision and change in the use of land to more intensive residential activity that what currently exists, the proposal engages the NESCS.

Insight Engineering have undertaken a Detailed Site Investigation (**DSI**), in **Attachment 10**. Testing of soil samples over the site has identified that the Site contain small areas of contamination likely related to the former use of part of the site as a poultry farm and former rural related land uses.

Contaminants exceeding guidelines were arsenic and zinc found over several locations.

Figure 8 below identifies the areas of the site where testing was conducted.

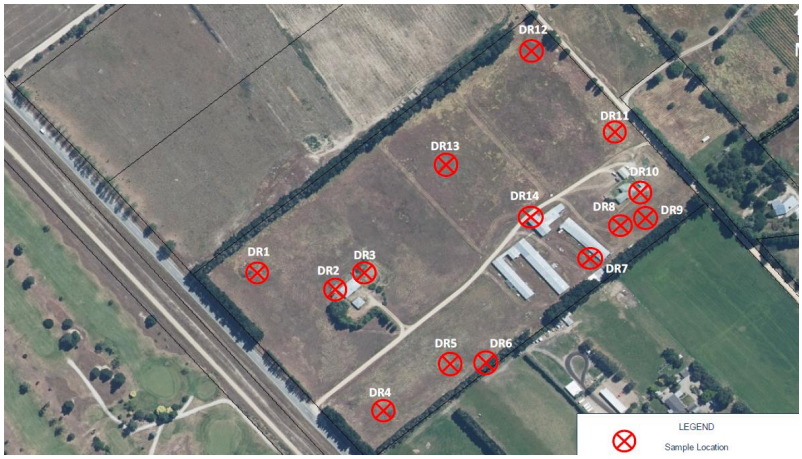


Figure 8. Excerpt of the Insight Engineering sample location plan.

The Insight Engineering report also identified that there is a presence of burnt waste, other than green waste and oil stains from engine oil were also encountered.

Insight Engineering recommend that the proposed activity is suitable from a contaminated land perspective, on the basis that conditions of consent are included which requires the following:

- Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
- Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).
- A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
- A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
- If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery

of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

These matters have been volunteered as conditions of consent which include the requirements for a Remediation Action Plan and Contaminated Site Management plan to be prepared as part of the subdivision development works.

An asbestos report has been completed and is in **Attachment 13**, associated with the existing poultry and farm buildings proposed to be retained and re-used as part of the storage and community hub. The management of these aspects and remediation processes can be included as conditions of consent.

3.4 Landscaping and establishing the Open Space Common Areas

The Open Space Common Areas will be developed at Stage 2 in conjunction with the development of the IRL lots.

The proposed conditions framework (**Attachment 5**) proposes that a detailed landscape plan and landscape maintenance plan, created in accordance with the proposed Landscape Master Plan in **Attachment 2**, is submitted for certification and implemented as part of Stage 2.

It is anticipated that a baselevel of establishment will be undertaken in parallel with titling the IRL lots, followed with a further specified establishment period to ensure finishing and ensure that the plantings are established to a degree that can be sustained.

That initial establishment will include the reticulation of irrigation water. Though it will not extend to the completion of all sprinklers, control systems, etc as that ‘fitting off’ will need to follow the establishment of plantings in each area or zone.

The developer will retain responsibility for the maintenance and operation of common areas as initial owner of the Management Company, until those shares are transferred across to incoming owners.

3.5 Establishing the storage and Community Hub

It is intended that existing rural sheds be upgraded and converted to secure storage for use by IRL owners. This will require further building assessment and design. It will then require separate building consent. This resource consent application seeks only to enable that future use through the creation of a separate lot across this area and the imposition of certain restrictions on use.

4 Statutory Framework

4.1 Central Otago District Plan

The Residential sections of the District Plan have been recently reviewed through PC19, and as discussed above, the Site has been rezoned from Rural Lifestyle to LLRZ.

The LLRZ zoning is not yet able to be treated as operative pursuant to section 86F of the RMA because appeals to the Environment Court have been lodged and these have not yet been determined or withdrawn. Therefore, the Rural Residential Zone rules still apply to the Site.

Notwithstanding this, beyond those Rural Residential rules still having legal effect, the relevance of the Rural Residential Zone, rules and objectives and policies to this Site and this activity are very limited and, although the Rural Residential Zone rules need to be applied for technical reasons, they are of limited relevance in a decision-making context.

The operative District Plan Section 7 Residential Resource Area will be removed, the rules and policies are not relevant to this Site, because the site was not formally zoned a residential resource area prior to PC19.

4.2 Plan Change 19

The Site was zoned to LLRZ from Rural Residential through PC 19.

The Large Lot Residential Zone requires a minimum allotment size of 1500m², while the Comprehensive Residential Development (CRD) Rule LLRZ R-12 and corresponding subdivision rule SUB-R5 do not require a minimum allotment size for each site intended for residential activity, but rather that the 1500m² density requirement is calculated over the site being subdivided (i.e. a gross site area requirement[2]).

Where the CRD rule is used, Policy LLRZ-P9 is engaged which requires consideration of additional matters relating to provision of a diversity of housing types (through a variety in

[2] As stated in Rule SUB-R5(b).

lot sizes) while still being designed to achieve built form outcomes in Policy LLRZ-P1, that the design responds positively to the context of the site, areas of higher density are located or designed so that the overall character of the surrounding area is retained, and the development delivers a public benefit such as public access, reserves or infrastructure improvements.

Although there have been appeals filed with the Environment Court on the LLRZ, none of these appeals that seek that the LLRZ residential density of 1500m² is reduced (for instance, from 1500m² to 2000m² residential density).

There are no appeals under PC19 which seek the comprehensive residential development framework is removed from the LLRZ zone or substantially altered. There are no rezoning appeals affecting the Site.

A consequence of the appeals is that some of the PC 19 provisions are not deemed operative and the ODP Rural Residential rules still have legal effect. However, their relevance is very limited and it is appropriate that weighting be given to the LLRZ provisions.

4.3 LLRZ-P9 and Public Benefit

A requirement of adopting the gross area averaging under the CRD framework is that the development must deliver a public benefit. Policy LLRZ-P9 states:

> *Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> *...*
>
> *4. the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

In the current case, the shared Open Space Common Areas will sit alongside vested road corridors. The proposed landscaping treatment of these reserves will be that they are integrated with the road verges. While there may be plantings, bollards and other structures delineating the edge of the vested road and start of the reserves, this boundary will be open, conveying a sense of open common land.

The Open Space Common Areas will be owned and maintained by the DCLM, but will be subject to easements providing for general use and passage by the public.

4.4 Large Lot Residential Zone (PC 19)

The LLRZ provides for residential activity at a density of one residential lot per 1500m² 'net site area', with the ability for a residential density of one residential lot per 1500m² 'gross site area' as a restricted discretionary activity through CRD Rule LLRZ-R12.

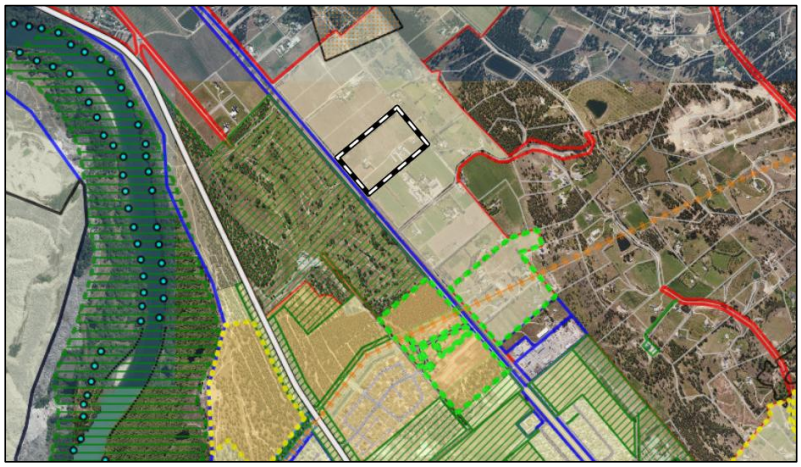


Figure 9. CODC District Plan Web Map. The Site is outlined black and white lines. The transparent fawn zoning is the LLRZ.

4.5 Operative Central Otago District Plan

The Site is Rural Residential zone under the ODP which anticipates residential activity at a density of one residential unit/lot per 2ha.

4.6 Consents Required

Resource consent is required for the following:

4.6.1 Large Lot Residential Zone

- Rule LLRZ-R11 permits earthworks within any 12-month period to 200m³ (excluding where this is required for construction of a building for which

building consent has been issued). The subdivision development will result in greater than 200m³ associated with the formation of roads and site development activity. A restricted discretionary activity resource consent is required with discretion restricted to:

a. The location, volume and area of excavation.
b. The effect on amenity values or safety of neighbouring sites.
c. The effect on water bodies and their margins.
d. The impact on visual amenity and landscape character.
e. Any effects on the road network arising from the excavation.
f. Any effects on archaeological, heritage or cultural values.
g. Any mitigation measures proposed.

- Rule LLRZ-R12 **Comprehensive Residential Development** provides as a restricted discretionary activity, for sites greater than 2ha, a density of residential development across the site no greater than 1 dwelling per 1500m². Where compliance is not achieved the activity is non-complying.

  The proposal seeks resource consent to establish residential activity through Rule LLRZ-R12. The density across the site will be 1 dwelling per 1,512m² which complies with the 1500m² per dwelling requirement to qualify as a restricted discretionary activity.

  Discretion is restricted to the following:

  a. Provision for housing diversity and choice.
  b. How the development responds to the context, features and characteristics of the site.
  c. The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities.
  d. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area.
  e. Integration with transport networks, including walking and cycling.
  f. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements.
  g. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1.
  h. Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.

- Rule LLRZ-13 **Retirement Villages**, requires a restricted discretionary activity resource consent for retirement villages.

  Discretion is restricted to:

  a. Integration of vehicle, cycle and pedestrian access with the adjoining road network.
  b. Provision of landscaping, or use of open space to integrate the proposal into the surrounding area.
  c. Adequacy of stormwater systems and wastewater capacity.
  d. Parking and manoeuvring.
  e. Traffic generation, including impacts on the safety and efficiency of the wider road network.
  f. The design, form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas.
  g. Any functional or operational requirements.

- Rule LLRZ-S4 permits the **building coverage** of any site up to 30%.

  For the purposes of applying this rule, building coverage has been applied on each proposed lot as shown on the plan of subdivision rather than the site as a whole, Although as noted above, each of Lots 10-54 forming the IRL will have common ownership of the Open Space and Reserve Lots, and Lot 100 Storage.

  The following lots, measured in terms of their 'net building coverage', will have the following building coverage:

  - Lots 32 to 35: 32%
  - Lot 36: 34%
  - Lot 38: 31%
  - Lots 40 to 41: 32%

  It is noted that the existing and proposed buildings (pole shed replacement) will have a building coverage of 26%, and comply.

  Non-compliance requires a restricted discretionary activity consent with matters of discretion restricted to:

a. Compatibility of the built form with the existing or anticipated character of the area.
b. Dominance of built form in the surrounding area.
c. The extent to which a level of openness around and between buildings is retained.
d. Any mitigation measures proposed which reduce the adverse effects of the breach.

- Rule LLRZ-S5 requires a **minimum setback of 7m from a boundary with a road**. The internal road will be vested and therefore the following will be located within 7m of the road boundary, as shown on the Site Development Plans in Attachment 3:
  - Lot 17: 3.4m from proposed road
  - Lot 18: 4.6m from proposed road
  - Lots 25-27: 6m from proposed road
  - Lot 28: 4m from proposed road (south elevation) and 3.4m from proposed road (east elevation)
  - Lot 30: 5.7m from proposed road
  - Lots 37-38: 6m from proposed road
  - Lot 39: 6m from proposed road (northeast elevation) and 5.3m from proposed road (northwest elevation)
  - Lot 40: 3.3m from proposed road (west elevation) and 3.9m from proposed road (south elevation)
  - Lots 41-42: 3.9m from proposed road
  - Lot 43: 5m from proposed road (west elevation) and 4.6m from proposed road (north elevation)
  - Lots 44-49: 4.6m from proposed road (north elevation)
  - Lot 50: 4.6m from proposed road (north elevation) and 5.5m from proposed road (east elevation)

- Lot 51: 6m from proposed road
- Lot 52: 5.5m from proposed road (east elevation) and 3.5m from proposed road (south elevation)
- Lots 53 and 54: 3.5m from proposed road.
- The existing buildings to retained as shown on Lot 100 will be located within the road boundary setback as shown. These buildings are located up to 1m from the road boundary.

Non-compliance requires a restricted discretionary activity consent with matters of discretion restricted to:

a. Any adverse effects on the safety and efficiency of the road network.
b. The extent to which the breach will have adverse effects on visual amenity values, including dominance.
c. Compatibility of the building or structure with the surrounding built environment.

It is noted that that PC 19 Hearings Panel's recommendation on submissions shows that this rule is amended from a 7.5m setback, to a 4.5m setback[3], and an additional matter of discretion included (d) 'Any constraints which make compliance impractical'. However, the District Plan does not appear to accurately reflect this rule. As a precaution, the above has been identified as a non-compliance and consent requirement. Refer to **Attachment 11**.

Should this matter be amended prior to this application being granted, the non-compliance will only apply to the proposed buildings on Lots 17, 28, 40, 41, 42, 53 and 54.

- Rule LLRZ-S6 requires that any building or structure shall be **setback a minimum of 3m from any internal boundary**.

  The following buildings will be located within the 3m boundary setback from the Site boundary (i.e. where the site adjoins another property):

  - The existing garage on Lot 2 will be located within 3m of the new common boundary between Lots 2 and 5. The building will be 1.5m from the boundary.

[3] Plan Change 19 – Decision of the Central Otago District Council Hearings Panel. Page Dated 27 June 2024. Appendix One – PC 19 Provisions as Amended by Decisions (Page 15) URL Link

Rule LLRZ-S6 states that this rule does not apply to internal boundaries within a retirement village.

Non-compliance requires a restricted discretionary activity consent with matters of discretion restricted to:

a. Adverse effects on privacy, outlook, or shading on the affected property.
b. The extent to which the breach will have adverse effects on visual amenity values, including dominance.
c. The compatibility of the building or structure with the surrounding built environment.
d. Any adverse effects on accessibility to the lake

- Rule SUB-R5 requires a restricted discretionary activity resource consent for subdivision of land where a land use consent has been obtained, or is applied for concurrently under Rule LLRZ-R12, where the density across the site is no greater than 1 dwelling 1500m².

  Discretion is restricted to the following:

  a. Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character, and qualities of the applicable zone.
  b. The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.
  c. The ability to lawfully dispose of wastewater and stormwater.
  d. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.
  e. The provision of landscaping, including road berms.
  f. Earthworks necessary to prepare the site for development occupation, and/or use.
  g. Subdivisional design including the shape and arrangement of allotments to:
     i. facilitate convenient, safe, efficient and easy access.
     ii. achieve energy efficiency, including access to passive solar energy sources.
     iii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development.
     iv. maintain and enhance amenity values.
     v. facilitate adequate access to back land.
     vi. protect existing water races.
  h. The provision of or contribution to the open space and recreational needs of the community.

i. The provision of buffer zones adjacent to roads, network utilities or natural features.
j. The protection of important landscape features, including significant rock outcrops and escarpments.
k. Provision for pedestrian and cyclist movement, including the provision of, or connection to, walkways and cycleways.
l. The provision of esplanade strips or reserves and/or access strips.
m. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
n. Any measures required to address the potential for reverse sensitivity effects to arise in relation to existing activities undertaken on adjoining land.
o. Consistency with any Structure Plan included in this District Plan

4.6.2 District Wide Rules

The following access non-compliances have been identified in the Carriageway Consulting assessment:

- Rule 12.7.1(ii) Access Standards from Roads

  On the basis that roads in the site would be subject to a posted speed limit of 50km/hr each lot requires 40m sight distance at its access. The following lots/rights of way do not comply:

  - Right-of-way to Lots 10-17:34m;
  - Lot 29: 36m;
  - Lot 40: 19m
  - Lot 43: 34m
  - Lot 50: 27m;
  - Lot 51: 36m; and
  - Lot 52: 34m

- Rule 12.7.1(v) Access to Rural Local Roads

  Accesses between the lots and the internal roading network are required to be more than 30m

from the nearest road intersection. This is achieved, other than as follows:

- Lot 29: 27m;
- Right-of-way for Lots 30 to 32: 6m;
- Lot 40: 17m;
- Lot 47: 28m; and
- Lot 48 – 25m.

Any activity that does not comply with these rules shall be a restricted discretionary activity, and Council shall restrict the exercise of its discretion to the safe and efficient operation of the affected road, having regard to (a) the intensity and duration of the activity, and (b) the classification and use of the road.

4.6.3 ODP Section 4 Rural Resource Area

The following rules of the Rural Resource Area have legal effect.

- Rule 4.7.2 (ii)(a) (i) requires an average allotment size of no more than 2ha, and allotments in excess of 4ha are deemed to be 4ha for averaging purpose. A non-complying activity resource consent is required pursuant to Rule 4.7.5 (iii)

The following rules of the Rural Resource – Rural Residential Area apply to the Site and will not be met because the subdivision will develop residential activity consistent with the large lot residential (LLRZ) zoning.

- Rule 4.7.2 (ii) requires a separation of dwellings of 50m and this standard will not be met on any lot. A restricted discretionary activity is required pursuant to Rule 4.7.3(i).
- Rule 4.7.2 (iv) limits the maximum number of allotments identified on a plan of subdivision is limited to 5. The proposal seeks 54 lots. A discretionary activity consent is required pursuant to Rule 4.7.4(iii)

- Rule 4.7.6.A.(a) Bulk and Location Requirements – Yards, requires a minimum side and rear yard of 10m. A restricted discretionary activity would be required pursuant to Rule 4.7.3(i).
- Rule 4.7.6.J(b) Restricts earthworks to 2000m² and 3000m³. The activity will comprise greater than 2000m² area of earthworks because the majority of the site will be developed for urban residential activity. This involves road formation, trenching and stormwater areas. The lots are not proposed to be benched and will be retained in the same landform as present, therefore, earthworks are not considered to exceed 3000m³. A discretionary activity consent is required pursuant to Rule 4.7.4.i.

4.6.4 NESCS

A DSI has been undertaken by Insight Engineering (**Attachment 10**), and as discussed above, small areas have been identified through soil testing as containing contamination levels which exceed residential guidelines.

Regulation 10 is the applicable provision of the NESCS to the activity and states:

> *(2) The activity is a restricted discretionary activity while the following requirements are met:*
> *(a) a detailed site investigation of the piece of land must exist:*
> *(b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:*
> *(c) the consent authority must have the report:*
> *(d) conditions arising from the application of subclause (3), if there are any, must be complied with*

The activity meets all of the above and therefore, a restricted discretionary activity resource consent is required under the NESCS. The matters of discretion are:

> *(3) The matters over which discretion is restricted are as follows:*
> *(a) the adequacy of the detailed site investigation, including—*
> *(i) site sampling:*
> *(ii) laboratory analysis:*
> *(iii) risk assessment:*
> *(b) the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:*

(c) the approach to the remediation or ongoing management of the piece of land, including—
- *(i) the remediation or management methods to address the risk posed by the contaminants to human health:*
- *(ii) the timing of the remediation:*
- *(iii) the standard of the remediation on completion:*
- *(iv) the mitigation methods to address the risk posed by the contaminants to human health:*
- *(v) the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:*

(d) the adequacy of the site management plan or the site validation report or both, as applicable:
(e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:
(f) the requirement for and conditions of a financial bond:
(g) the timing and nature of the review of the conditions in the resource consent:
(h) the duration of the resource consent.

4.7 Summary of rules the activity is compliant with

While not an exhaustive list of the rules the proposal complies with, the following rules have been identified as relevant in the context of this application.

All buildings will comply with LLRZ-S3 height in relation to boundaries, including the proposed pole shed located 3m from the southwest site boundary.

4.8 Summary of Activity Status: District Wide and Residential Zones

The overall activity status is a **restricted discretionary** under the LLRZ and District Wide rules of the District Plan.

4.9 Summary of Activity Status Rural Residential

The activity status is a **non-complying activity** due to the legacy 2ha density requirement of the Rural Residential zone still have legal effect.



4.10 Overall Activity Status

Overall, resource consent is required for a **non-complying activity**.

5 Volunteered Conditions

Appropriate conditions relating to implementing the subdivision (roading, service connections, earthworks and management of contaminated land) as well as determining ongoing use and management are anticipated to be able to be implemented through typical conditions of consent. These conditions are identified and discussed at this point of the AEE, so that they can be considered as part of the overall mitigation package.

The Following conditions are provided by way of summary, in terms of their intent. A proposed draft conditions framework is set out in the Council's style for subdivision and land use consents is in **Attachment 5**.

5.1 Contaminated Land

Prior to Section 224(c):

5.1.1 NESCS Aspects

1. A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
2. Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
3. Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).
4. A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
5. If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

5.1.2 Asbestos Management

Prior to S224c and land use conditions:

1. Prior to any works including demolition of any of the existing buildings on site, observe requirements and recommendations of the Asbestos Report in Attachment 12.

5.2 Design Controls

Retirement Village Units shall be built and finished in accordance with the Ikon Architecture drawings identified in **Attachment 3**.

Owners of the retirement unit lots (10-54), whether they be a developer, group home builder or individual successive lot owners are generally expected to build the unit on each respective lot as shown in the Ikon Architecture plans.

Where this option is not taken, it is considered that a unit can be built which under a design control suite which would be consistent with the proposal and bulk and location, design and massing of buildings as proposed in the application. the reason for this is to provide for a tolerance in the design and finish of buildings without a requirement for successive variations and an inefficient transaction costs and administrative burden on the consent authority.

Note these controls do not apply to Lots 1-9 which upon which any additional development (lots 1-2) and new development (lots 3-10) will be subject to the general LLRZ provisions.

The following are proposed as both land use conditions and consent notice conditions.

Buildings:

1. All buildings shall be single story not exceeding a height of 5.4m.
2. All buildings shall be setback a minimum of 4.5m from a road boundary.
3. All buildings shall be setback a minimum of 3m from an internal boundary (except common walls), including the external side or rear boundaries (i.e. the boundaries of Lot 10 DP 6740, Lot 4 DP 12640 and Part Lot 12 DP 3194, or any successive lot.
4. All lots shall provide a minimum open space area (grassed or formed i.e patio) of 30m².

5. The maximum building coverage of each lot shall be:
    i. Lots equal to or greater than 400m²: 50%
    ii. Lots smaller than 400m²: 40%
6. Roof form shall adhere to the following:
    i. Gable roof form
    ii. No hip roofs or dormer windows/ structures
    iii. With the exception of solar panels, no antennas, aerials or other structures shall be located on a roof. Sky or similar satellite dishes shall be affixed to gables at or below the roofline.
7. Exterior Cladding shall consist of the following:
    i. Colours in the range of green, brown or grey with a light reflectance value not greater than 35%;
    ii. Weatherboard including timber, composite materials and cedar;
    iii. Board and batten comprising cedar and composite materials;
    iv. Locally soured schist stone;
    v. Exposed timber cladding not required to be painted such as cedar or macrocarpa shall be finished in a stain.
    vi. Pressed steel such as corrugated iron or trapezoidal profile.
8. Roofs shall be finished in long-run corrugate or trapezoidal profile. Tile roofs are not permitted. Roof colours shall be in the range green, brown or grey and have a light reflectance value less than 30%.
9. Maximum glazing area: For the purpose of ensuring units are not dominant as viewed from public open space areas, the following maximum glazing is required
    i. Elevations facing an open space area: 50%
    ii. Facing Dunstan Road: 40%
    iii. Rights of Way (not facing an open space): 40%
    iv. Elevations directly facing another unit: 20%
10. No conservatory or similar structure shall be constructed that extends beyond the building line of the house, nor that faces a street or shared space.
11. Fencing
    i. Fencing along the frontage of a lot facing a road or open space area shall be limited to a post and rail fence not exceeding 1.6m (rabbit netting is permitted to contain pets);
    ii. Solid fencing is permitted between the internal boundaries of lots, provided the fencing does not exceed a height of 1.8m and does not extend further toward the road, than the line of the building on the Site;
    iii. Fencing adjoining a right of way shall not exceed a height 1.4m
    iv. Fencing shall use timber or locally sourced stone (pressed steel panel fences are not permitted). Timber fences shall be finished in a recessive

colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

12. Curtilage

    i. Sheds, storage areas, wheelie bin and rubbish bin placement areas and vegetable gardens to be at the side or rear of the dwelling.
    ii. Sheds not to exceed 10m2 in footprint size or 2.5m in height
    iii. Clothes lines to be to the side or rear of dwellings, and screened by a fence.

13. Lighting

    i. Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and shall be configured to reduce potential for night time light pollution
    ii. Any external lighting shall be restricted to down lighting only and no higher than 2.2m.
    iii. Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

14. Lighting in open space areas

    i. Lighting of common spaces (outside of the vested road corridors) to be limited to bollard lighting or ground lighting.

5.3 Landscaping

A landscape masterplan is in **Attachment 3**. Conditions of consent will require a detailed landscape plan and maintenance plan be submitted for certification by the Council.



6 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment provided below focuses on the actual and potential effects arising from the development, as set out under the following headings:

- Planning Context
    - Permitted Baseline
    - Zoning Framework Context
    - Retirement Villages
    - Comprehensive Residential Development
- Retirement Village (Assessed by the Matters of Discretion)
- Comprehensive Residential Development matters of discretion (Assessed by the Matters of Discretion)
- Rural Residential Zoning
- Subdivision
- Transport and Access
- Servicing
    - Water and Wastewater
    - Power and telecommunications
- Contaminated Land
- Earthworks
- Positive Effects
- Conclusion

The Comprehensive Residential Development matters of discretion are relevant to the activity and have been incorporated into the following AEE.

6.1 Planning Context

6.1.1 Permitted Baseline

The CRD and retirement village rules both require a restricted discretionary activity resource consent. There is no permitted baseline.

6.1.2 Zoning Framework Context

While there is no permitted baseline, the preceding sections of this Planning Assessment have described the following important aspects of the relevant planning framework which must be taken into account when forming an opinion of the adverse effects of the activity:

- The Site is zoned LLRZ. While there are appeals over the zone provisions, including Policy LLRZ-P9, regardless of the outcome of those appeals, the zoning cannot become any less intensive than the current decisions version LLRZ framework; and
- The retirement village provisions introduced via PC19 (Rule LLRZ-P13 and Policy LLRZ-P4) have not been appealed and can be treated as operative and given considerable weight.
- The anticipated residential density of the Site is 1500m² net area or 1500m² gross site area provided by the CRD rule framework, subject to obtaining resource consent. The activity seeks consent under CRD Rules LLRZ-R12 and SUB-R5, with the gross site area complying with the requirement for achieving a gross site area of 1500m² per retirement unit/residential unit.
- The Rural Residential zoning is not considered relevant in forming an opinion of the adverse effects of the proposal.

6.1.3 Retirement Villages

Retirement Villages, as a defined term was introduced to the District Plan as part of PC19[4].

[4] PC 19 Section 32 at [22]

Additional information on the context for retirement villages was provided in the Council's s42A hearing report planning evidence on PC 19, which stated:

> *…one issue which PC19 seeks to address is the demand for new residential development and housing affordability, and it is explicitly recognised that this includes the need to provide housing diversity to provide a range of options for retirees. Such diversity includes retirement villages. Currently the District Plan does not include provisions that are specific to retirement villages. However, as predominantly residential activities, it is my view that it is appropriate to locate them in residential areas. Because they are different to other forms of residential housing, it is however important that they are appropriately managed to ensure that they contribute towards achieving the outcomes sought in each zone*[5].

Relevant guidance is provided in Policy LLRZ-P4 which is assessed further in this AEE.

6.1.4 Comprehensive Residential Development

The CRD planning framework is also a new concept to the District Plan. Qualifying developments must have a site at least 2ha in area, and the relevant guidance is provided in the matters of discretion in Rules LLRZ-R12, with Policy LLRZ-P9 forming the key decision-making criteria.

The relevant policy considerations and matters of discretion for the LLRZ are considered below:

> *Policy LLRZ-P9*
>
> *Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> 1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
> 2. *the design responds positively to the specific context, features and characteristics of the site;*
> 3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*

[5] CODC S42A Officers Report 'Section 42A Report – Report on Submissions and Further Submissions PART 1 (Provisions)'prepared by Liz White dated 24 March 2023, at [135].

4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

To provide the discretion to assess these, the matters of discretion in Rule LLRZ-R12 are:

a. *Provision for housing diversity and choice.*

b. *How the development responds to the context, features and characteristics of the site.*

c. *The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities.*

d. *Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area.*

e. *Integration with transport networks, including walking and cycling.*

f. *The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements.*

g. *How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1.*

h. *Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.*

6.2 Retirement Village (assessed by the matters of discretion)

The following assessment is guided by the matters of discretion for retirement villages in Rule LLRZ-13[6], and CRD Rule LLRZ-R12.

a. Integration of vehicle, cycle and pedestrian access with the adjoining road network (LLRZ-13).

The site adjoins Dunstan Road and the Clyde-Alexandra Cycle Trail is located adjacent to the road, on its southern side. The Site is considered to be well connected to adjoining road

[6] Matter c relates to stormwater, and matter e relates to traffic effects. These are considered separately.

network and will provide safe and convenient access at a convenient grade for retirees to access the site by bicycle, e-bike, or walking/running.

The site design itself provides one access point onto Dunstan Road, with the sight distance in both direction being appropriate and support by Mr Carr of Carriageway Consultants. All units . lots within the Site have convenient access to the proposed internal road network. There is also ample opportunity for connections across the site through the open space areas.

b. Provision of landscaping, or use of open space to integrate the proposal into the surrounding area (LLRZ-13).

The retirement village will have nine open space areas comprising an area of approximately 2.33ha. These open space will help integrate the retirement village sized lots into the surround area.

Particular focus has been placed on the road frontage to Dunstan Road and the landscape treatment to provide a sense of a spacious urban form. The open space area fronting Dunstan Road runs the entire road frontage extent, only interrupted by the road access.

Lots 2 to 9 comprise a group of LLRZ style lots at the rear of the site, these lots range in size from 1,126m² to 1,591m² and have an average lot size of 1,455m². The lot size is considered to provide a spacious urban form which when viewed from both inside and outside the site would appear as typical LLRZ style suburban lots.

A conceptual landscape design plan has been prepared by Studio 3 which will provide a cohesive and integrated planting and landscaping treatment along the Dunstan Road frontage, which is considered a farm more optimal outcome that what may occur with a traditional LLRZ subdivision with a series of individual lots and each future lot owner planting or not at their own discretion.

The proposed landscape treatment is considered to have a positive adverse effect on the street scene, in addition to mitigating the potential for a perceived higher density style of residential activity within the subject Site.

d. Parking and manoeuvring(LLRZ-13).

The Carriageway Consulting assessment (**Attachment 8**) prepared by Mr Carr supports the layout of the development, road access and access to each unit or lot. Each lot will provide on site car parking, with a dedicated parking and storage area provided for in Lot 100.

The Retirement units will each have a garage and Mr Carr supports the layout of these in terms of onsite manoeuvring.

e. The design, form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas (LLRZ-13).

The design, form and layout of the retirement village has been described in the description of the proposal. from an external visibility and effects perspective the proposed open space areas and the landscaping will promote a sense of spaciousness and cohesive urban form, that while consisting of retirement style units on small lots, is considered to be in keeping with the overall scale and density of development anticipated in the LLRZ.

From an internal perspective, the layout and form of the retirement village is considered to provide a functional layout that each unit/lot has an outlook onto open space areas. the open space area provide linkages and informal access throughout the site.

Each unit has garaging and room for recycling bins. A feature of the Site is Lot 100 which will serve all residents of the retirement units with a storage and community hub. This lot will provide substantial roofed carport/garage space for storage of boats, campervans, second vehicles (where these may not fit in a single garage). The storage and community hub will also provide for recreational workshops and maintenance of items, and operate organically as a local meeting and social place.

The location of the storage and community hub is predetermined by the presence of the existing former poultry buildings on the site. Notwithstanding, the location is considered ideal in that it is located toward the rear of the site.

The layout of the retirement village is considered appropriate and will result in good living environment for inhabitants, while also integrating with the environment and providing a sense of spaciousness over the site, which is an expectation of the LLRZ.

f. Any functional or operational requirements (LLRZ-13).

A functional aspect relevant to the activity is the location of the storage and community hub where the existing former poultry farm buildings are located. However, the location is considered to work well with the layout and form of the retirement village and overall subdivision pattern, being located internally within the site which allows for landscape treatment and use of the open space areas where these are best served by units.

6.2.1 Summary

The above assessment of the proposal with the matters of discretion concludes that the adverse effects of the retirement village will be less than minor.

6.3 Large Lot Residential CRD (assessed by the matters of discretion)

a. Provision for housing diversity and choice (LLRZ-12).

The proposed retirement village on Lots 10-54 provide for a diversity of housing and choice, as detailed in the description of the proposal and shown by the building types in Attachment 3.

Lots 1 and 2 each contain the existing dwellings on Site, with Lot 1 containing a 2-3 bedroom dwelling on a 1,720m² lot, and Lot 2 containing a 3 bedroom dwelling and garage on a 1,498m² lot.

Lots 3 to 9 are more typical LLRZ style lots ranging size from 1,126m² to 1,591m² and will provide for typical LLRZ style housing.

The proposal offers a wide variety of housing options,

In terms of adverse effects, no adverse effects are identified, rather the proposal has responded in a way that would deliver positive effects in terms of a diversity and choice of housing in the LLRZ and this part of Alexandra.

b. How the development responds to the context, features and characteristics of the site (LLRZ-12).

The following evaluation also addresses matter of discretion (d) *Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area*.

The proposed development has provided a considered response to the overall site context, features and characteristics, specifically in relation to roading, the view of the development from Dunstan Road, public opens spaces and internal accessibility, lot arrangement and groupings and access to space for recreation. The site is part of relative broad and flat expanse of former rural residential zoned land. There are no site constraints, noting that the design of the development has accommodated the adaption and reuse of the two existing dwellings and the existing sheds to create a storage and community hub.

From a roading perspective, the Carriageway report considers the functionality of the proposed roading configuration in terms of the relevant Council's subdivision and development standards, which has helped ensure that access and connectivity is feasible in terms of NZS 4404 and matters that will be addressed during the more detailed subdivision design.

The Studio 3 Urban Planning evaluation has further informed layout and design, as described below. The planting treatment to the open space area adjoining Dunstan Road will help soften and filter views of development on Lots 24-31 which are the closest row of housing along the Dunstan Road frontage.

The open space areas will provide a sense of spaciousness across the site and avoid the potential for the site to appear overdeveloped or incongruous with a LLRZ outcome. The higher density areas across the site are absorbed by the proposed open space areas and their locations and associated landscaping.

The arrangement and grouping of lots of differing sizes has been carefully considered in the context of the site, and as informed by the objective and policies of the LLRZ zone. This consideration incorporates both how the scheme arrangement and built form will be experienced from within, as well as how it will be perceived from beyond the Site.

Having regarding to access to open space across the site, it is considered that zones requiring large lots are typically located further away from town centres, where there is limited access to services, infrastructure and amenities, than higher density zoning. Providing large lots with private open space is appropriate were there isn't nearby public open space. The proposal provides for generous areas of open space held in common ownership.

In terms of the location of the site to external features, the site is uniquely located near to public open space and amenity, including:

- Central Otago's largest recreation facility, encompassing a multitude of sports fields, courts and swimming pool are within a 10 minute walk, or a <5 minute bike ride
- The Alexandra golf course opposite the Site
- The cycle trail corridor running adjacent to the site along Dunstan Road.

By way of summary, the proposal is considered to respond positively to the context, features and characteristics of the site, both internally and externally.

c. The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities (LLRZ-12).

The site does not contain any areas of recognised high value, such as heritage items, nor is the site located nearby to a river or lake that could otherwise require consideration of public access or integration of benefits.

As noted above, careful consideration has been paid to the provision of open space areas. These open space areas will be held in common ownership by all residents (owners of Lots 1-54). The open space areas will be available for general use by the public and an easement in gross (in favour of the Council) is offered which provides certainty of this public access arrangement.

The open space areas will be maintained by the residents at their cost.

This is considered to provide a public benefit not otherwise provided for.

d. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area (LLRZ-12).

Commentary in (b) above is applicable to this matter of discretion under Rule LLRZ-R12.

The following are noted about character and amenity of the wider area:

- Plan Change 19 has rezoned approximately 1.6km of land stretching along the north of Dunstan Road from Rural Residential to urban. Therefore, it is appropriate to assess character not based on what exists now but on the transition to urban form that is underway and anticipated to develop into the future, this is reflected in the LLRZ Policy 1 which refers to the amenity of the zone, rather than a particular site or the environment as experienced at present. The environment is also characterised by the approve LLRZ subdivision located to the north of the Site.
- The character and amenity of the wider area is strongly influenced by community facilities located nearby which are more often associated with low residential density and medium density zoning, including Molyneaux Park, The District's largest and most extensive sporting and recreation hub, which is located only 350m along Dunstan Road to the south-east, and the Alexandra golf course, located approximately 250m along Dunstan Road to the north-west. These two destinations provide both opportunity for recreation as well as contribute to a sense of openness across the surrounding environment.

e. Integration with transport networks, including walking and cycling (LLRZ-12).

The site has frontage to Dunstan Road and the Cycle Trail located on the opposite side of Dunstan Road. As noted above, the proposed Master Plan promotes walking and cycling with informal access across the site through the open space areas, in addition to the formal roading network. The Carriageway Consulting Assessment notes that The site is well-located when considering non-car travel, with key destinations (including recreation and retail) located within an easy walking or cycling distance.

Access is proposed via a connection to the site to the south, located between the Storage and Community, and Lots 37-39. This will help future proof connectivity between the LLRZ as it is developed.

A connection is shown at the northern part of the site to connect to Lot 105 of the William Hill (RC 240277) subdivision on the adjoining site to the north.

The proposal is considered to provide good connections to existing transport networks, and provide provision for future connectivity to the site to the south.

f. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements (LLRZ-12).

The Masterplan in Figure 2 and **Attachment 2** shows the proposed configuration of roading and open space throughout the development.

There is a generous provision of open space which will be landscaped as part of the subdivision development, and that open space maintained by the company formed to manage represented by the IRL lot owners.

g. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1 (LLRZ-12).

LLRZ P1 (Built Form) states:

Ensure that development within the Large Lot Residential Zone:

1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
2. *provides safe and appropriate access and on-site parking;*
3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

The proposal will readily provide reasonable levels of privacy with each retirement typology providing courtyard and private spaces while small will be functional. The open spaces will provide a high level of spaciousness across the site and each retirement unit has frontage to ample areas of common open space. The relative density of buildings within the retirement village area is mitigated by the open space offered throughout the site.

Useable outdoor space is provided via the opens space areas. the Storage and Community Hub will also include the ability for parts of that site to be used as a community vegetable garden.

Having regard to matter (6) the development will maintain the safe and efficient operation of the road network, as assessed in the Carriageway consulting report.

Individual storage/recycling areas can be provided for with screening areas for each retirement unit, noting that there is a dedicated 0.69ha lot for storage of lifestyle vehicles and boats not used on a daily basis.

In terms of matter (8) and water efficiency measures, the subdivision development would be connected to reticulated water provided by the Council. Water efficiency measures are able to be implemented through general measures which may be applied on a wider basis such as water metering. This matter is not considered an impediment to the subdivision.

Irrigation water for the open spaces is provided via a bore already on site.

The matters under Policy LLRZ-P1 have been considered in the context of an effects assessment. The matters raised in this policy have been appropriately avoided or mitigated.

h. Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.

Retirement villages are not subject to the height in relation to boundary rules, and internal boundary setback rules.

Land use resource consents are sought for the road boundary setbacks, noting that a 4.5m setback is achieved which as identified in the planning framework is compliant with the PC19 Hearing's Panels road boundary setbacks.

Lot 2 containing an existing building will not comply with the road and yard setbacks. Similarly, the frontage of the Storage and Community Hub buildings will not comply with the road boundary setback.

The setbacks the garage from the rear boundary, and the house from the ROW on Lot 2, are of a minor scale and would not be dominate or adversely affect the future environment.

The building coverage matters (Rule LLRZ-S4) require consideration of the compatibility of built form with the existing or anticipated character of the area, dominance of built for in the surrounding area, the extent to which a level of openness is maintained, and mitigation measures.

The building coverage exceedances are mitigated by the provision of open space and retirement village living. Each retirement village unit adjoins an area of open space. It is also the nature of a retirement village to have a relatively small allotment, noting that retirement age occupants may not be interested in maintaining large spacious lawns and gardens. The collective area is considered best left as a common area.

Design controls are proposed in Attachment 5 that will ensure amenity effects are appropriately managed and any future buildings do not depart from that supported in this application.

6.3.1 LLRZ CRD Matters of Discretion - Summary

The design of the retirement village, and Lots 1, 2, and 3-9 and the associated subdivision accords with the matters identified for a CRD, and meets the intent of the framework by providing a diversity of housing, a practicable roading design which will achieve safety, efficiency, while still retaining sufficient open space, amenity and privacy on all sites and across the subdivision area generally.

In terms of adverse effects associated with the matters to consider as part of the Comprehensive Residential Development and the non-complying residential density, the proposal will have less than minor adverse effects on the environment.

6.4 Rural Residential Zoning

In the context of the existing ODP Rural Residential zoning, the change to an urban zoning of the site and surrounding area through Plan Change 19 will result in a major change to the character of this area. For instance the 64 lot development authorised on the adjoining site to the north, which can be characterised as anticipated development of the LLRZ, as described above will alter the environment beyond any semblance of rural character.

There is no utility in considering the adverse effects of the activity in terms of the Rural Residential provisions of the District Plan. The adverse effects in this context are less than minor.

6.5 Subdivision

The subdivision design and services are considered as part of the respective assessment of the overall site layout, masterplan and description of servicing. The proposed draft condition framework in **Attachment 5** provides how the development will be realised and the associated common areas and servicing configured and maintained. The adverse effects from a subdivision perspective will be less than minor.

6.6 Transport and Access

Carriageway Consulting has considered the current transport environment, effects of the proposal, potential design options and the ODP transport and roading related standards.

The Carriageway report supports the proposal, as summarised below:

- The traffic generated by the development of the subdivision can be accommodated on the adjacent roading network without capacity or efficiency issues arising.
- Traffic flows on Dunstan Road are very low at present, and development of the site generates comparatively little traffic, meaning that the site access operates under ‘free flow’ conditions, and Dunstan Road remains operating well within its maximum capacity.

- The site is well-located when considering non-car travel, with key destinations (including schools, recreation, employment and retail) located within an easy walking or cycling distance.
- The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. Dunstan Road is flat and straight and therefore sight distances at the proposed site access intersection will be excellent.
- The lightly-trafficked environment means that there is ample opportunity for pedestrians to cross the road, but that a pedestrian refuge would be appropriate to be installed, and not necessarily directly at the Site given the wider area is also zoned LLRZ.
- Dunstan Road itself presently does not comply with the Council's Engineering Code of Practice, but the site will generate only a modest amount of traffic, and Dunstan Road is (and will remain) lightly-trafficked, meaning that in practice the current carriageway width will function adequately.
- Localised widening will be required on Dunstan Road at the site access intersection (to meet Figure 12.3 of the District Plan or Diagram D or E of the Waka Kotahi Planning Policy Manual) and this can be readily provided within the existing legal road and proposed new road.
- Non-compliances have been identified at a small number of lots with regard to sightlines and intersection separation, but the effects of these shortfalls has been considered and the layout can be supported.

For the above reasons the transport and access adverse effects will be minor.

6.7 Servicing

6.7.1 Water and Wastewater

As discussed above, the site can be serviced for water and wastewater. It is understood from reference to the Council's 2024/25 Annual Plan that Council has budgeted to extend the water and wastewater reticulation along Dunstan Road to service land included in PC19. It is also understood that this is targeted to be delivered within the 2025/26 financial year.

The development will involve new reticulated pipework from Dunstan Road and along the extent of the proposed vested road. Any services located within (under) the common open space can be registered as easement in gross in favour of Council.

Lot connections will be placed at the vested road-private lot boundaries, with multiple connections being appropriately arrayed at the entrance to private rights of way.

Connections to Council's new Dunstan Road infrastructure will be subject to the timing of the installation of this infrastructure. However, provision is planned within the typical validity period for a consent and on this basis connections to water and wastewater are not impediments to the subdivision.

6.7.2 Power and Telecommunications

Power and telecommunications are anticipated to be installed prior to section 224(c) and as noted above the confirmation of supply letters from Aurora (electricity) and Chorus (telecommunications) will be provided at the Engineering Approval stage.

6.8 Contaminated Land

6.8.1 Land Contamination

Part of the site has been used as a poultry farm and residential purposes in two areas, but the majority of 231 Dunstan Road has apparently not been used.

As identified above, the site contains small areas with arsenic, Cadmium, Chromium, Copper, Lead, and Zinc that exceed estimated background concentrations[7]. Of these, arsenic exceeded the residential concentration guidelines.

The DSI (**Attachment 10**) also noted that the further investigations would be appropriate during the subdivision development when storage of items currently on site would be able to be removed. This can happen as part of the engineering approval and prior to works commencing/certification of the proposed engineering/subdivision design process.

At this time a remediation action plan could be completed and submitted to the Council for certification. For this reason, it is not considered necessary (or practicable at this stage) to prepare and submit a remediation action plan or contaminated site management plan as part of the initial resource consent process. The Applicant has recommended a suite of conditions in **Attachment 5** and above in section 5 that require further evaluation at the time of detailed engineering design and the acceptance stage. These condition would help ensure that any future assessment and remediation as necessary, can be undertaken prior to section 224c.

6.8.2 Asbestos

The DSI also identifies that building materials used in the 1950s and 1960s associated with the fowl house and hen house, and the soffits on the dwelling built in 1973 identified that Polite and Duroc were used which contains asbestos.

Additionally, Information supplied as part of the application to relocate a dwelling in 2000 confirmed that the dwelling contains Hardisoffit in the soffits and Hardibacker in the external walls. Those materials may contain asbestos, depending on the age of the dwelling that was relocated. It is not known which building this record relates to, because no new buildings appear at the site after 1984[8].

[7] DSI at [15].
[8] Insight Engineering DSI at [7].

An Asbestos study has been undertaken on the existing buildings on site, some of which are proposed to be reused for the Storage and Community Hub. The findings of that study are in **Attachment 13**.

Any conditions to manage asbestos can be included as part of any building consent, or resource consent if considered relevant and appropriate by the Council. No conditions are proposed at this stage, reflecting that the Council may consider this matter be left for the building consent process.

6.9 Earthworks

Earthworks proposed as part of this application relate to the formation of roads and access ways, trenching of services and backfilling, and land disturbance associated with removal of some existing buildings and associated structures. The Decisions version PC19 rules limit excavations to 200m³ (Rule LLRZ-R11).

There are no earthworks required to prepare the building platforms on each allotment, nor substantial cut or fill to form the accesses. In addition, no water bodies or sensitive areas are potentially affected by the activity.

Traffic management associated with reforming the crossing onto Dunstan Road can be managed through the subdivision approval process. It will be necessary to engage suitably qualified contractors and obtain the relevant road management and temporary works approvals from the Council prior to undertaking works on or in close proximity to Dunstan Road.

Earthworks of the nature and scale proposed are commensurate with anticipated residential subdivisions of the LLRZ.

It is also reiterated that the activity will require a earthworks resource consent from the Otago Regional Council because the earthworks will greater than 2,500m² in area and involve contaminated land. It is anticipated that the construction related effects of earthworks can be managed through that process. Adverse effects on the environment arising from this subdivision application, governed by the Regional Council, will be minor.

6.10 Positive effects

The activity will provide for a diversity of retirement living options and suburban residential activity as anticipated by PC19. In this context, the activity will facilitate social and economic well-being through the supply of housing in the Alexandra area. The proposal offers a variation to the more intensive and traditional LLRZ development authorised on the adjoining site to the north.

6.11 Conclusion

The adverse effects of the proposal will be avoided or mitigated by the design of the activity and appropriate conditions of consent such that they are less than minor.

7 Notification

7.1 Public Notification

Section 95A of the RMA considers the need for public notification, and in doing so excludes consideration of any persons who own or occupy adjoining sites as required by section 95D(a).

As demonstrated in Section 6 of this report, the adverse effects on the environment will be avoided, remedied or mitigated so that for the purposes of S95A, the adverse effects on the environment will not be likely to be more than minor. Public notification of the application is not required.

7.2 Limited Notification

While public notification is not required, adverse effects on the owners or occupiers of adjoining sites must be considered for the purpose of determining whether there are any affected persons in accordance with section 95E.

The adverse effects on the owners and occupiers of the adjoining sites has been considered above as part of the design and adverse effects generated by the activity.

That assessment has identified that the adverse effects on these properties will be less than minor.

7.3 Summary

The activity accords with the LLRZ and Retirement Village provisions of the LLRZ. It is considered that the application can be processed without public or limited notification.

8 Section 104 RMA

8.1 Actual and Potential Effects (section 104(1)(a))

Actual and potential effects on the environment have been outlined in the assessment of effects above. The adverse effects of the activity are appropriate and consent can be granted.

8.2 Statutory Documents (section 104(1)(b))

Section 104(1)(b) states that the consent authority must subject to part 2 have regard to:

> *(b) any relevant provisions of—*
>
> *(i) a national environmental standard:*
>
> *(ii) other regulations:*
>
> *(iii) a national policy statement:*
>
> *(iv) a New Zealand coastal policy statement:*
>
> *(v) a regional policy statement or proposed regional policy statement:*
>
> *(vi) a plan or proposed plan*

The LLRZ objectives and polices are of most relevance to the activity, followed by the District-wide urban development provisions.

While the Operative Rural Residential Zone provisions are technically applicable, they are not considered relevant to this activity and so little weighting has been applied to them.

8.2.1 Large Lot Residential Zone

> *LLRZ-P1 Built Form*
>
> *Ensure that development within the Large Lot Residential Zone:*
>
> 1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
> 2. *provides safe and appropriate access and on-site parking;*
> 3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
> 4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
> 5. *provides generous usable outdoor living space for residents and for tree and garden planting;*

6. *maintains the safe and efficient operation of the road network;*
7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

These policy matters were considered in detail in the above AEE, as directed by the assessment matters of Rule LRZ-R12. The assessment concludes that adverse effects would be avoided or mitigated.

In the context of a policy assessment, the activity will not be contrary to the matters identified in Policy LLRZ-P1.

LLRZ-P2 Residential Activities

Provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities.

The provision of a range of residential lot sizes has been considered in the AEE, as promoted by the matters of discretion. As described, the proposal provides for a range of building types and lots that will also result in a variety of building coverage outcomes.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to this policy.

LLRZ-P4 Retirement Living

Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and:

1. *the scale, form, composition and design of the village responds to the anticipated character and amenity values of the surrounding area, while recognising the functional and operational needs of retirement villages; and*
2. *any parking and vehicle manoeuvring provided on-site is appropriately designed; and*
3. *the safety and efficiency of the road network is maintained; and* [sic]

The proposed activity provides for a range of retirement living options as identified in the description proposal and illustrated in Attachment 3.

The provision of open space and associated landscaping, reuse of the existing former poultry/farm buildings, two existing dwellings and larger style Lots 1-9 will mean that the retirement village responds in a positive way to the character and amenity values of the surrounding area. A functional constraint of retirement villages is that the individual

allotment size of the retirement units in lots 10-54 are small, however when applies across the site, the density of the development archives the 1500m² density provided as a density standard in the LLRZ.

Parking and manoeuvring will be provided for, as will the safety and efficiency of the roading network.

The proposal is consistent with Policy LLRZ-P4 which provides for retirement villages consistent with the policy.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to this policy.

> *LLRZ-P9 Comprehensive Development*
>
> *Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> 1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
> 2. *the design responds positively to the specific context, features and characteristics of the site;*
> 3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*
> 4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

The overall layout will provide for a variety of lot sizes and opportunities for a diversity of housing types and has been assessed as achieving the built form outcomes in Policy LLRZ-P1. The activity accords with Limb (1).

The retirement village units all adjoin open space which avoids and mitigates the potential for overdevelopment visual dominance adverse effects.

The design also responds positively to context of the site, with a focus on a generous open space and landscaping edge treatment along the Dunstan Road frontage.

The more remote and potentially visible lots located at the north-eastern extent of the site, comprising Lots 2-9. These are larger in size with an average net site area of 1,455m², and would appear as typical LLRZ lots.

For the above reasons, the proposal accords with matters 2 and 3.

The final matter of the policy is (4) that the development delivers a public benefit, such as public access, reserves or infrastructure improvement.

The site is not located near any water bodies, nor does it adjoin public open space. Therefore, the opportunity to enable access to public land does not exist.

As discussed above, the open space areas, culminating in an are an area of 2.33ha over nine separate open space areas will be held in common ownership and maintained by the residents through a management company. Easements in gross will be imposed over these areas ensuring their ongoing use as general public open space.

Having regard to the matter of the proposal including a reserve, the Council's 2024 Open Space and Recreation Strategy Policy identifies that Council prefers two types of parks; neighbourhood parks (3000m² - 5000m²) or Soort and Recreation Parks with a minimum area of 10ha[9]. The large central reserve, which is an area of 7,184m² could qualify as being vested.

Section 9.4 of the Council's Open Spaces and Parks Strategy states the following with regard to land acquisition through subdivision.

> *Proposed subdivisions must adhere to provision guidelines in this Strategy. In the first instance, subdivision developments will be assessed to determine if proposed new residential allotments are located within a suitable walking distance from existing open spaces.*
>
> *The subdivision must provide off-road connections to existing open space. If not, it must provide a suitable Neighbourhood Park, adhering with the Recreation Aotearoa Parks Categories Guidelines above.*
>
> *If new open space (such as a Neighbourhood Park) is not required, the development will contribute through financial contribution requirements for open space. Council may strategically provide additional open spaces (e.g. acquisitions, easements, covenants, reserve contributions, etc.) to address network gaps and to establish better connectivity between existing open spaces and large residential areas.*

[9] Refer to the Open Spaces and Recreation Policy Document 2024. Open Spaces and Recreation Strategy 2024-54

However, the Applicant preference that the Council is not relied upon for ongoing responsibility of this area or any other areas of open space within the proposed development.

It is considered that the because of the relatively small number of lots and the very close access to large scale community facilities (Molyneaux Park) and Alexandra town centre, and the open space network fronting the site, there is already convenient access to public open spaces and community facilities.

The provision of open space areas, and configured and maintained as proposed is considered to provide a public benefit.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to Policy LLRZ-P9.

The relevant objectives which implement the above policies are:

LLRZ-01 Purpose of the Large Lot Residential Zone

The Large Lot Residential Zone provides primarily for residential living opportunities.

LLRZ-02 Character and Amenity Values of the Large Lot Residential Zone

The Large Lot Residential Zone is a pleasant, low-density living environment, which:

1. *contains predominantly low-rise and detached residential units on large lots;*
2. *maintains a predominance of open space over built form;*
3. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
4. *is well-designed and well-connected into the surrounding area.*

The proposal will be for retirement and residential living and achieves Objective LLRZ-O1.

Objective LLRZ-O2 requires a pleasant, low-density living environment. The limbs of the objective refer to a predominantly low-rise and detached residential units on large lots. While the retirement village lots wont be large, it is not practicable for retirement living to locate on large lots. This part of Objective 1 is not considered relevant to this proposal, in the context that retirement living is also provided for as a restricted discretionary activity in the LLRZ.

The collective density of the allotments used for retirement and residential use does not exceed the 1500m² anticipated by the rule framework.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to Objective LLRZ-O2.

8.2.2 ODP Section 6 Urban Areas

ODP Objective 6.3.4 and related Policies 6.4.1 and 6.4.2 are relevant to the proposal and have been retained by the Council as part of its review of urban provisions in the ODP.

> *6.3.4 Objective - Urban Infrastructure*
>
> *To promote the sustainable management of the District's urban infrastructure to meet the present and reasonably foreseeable needs of the District's communities.*
>
> *6.4.1 Policy - Maintenance of Quality of Life within Urban Areas*
>
> *To maintain and, where practicable, enhance the quality of life for people and communities within the District's urban areas through:*
> *(a) Identifying and providing for a level of amenity which is acceptable to the community; and*
> *(b) Avoiding, remedying or mitigating the adverse effects on the community's social, economic and cultural wellbeing and health and safety which may result from the use, development and protection of natural and physical resources, and*
> *(c) Recognising that change is inevitable in the use of land to enable the community to provide for its wellbeing.*

The activity is consistent with Policy 6.4.1 because it will provide for new urban development in a location which has been identified as appropriate for urban development through PC 19. The amenity outcome is considered to be acceptable, as shown in the supporting masterplan and landscaping proposed.

The proposal is also consistent limb (b), reasons are detailed throughout this assessment and are not repeated. Limb (c) provides recognition that change in inevitable in the use of land to enable the community to provide for its wellbeing. As described in the statement in section 4 (site and surrounds) the environment is already changing from a rural residential character to more intensive large lot suburban pattern of development. The proposal is considered to be a sensitive change from rural to urban in a location where this is anticipated by the District Plan.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to it.

6.4.2 Policy - Expansion of Urban Areas

To enable the expansion of urban areas or urban infrastructure in a manner that avoids, remedies or mitigates adverse effects on:

(a) Adjoining rural areas.
(b) Outstanding landscape values.
(c) The natural character of water bodies and their margins.
(d) Heritage values.
(e) Sites of cultural importance to Kai Tahu ki Otago.
(f) The integrity of existing network utilities and infrastructure, including their safe and efficient operation.
(g) The life supporting capacity of land resources.
(h) The intrinsic values of areas of significant indigenous vegetation and habitats of significant indigenous fauna.

The activity will provide for new urban development within an area anticipated for new urban development, while mitigating effects on any adjoining urban area, by virtue that the site is located adjacent to existing urban residential land on the opposite side of Dunstan Road and surrounded by Rural Residential Zoned land that resembles a peri urban environment.

The site is not located within or adjacent to an ONL, a waterbody, heritage or cultural area.

Policy matter (f) refers to the integrity of existing network utilities and infrastructure. The preliminary investigations and feedback from the Council through PC 19 is that the site and this subdivision is programmed to be serviced for water and wastewater.

The activity is consistent with, and for the purposes of Section 104D RMA the activity is not contrary to Objective 6.3.4 and Policies 6.3.4.1 and 6.3.4.2.

8.2.3 ODP Section 12 Transport (District Wide)

The following transport related objectives and policies are relevant:

12.3.1 Objective - Safe and Efficient Roading Network

To promote the safe and efficient operation of the District's roading network

12.4.1 Policy - Parking, Loading and Manoeuvring

To avoid, remedy or mitigate adverse effects on the safe and efficient operation of the roading network by requiring:
(a) Safe and efficient access points to the roading network, and
(b) Off-road loading and manoeuvring space and facilities, and
(c) Off-street parking, where these are appropriate.

The proposal will maintain a safe and efficient roading network, asset out in the assessment of effects above and in the Carriageway Report.

For these reasons the proposal is considered to achieve Objective 12.3.1 of the District Plan.

8.2.4 ODP Section 16 Subdivision

The following objectives and policies of section 16 are relevant:

16.3.1 Objective - Adverse Effects on the Roading Network

To ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's roading network.

Carriageway Consulting have assessed the effects of the proposal on the roading network and confirmed that the resulting residential activity will be appropriate in terms of effects on Dunstan Road and the wider transport network. The activity is consistent with this objective.

16.3.2 Objective - Services and Infrastructure

To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.

This matter has been identified and assessed in the AEE above and description of the proposal. The Council have advised that servicing is targeted for completion within the 25/26 financial year.

16.3.4 Objective - Amenity Values

To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.

The site is not located within a sensitive rural landscape. The site has been developed to rural residential densities under its previous zoning and can be presently characterised as a

peri-urban environment. This is anticipated to evolve to an urban character pursuant to the LLRZ zoning notified by PC19.

16.3.10 Objective – Provision for Future Development

To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.

As discussed above, the subdivision design has been undertaken with reference to surrounding properties, open space, amenity and infrastructure. The proposal includes a future road connection to LLRZ land to the north and south of the Site, which will help provide for a co-ordinated pattern of development with adjacent lots to the south-east.

16.4.7 Policy - Subdivision Design

To require that the design of subdivision, where relevant to the intended use, provides for the following matters:

(a) Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.
(b) Facilitates the safe and efficient provision and operation of services and infrastructure.
(c) Facilitates access to passive solar energy resources.
(d) Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.
(e) Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.
(f) Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.
(g) Facilitates development which keeps earthworks to a minimum.
(h) Facilitates retention of the heritage values of a site or area.

The subdivision can be undertaken in a way that provides safe and convenient pedestrian, cycling and vehicle access, and can be implemented to ensure services and roading are installed in accordance with Council's standards via the subdivision process. The activity is not contrary to this objective.

The following PC19 subdivision objectives and policies are applicable to the Application.

SUB-O1 Subdivision Design

The subdivision of land within residential zones creates sites and patterns of development that are consistent with the purpose, character and amenity values anticipated within that zone.

SUB-P1 Creation of New Allotments

Provide for subdivision within residential zones where it results in allotments that:

1. *reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and*
2. *are of a size and dimension that are sufficient to accommodate the intended built form for that zone;*
3. *minimise natural hazard risk to people's lives and properties; and*
4. *are adequately served by public open space that is accessible, useable and well-designed.*

SUB-P2 Dual Use

Recognise the recreation and amenity benefits of the holistic and integrated use of public spaces, through:

1. *encouraging subdivision designs which provide multiple uses for public spaces, including stormwater management and flood protection areas; and*
2. *integration of walking and cycling connections with waterways, green spaces and other community facilities.*

The matters raised in Objective SUB-O1 and Policies SUB-P1 and P2 have been considered in the preceding assessment.

Overall, the activity is consistent with the objectives and policies Section 16 Subdivision and the Residential Zones subdivision objectives and policies.

8.2.5 ODP Section 4 Rural Resource Area

The following objectives apply to the Rural Resource Area which, as noted above, is technically relevant due to the site being subject to appeals.

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

To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

The proposal will achieve this objective by way of provision of new urban land on a site which has already been rezoned by the Council through PC19 from RRZ to urban.

The above description of the activity and assessment of effects has identified that the environmental quality of the environment will be maintained and enhanced. The proposal is not contrary to this objective.

4.3.7 Objective - Soil Resource

To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.

The site is now zoned LLRZ which does not provide for the life supporting capacity of the soil resource to be maintained, at least in a productive context. The subdivision will not maintain the soil resource. But this policy is of no relevance to the activity.

4.3.3 Objective – Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

4.4.2 Policy – Landscape and Amenity Values
To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

(a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,
(b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,
(c) The ability to adequately dispose of effluent on site,
(d) Controlling the generation of noise in back country areas,
(e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,
(f) Controlling the spread of wilding trees.
(g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

The proposed subdivision will result in a fundamental change in the character of the site from rural residential to urban residential and would therefore have adverse effects on the rural amenity values of the outskirts of Alexandra in this vicinity. The degree of these adverse effects is mitigated by the modest sensitivity of the area to change of this nature but more fundamentally that these policies are of no relevance (despite being applicable).

Because of the very limited relevance the activity has to these Rural objectives and policies, the activity is considered not to be contrary to them.

> *4.4.10 Policy – Rural Subdivision and Development*
> *To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:*
> *(a) The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*
> *(b) The natural character and values of the District's wetlands, lakes, rivers and their margins,*
> *(c) The production and amenity values of neighbouring properties,*
> *(d) The safety and efficiency of the roading network,*
> *(e) The loss of soils with special qualities,*
> *(f) The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,*
> *(g) The heritage and cultural values of the District,*
> *(h) The water quality of the District's surface and groundwater resources, and*
> *(i) Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.*

The proposed subdivision will result in a fundamental change in the character of the site from rural residential to urban and would therefore have adverse effects on the rural amenity values of the outskirts of Alexandra in this vicinity. The degree of these adverse effects is mitigated by the modest sensitivity of the area to change of this nature but more fundamentally that these policies are of no relevance (despite being applicable).

It is concluded that the activity is not contrary to applicable subdivision and development objectives and policies.

8.2.6 NESCS

The provisions of the NESCS have been considered in the above assessment.

The proposal is considered to be in accordance with the intent of the NESCS through identifying and applying an appropriate management framework for the disturbance of land with identified contaminants.

8.2.7 Operative Regional Policy Statement for Otago 2019 (ORPS)

There is one objective and two policies from the Regional Policy Statement which are relevant to the proposal. These are summarised below:

Objective 4.5 – urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments;

Policy 4.5.1 – that urban growth is provided for by the provision of sufficient capacity, and coordinating the extension of urban areas with infrastructure development programmes to provide infrastructure in an efficient and effective way; and

Policy 4.5.2 – which requires the strategic integration of infrastructure, including through coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.

In respect of Objective 4.5 and Policy 4.5.1 above the activity will provide for urban residential development in an appropriate location in terms of the spatial extent of urban growth in Alexandra. In respect of Policy 4.5.2 the activity can be accommodated within the identified water and wastewater capacity servicing, albeit within the next two years.

The activity is consistent with the ORPS.

8.2.8 National Policy Statements

8.2.9 National Policy Statement Urban Development 2020

The relevant national policy statement is the NPSUD 2020. The following assessment has been undertaken in the context of PC19 and the intensions for the site to be zoned urban. The relevant provisions are identified and discussed as follows:

1.5 Implementation by tier 3 local authorities

Tier 3 local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

Provision 1.5 of the NPSUD is not an objective or policy but an 'implementation direction' for Tier 3 local authorities.

Theme: Making room for growth

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(a) have or enable a variety of homes that:

(i) meet the needs, in terms of type, price, and location, of different households; and

(ii) enable Māori to express their cultural traditions and norms; and

(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(e) support reductions in greenhouse gas emissions; and

(f) are resilient to the likely current and future effects of climate change.

The proposed activity will assist the Council in achieving Objective 1 and Policy 1 by increasing the variety (and quality – through the construction of dwellings to prevailing modern building standards) of homes available within the urban extent of Alexandra, are readily accessible in terms of location to the Cycle Trail and convenient location to public amenities and recreation opportunities in urban Alexandra.

Theme: Housing affordability

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

The proposed activity will also contribute to housing affordability through increased housing supply and competition within the urban Alexandra area. The proposal provides a variation in the type of housing provided in the LLRZ.

Theme: Clarifying amenity and change in urban environments

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters;

(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this NPS

(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and that those changes:

(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generations, including by providing increase and varied housing densities and types; and

(ii) are not, of themselves, an adverse effect
(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
(d) any relevant contribution that will be made to meeting the requirements of this NPS to provide or realise development capacity
(e) the likely current and future effects of climate change

Policy 6 recognises that within urban environments changes to the environment do not equate to adverse effects where the development accords with the opportunity for new housing and varied urban forms, and that urban development contributes to a well-functioning environment. The proposed activity will accord with Policy 6 by realising greater housing opportunities in the LLRZ as anticipated by the retirement Village and Comprehensive Residential Development provisions of the District Plan.

8.3 Section 104(c) Other Matters

No particularly relevant other matters or documents have been identified.

The Vincent Spatial Plan could be considered an "other matter". However, that spatial plan has been implemented through PC 19, and so does not require any additional elaboration.

8.4 Section 104D of the RMA

Section 104D of the RMA requires that for non-complying activities:

... a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

The adverse effects on the environment will be minor, as detailed in this assessment.

The activity will not be contrary to the objectives and policies of the District Plan.

The application is able to be considered under S104 generally.

8.5 Part 2 of the RMA

The following matters of national importance under section 6 shall be recognised and provided for:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal does not engage any other section 6 matters.

Other matters under section 7 that particular regard shall be had to include:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

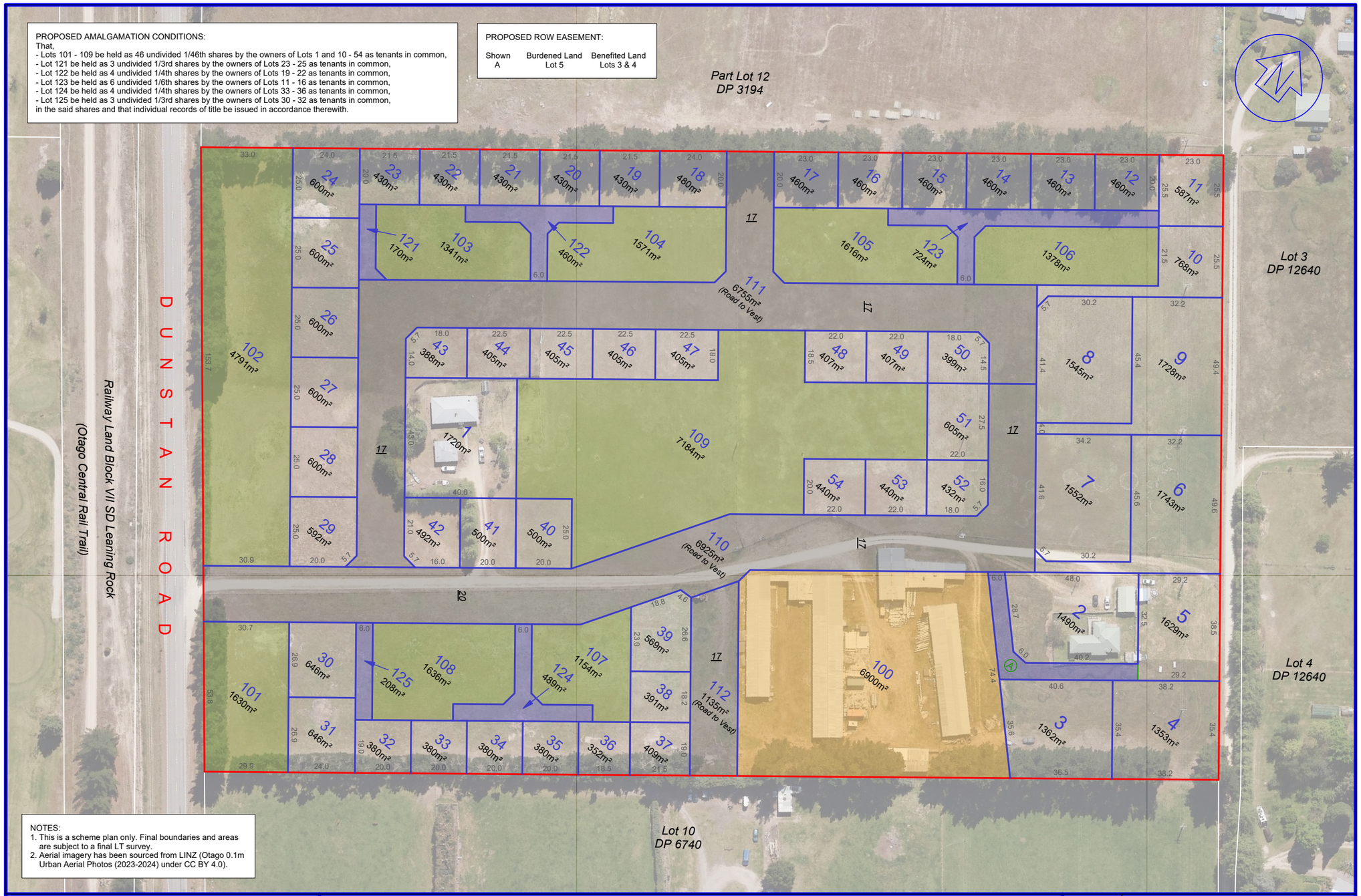
(f) maintenance and enhancement of the quality of the environment:

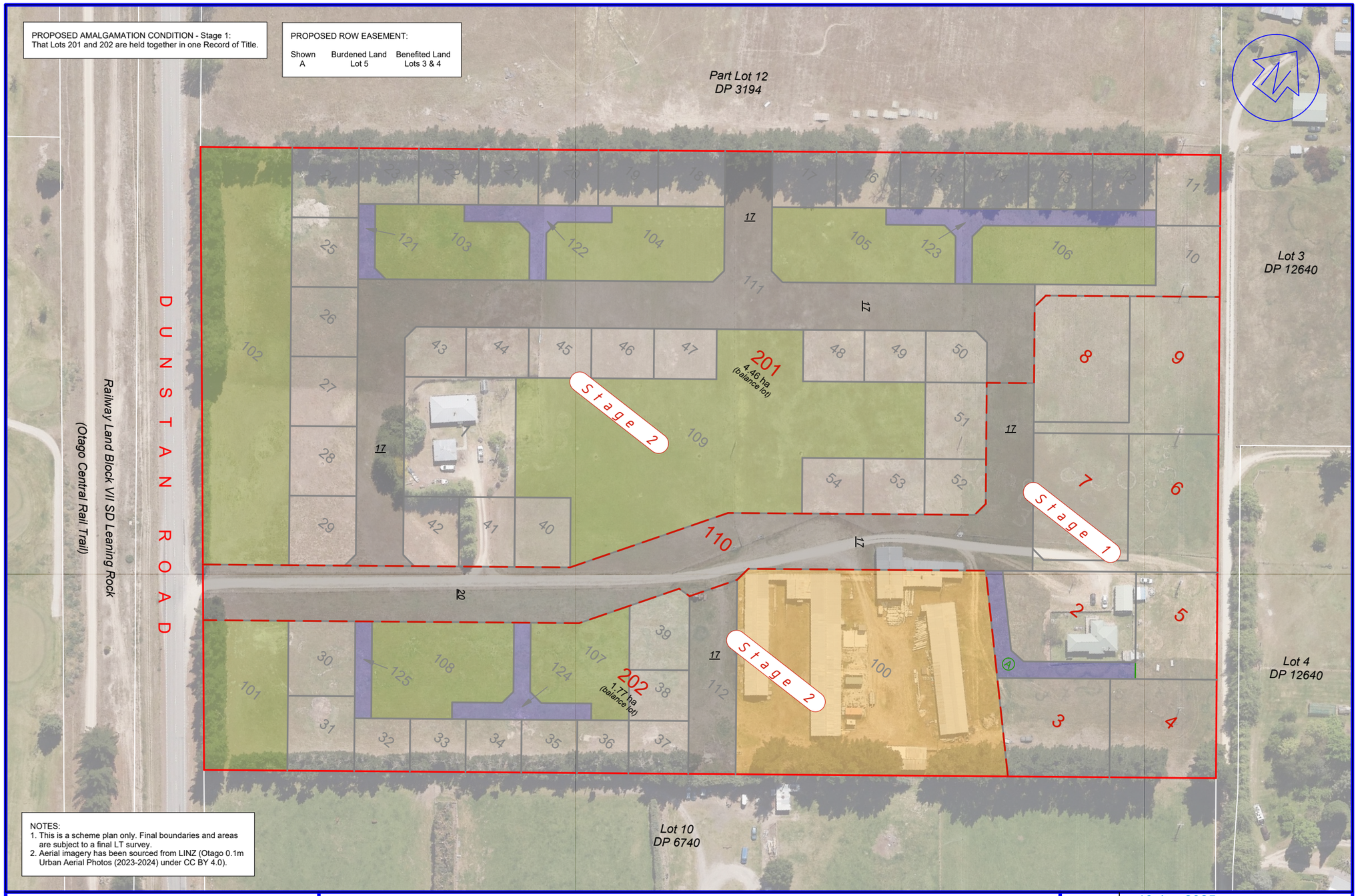
(g) any finite characteristics of natural and physical resources:

The proposed activity will help facilitate the efficient use of land and resources, while maintaining environmental quality.

The purpose of the RMA, as set out under Section 5(2) is to promote the sustainable management of natural and physical resources.

The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and achieves Part 2 of the RMA.


PROPOSED AMALGAMATION CONDITIONS:
That,
- Lots 101 - 109 be held as 46 undivided 1/46th shares by the owners of Lots 1 and 10 - 54 as tenants in common,
- Lot 121 be held as 3 undivided 1/3rd shares by the owners of Lots 23 - 25 as tenants in common,
- Lot 122 be held as 4 undivided 1/4th shares by the owners of Lots 19 - 22 as tenants in common,
- Lot 123 be held as 6 undivided 1/6th shares by the owners of Lots 11 - 16 as tenants in common,
- Lot 124 be held as 4 undivided 1/4th shares by the owners of Lots 33 - 36 as tenants in common,
- Lot 125 be held as 3 undivided 1/3rd shares by the owners of Lots 30 - 32 as tenants in common,
in the said shares and that individual records of title be issued in accordance therewith.
PROPOSED ROW EASEMENT:
Shown Burdened Land Benefited Land
A Lot 5 Lots 3 & 4
Part Lot 12 DP 3194
Lot 3 DP 12640
Lot 4 DP 12640
Lot 10 DP 6740
DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock
(Otago Central Rail Trail)
102 4791m²
101 1630m²
1 1720m²
2 1490m²
3 1362m²
4 1353m²
5 1629m²
6 1743m²
7 1552m²
8 1545m²
9 1728m²
10 768m²
11 587m²
12 460m²
13 460m²
14 460m²
15 460m²
16 460m²
17 460m²
18 480m²
19 430m²
20 430m²
21 430m²
22 430m²
23 430m²
24 600m²
25 600m²
26 600m²
27 600m²
28 600m²
29 592m²
30 646m²
31 646m²
32 380m²
33 380m²
34 380m²
35 380m²
36 352m²
37 409m²
38 391m²
39 569m²
40 500m²
41 500m²
42 492m²
43 388m²
44 405m²
45 405m²
46 405m²
47 405m²
48 407m²
49 407m²
50 399m²
51 605m²
52 432m²
53 440m²
54 440m²
100 6900m²
103 1341m²
104 1571m²
105 1616m²
106 1378m²
107 1154m²
108 1636m²
109 7184m²
110 6925m² (Road to Vest)
111 6755m² (Road to Vest)
112 1135m² (Road to Vest)
121 170m²
122 460m²
123 724m²
124 489m²
125 208m²
17
22
NOTES:
1. This is a scheme plan only. Final boundaries and areas are subject to a final LT survey.
2. Aerial imagery has been sourced from LINZ (Otago 0.1m Urban Aerial Photos (2023-2024) under CC BY 4.0).
CALDER SURVEYING
LOTS 1-54 AND 100-112 BEING A PROPOSED SUBDIVISION OF LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA)
OVERALL SCHEME PLAN
Date: 10 Jun 2025
Scale: 1:1250 @ A3
Drawn by: JS
Client:
Job No: 3368-03

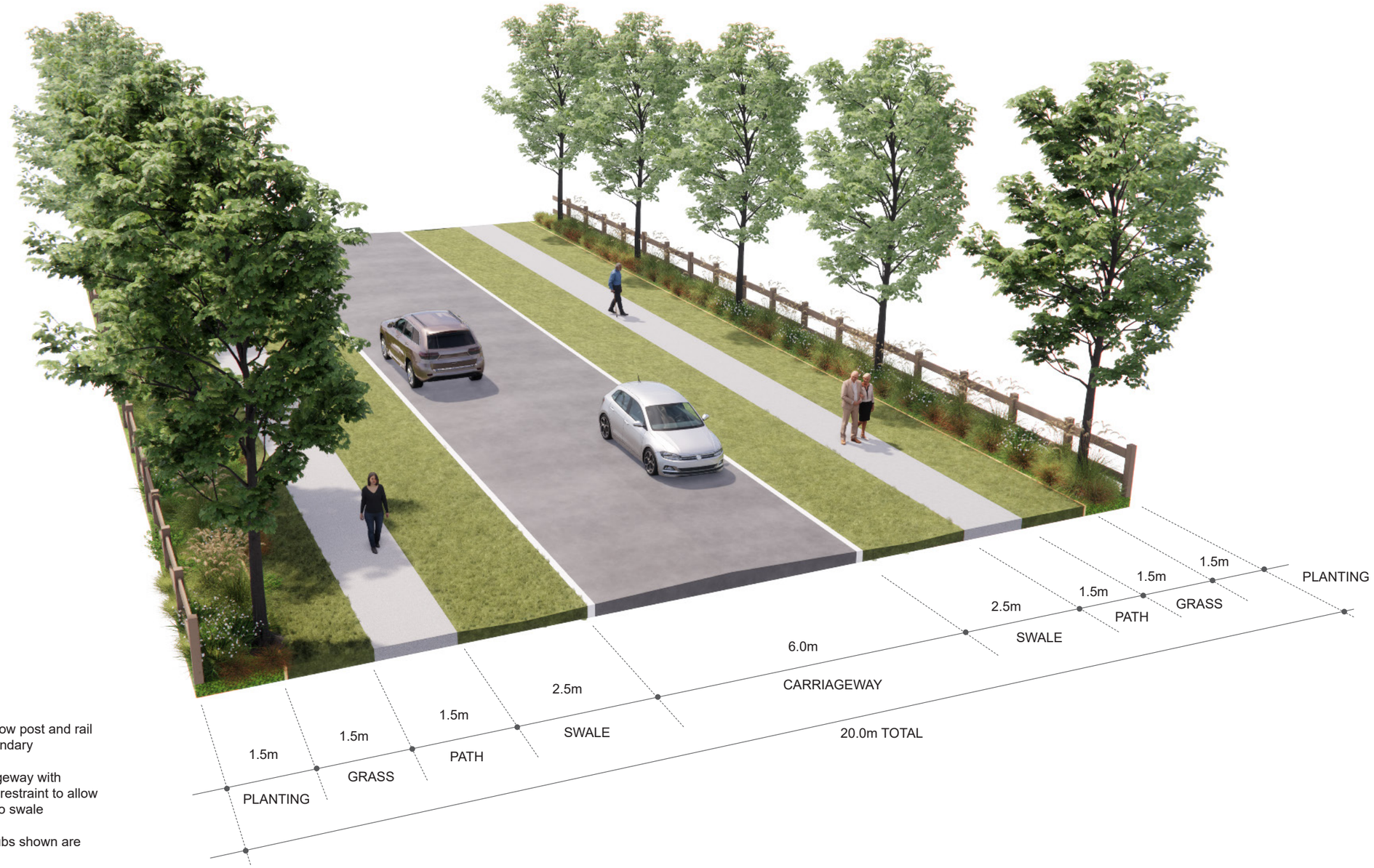


CALDER SURVEYING

LOTS 1-54 AND 100-112 BEING A PROPOSED SUBDIVISION OF LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA) SCHEME PLAN - STAGING

Date:	10 Jun 2025
Scale:	1:1250 @ A3
Drawn by:	JS
Client:	
Job No:	3368-04

SECTION A
Entry Avenue



NOTES

- Allow for post low post and rail planting to boundary
- Grass swales
- Formed carriageway with concrete edge restraint to allow free drainage to swale
- Tree avenue
- Trees and shrubs shown are indicative

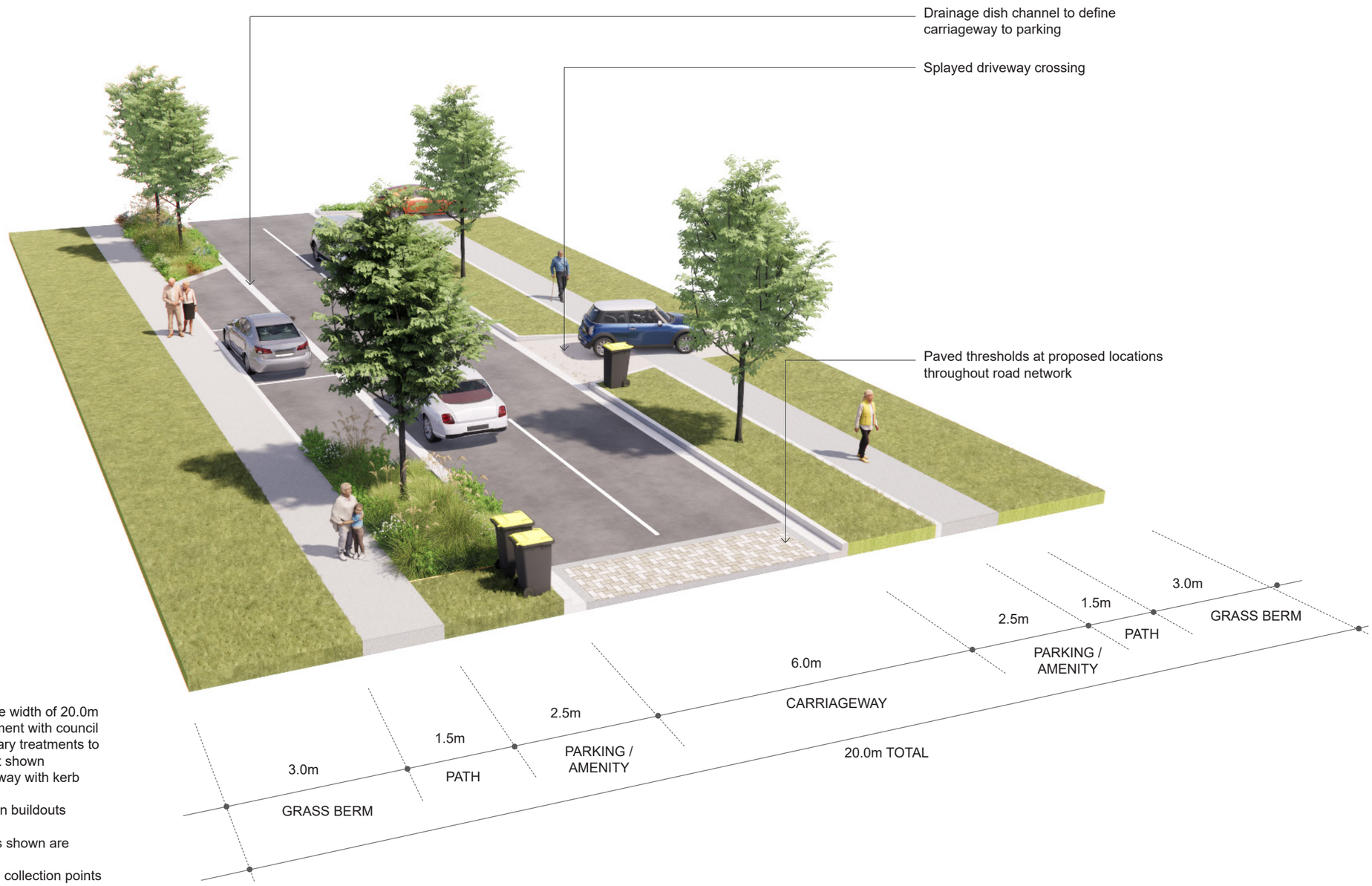
studio3 landscape architects

SCALE **NOT TO SCALE**
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 12.06.2025

FOR NAVIGATE PROPERTY

DUNSTAN ESTATE - 231 DUNSTAN ROAD
Section / Axonometric Views

SECTION B
Typical 20m Road



NOTES

- Total road reserve width of 20.0m or less by agreement with council
- Proposed boundary treatments to individual lots not shown
- Formed carriageway with kerb and channel
- Tree's / planting in buildouts where suitable
- Trees and shrubs shown are indicative
- Allowance for bin collection points on roadside berms

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SCALE NOT TO SCALE
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 12.06.2025

FOR NAVIGATE PROPERTY

DUNSTAN ESTATE - 231 DUNSTAN ROAD
Section / Axonometric Views

SECTION C
Typical 17m Road



NOTES

- Total road reserve width of 17.0m or less by agreement with council
- Proposed boundary treatments to individual lots not shown
- Formed carriageway with kerb and channel
- Tree's / planting in buildouts where suitable
- Trees and shrubs shown are indicative
- Allowance for bin collection points on roadside berms

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SCALE **NOT TO SCALE**
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 12.06.2025

FOR NAVIGATE PROPERTY

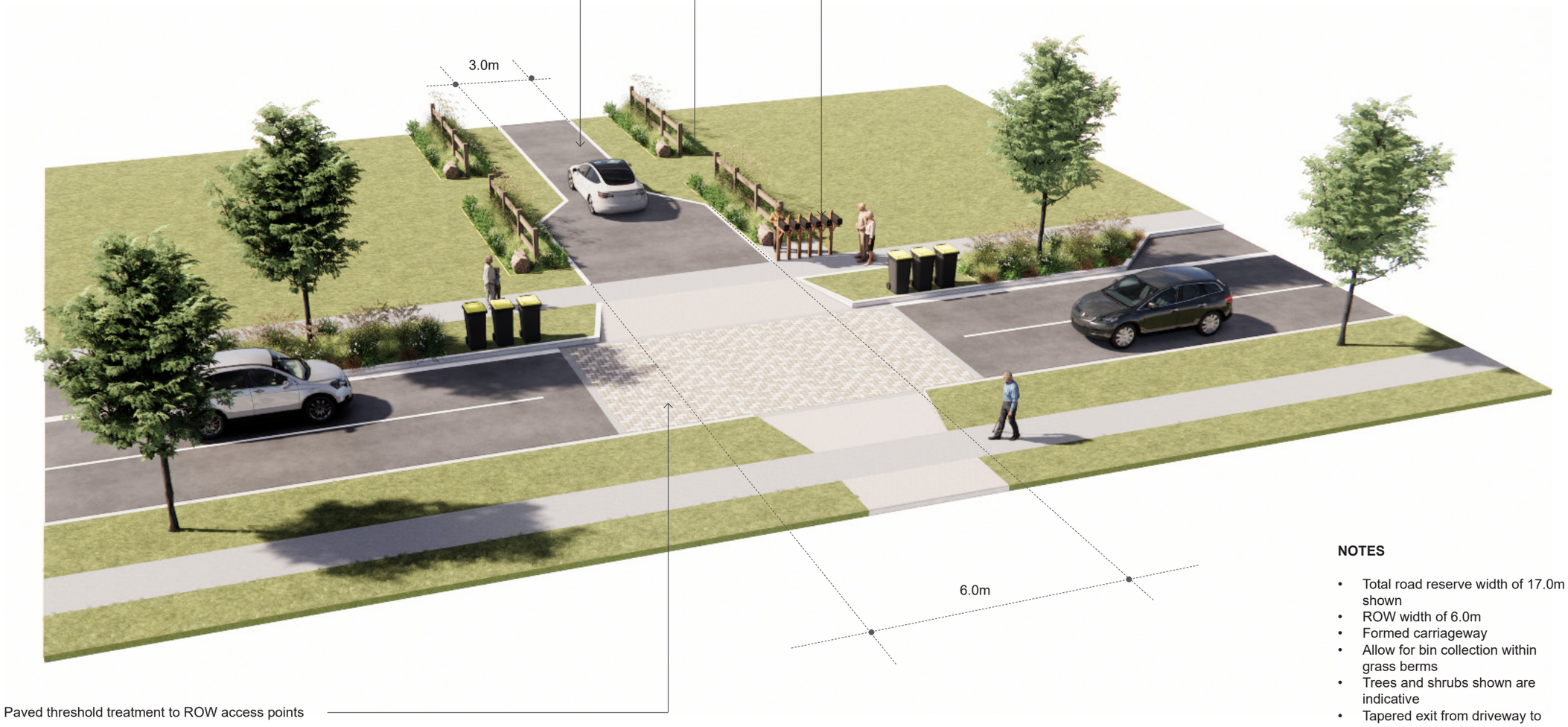
DUNSTAN ESTATE - 231 DUNSTAN ROAD
Section / Axonometric Views

SECTION D
Typical ROW Threshold

6.0m wide ROW. Allow for 6.0m long vehicular stacking area from back of footpath before tapering into 3.0m wide formed surface

2.5m wide planted margin to ROW with low shrubs and post and rail. Allow for break in planting / post and rail to allow for maintenance access

Allow for post boxes at entry to ROW



Paved threshold treatment to ROW access points

NOTES

- Total road reserve width of 17.0m shown
- ROW width of 6.0m
- Formed carriageway
- Allow for bin collection within grass berms
- Trees and shrubs shown are indicative
- Tapered exit from driveway to carriageway

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SCALE NOT TO SCALE
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 12.06.2025

FOR NAVIGATE PROPERTY

DUNSTAN ESTATE - 231 DUNSTAN ROAD
Section / Axonometric Views



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SCALE 1 : 750 @ A1 (1 :1500 @ A3)
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 12.06.2025
REVISION -

FOR NAVIGATE PROPERTY

DUNSTAN ESTATE - 231 DUNSTAN ROAD
Concept Masterplan

IKON

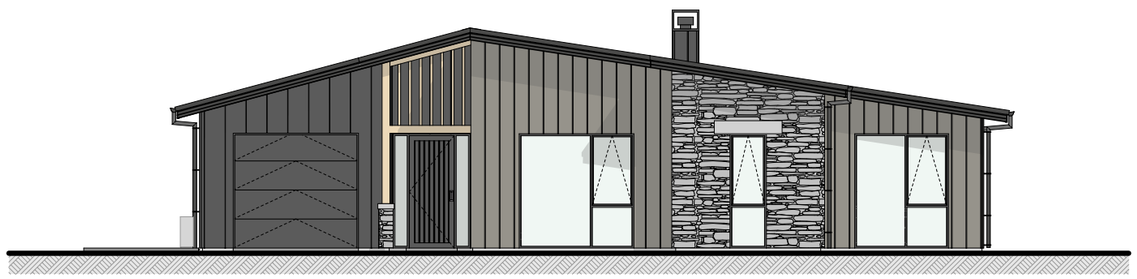
DUNSTAN RD LIFESTYLE VILLAGE

Issue RESOURCE CONSENT ISSUE
Date 13/06/2025
Revision 01

EST. 1976



TYPE 1A VILLA
159m²



ROAD FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 1A VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-03

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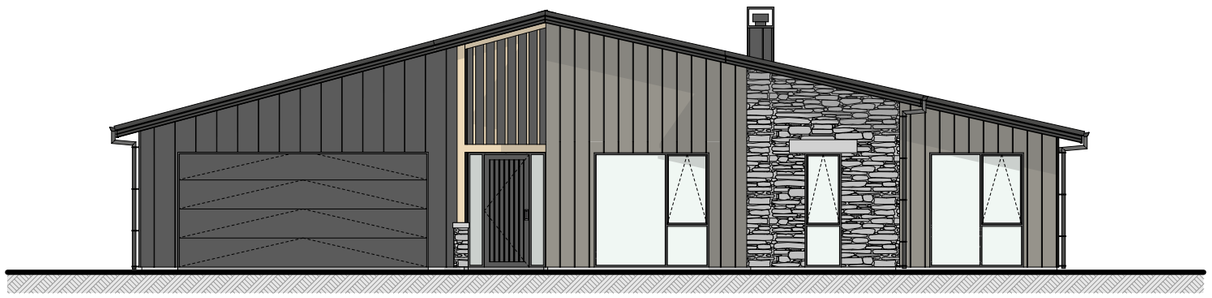
TYPE 1 VILLA
180m²



ROAD FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 1 VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-02

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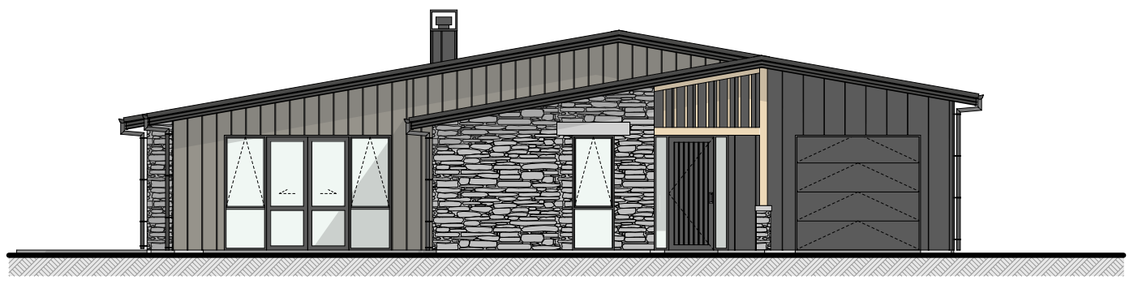
TYPE 2A VILLA
155m²



ROAD FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 2A VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-05

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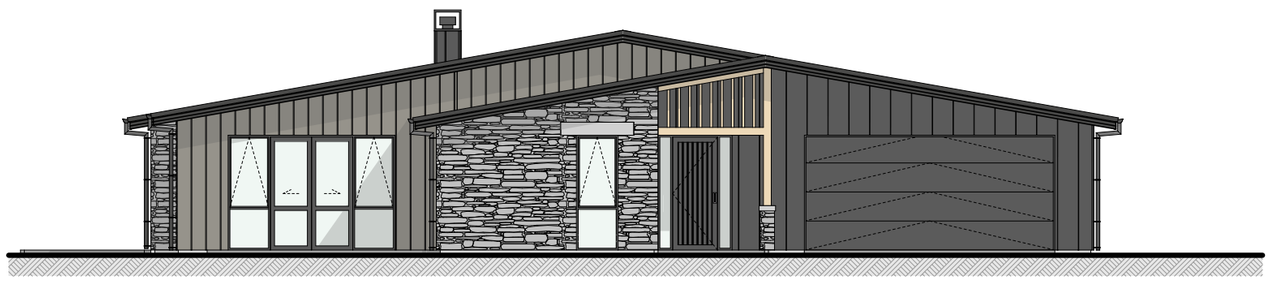
TYPE 2 VILLA
177m²



ROAD FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 2 VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-04

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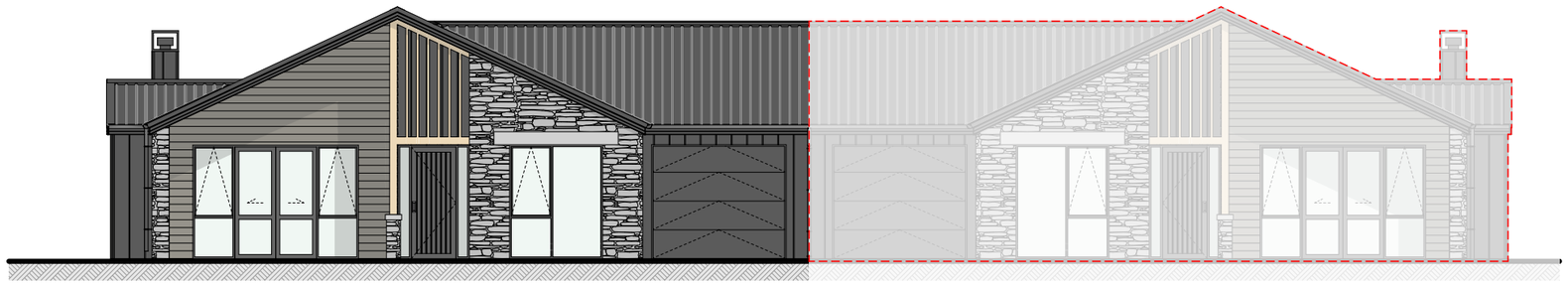
TYPE 4 VILLA
120m²

DUPLEX OPTION



STREET FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 4 VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-07

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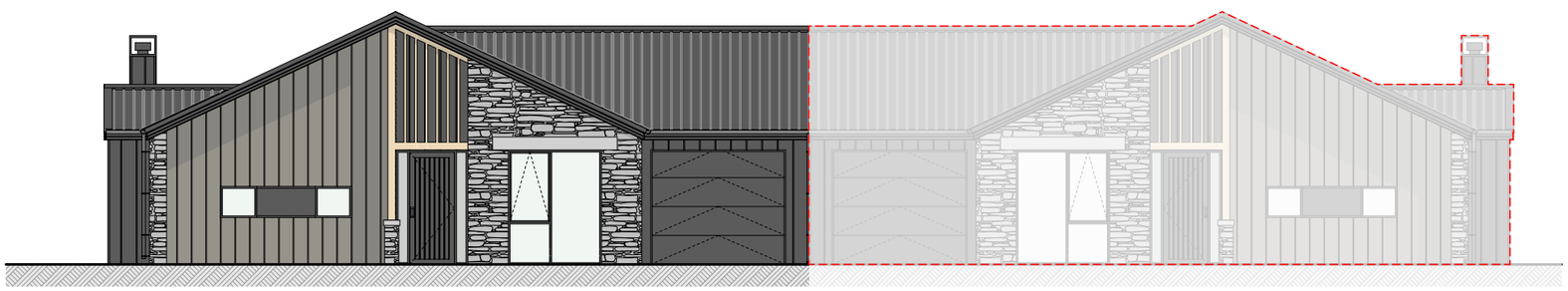
TYPE 3 VILLA
122m²

DUPLEX OPTION



STREET FRONTAGE ELEVATION

NOTE:
ROAD FRONTAGE ELEVATIONS SHOWN ARE TYPICAL AND ALTERNATIVE MONO-PITCH ROOF FORMS MAY BE UTILISED TO INTRODUCE BUILDING VARIATION THROUGHOUT THE DEVELOPMENT

DUNSTAN RD LIFESTYLE VILLAGE

TYPE 3 VILLA

N

Job # 2319
Date: 13/06/2025
Scale @ A3 1:100

SK-06

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IKON

BULK & LOCATION LEGEND

- EXISTING RESIDENTIAL BUILDINGS
- COMMUNAL FACILITY ZONE
- COMMUNITY PAVILION
- COMMUNITY WORKSHOP
- COMMUNITY STORAGE FACILITIES
- **TYPE 1 VILLA** 3 BED SOUTH ENTRY (DOUBLE GARAGE)
- **TYPE 1A VILLA** 3 BED SOUTH ENTRY
- **TYPE 2 VILLA** 3 BED NORTH ENTRY (DOUBLE GARAGE)
- **TYPE 2A VILLA** 3 BED NORTH ENTRY
- **TYPE 3 VILLA** 2 BED SOUTH ENTRY (SINGLE OR DUPLEX)
- **TYPE 4 VILLA** 2 BED NORTH ENTRY (SINGLE OR DUPLEX)
- BOUNDARY SETBACK LINES - 7m ROAD BOUNDARY - 3m SIDE BOUNDARIES
- 6,000 BUILDING SETBACK FROM ROAD BOUNDARY

BUILDING METRICS

TYPE 1/2 - 3 BED DOUBLE GARAGE	8
TYPE 1A/2A - 3 BED	7
TYPE 3/4 - 2 BED STAND ALONE	20
TYPE 3/4 - 2 BED DUPLEX	10
TOTAL	45

DUNSTAN RD LIFESTYLE VILLAGE

CONCEPT SITE PLAN

N

Job # 2319
Date: 13/06/2025
Scale @ A1 1:1000

SK-01

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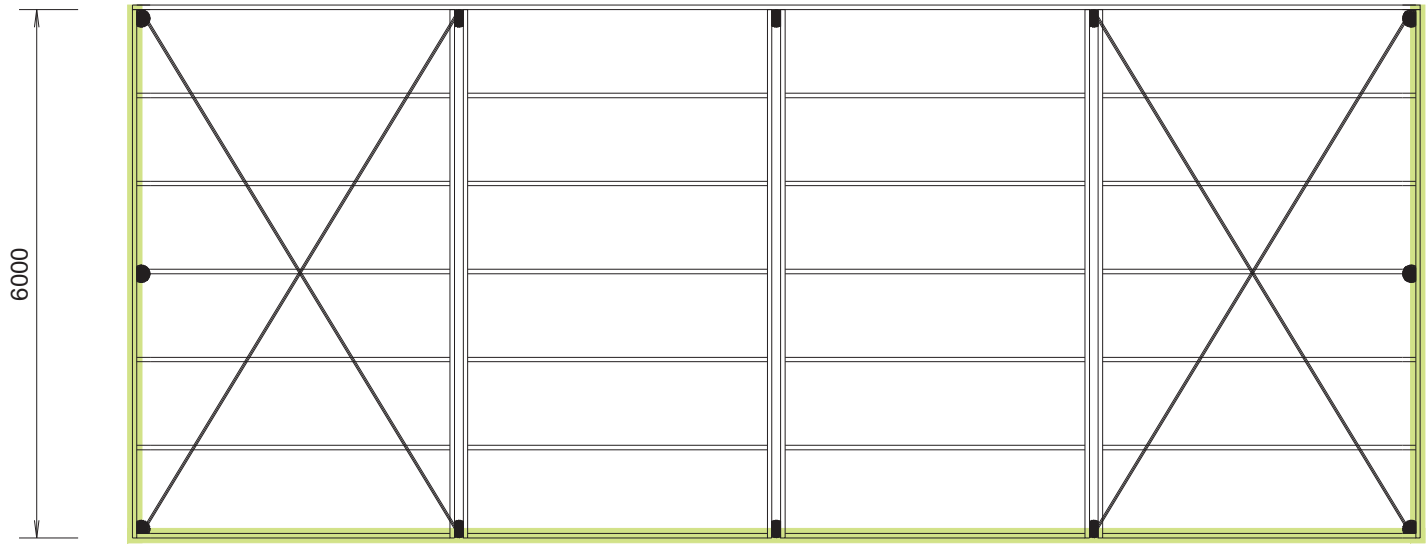


Pitch = 5.71 deg. by others.

= CLAD WALLS

Single row of tensioned Multibrace laid over purlins. Fix at each end with 11x30x3.15 nails and 3 at each purlin crossing.

POLE COLUMN

Wind Load: High	Girt Size: 150 x 50mm	Pole Size: 150mm SED	Max. Pole Height: 3600mm
Sg = 0.9 kPa	Girt Centres: 1100mm	Pole Embedment Depth: 1000mm	Lower Pole Height: 3000mm
Earthquake Zone: 1	Purlin Size: 150 x 50mm	Column Type: Round Pole	Floor Type: Earth
Rafter Span: 6000mm	Purlin Centres: 1000mm	Int. Pole Size: 150mm	Rough Sawn VSG8 / MSG8
Pole/Bay Spacing: 3600mm	Rafter Size: 300 x 50mm		

MiTek New Zealand Ltd.
AUCKLAND PO Box 58-014, Greenmount Phone: (09) 274 7109 Fax: (09) 274 7100
CHRISTCHURCH PO Box 8387, Riccarton Phone: (03) 348 8691 Fax: (03) 348 0314
www.miteknz.co.nz
HOME OF GANG-NAIL® BUILDING SYSTEMS

Job Name: promo
Job Site: promo
Client Name: Thomsons ITM
Client Reference Number: promo

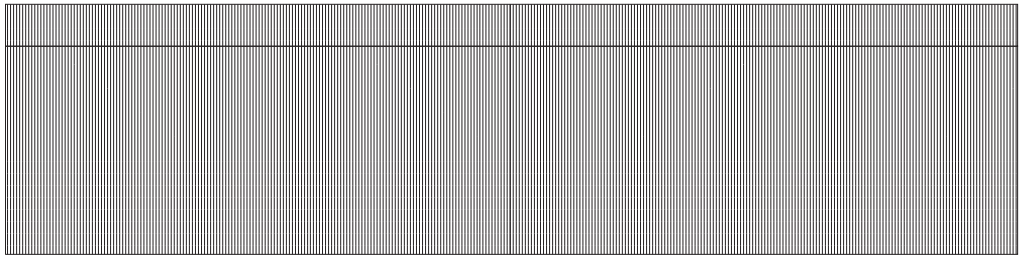
PLAN

Detailed by: C Richards
Date: 26 / 08 / 14
Checked by:
Scale: Drawings to scale

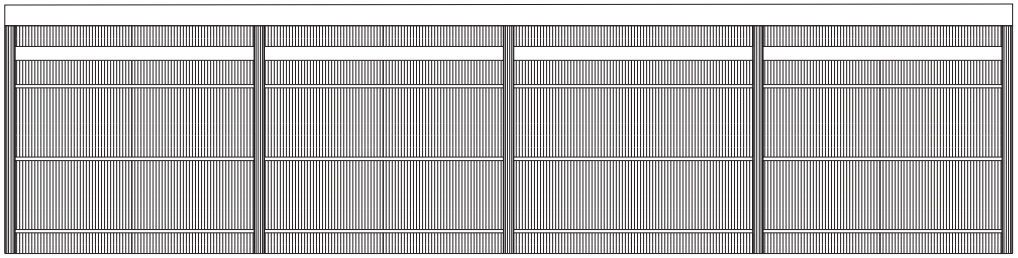
Job Number: LT30389
Sheet Number: 1

NOTES:

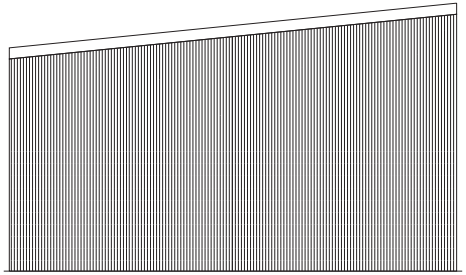
N.B. This design does not include any design or detail of flashing requirements.



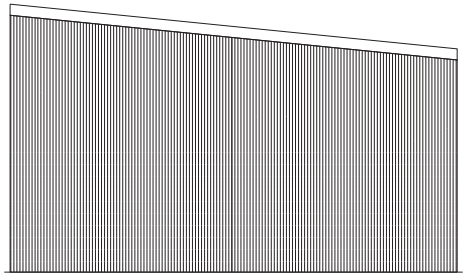
REAR ELEVATION



FRONT ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

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Phone: (03) 348 8691
Fax: (03) 348 0314
www.miteknz.co.nz
HOME OF GANG-NAIL® BUILDING SYSTEMS

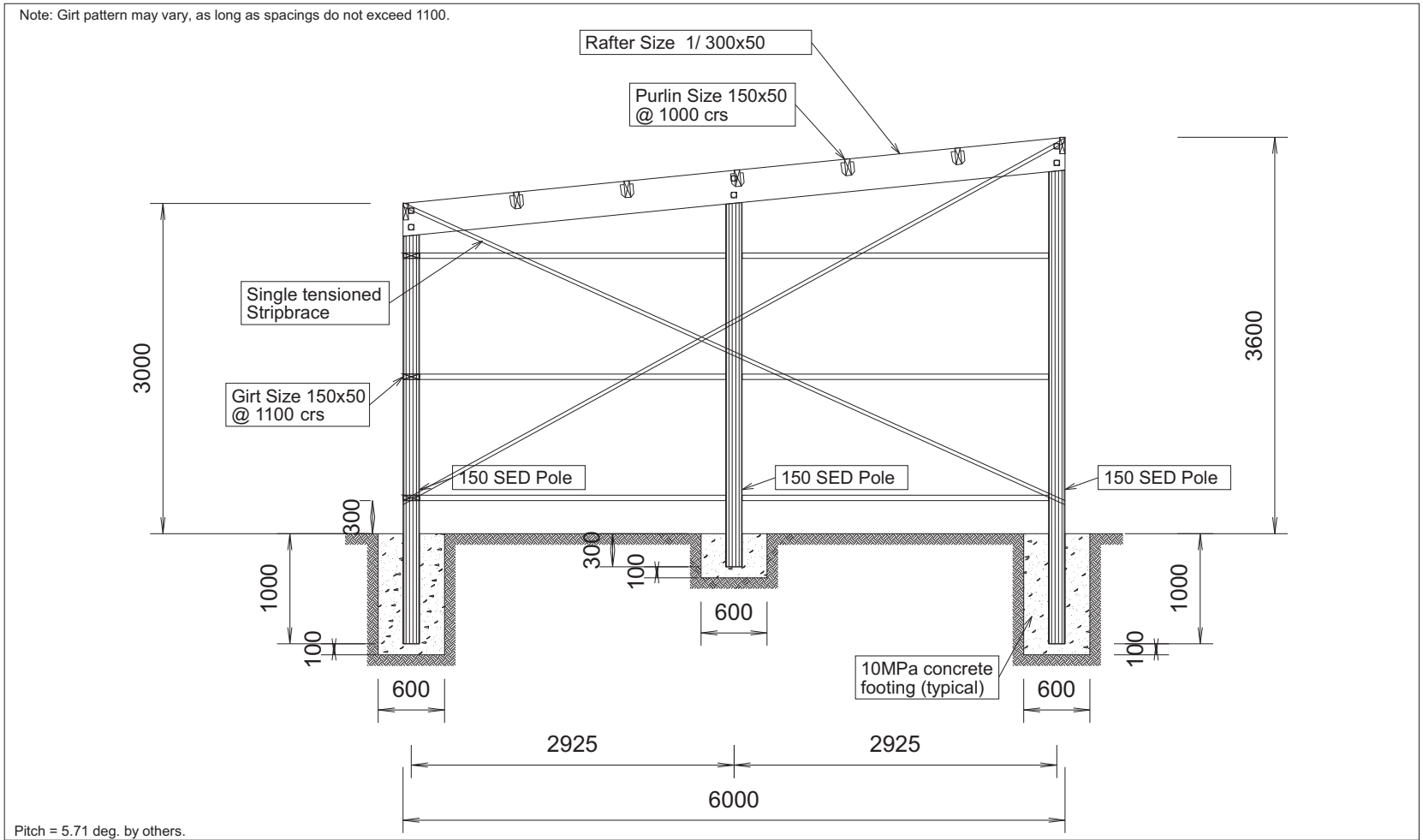
Job Name: promo
Job Site: promo

ELEVATIONS

Job Number: LT30389

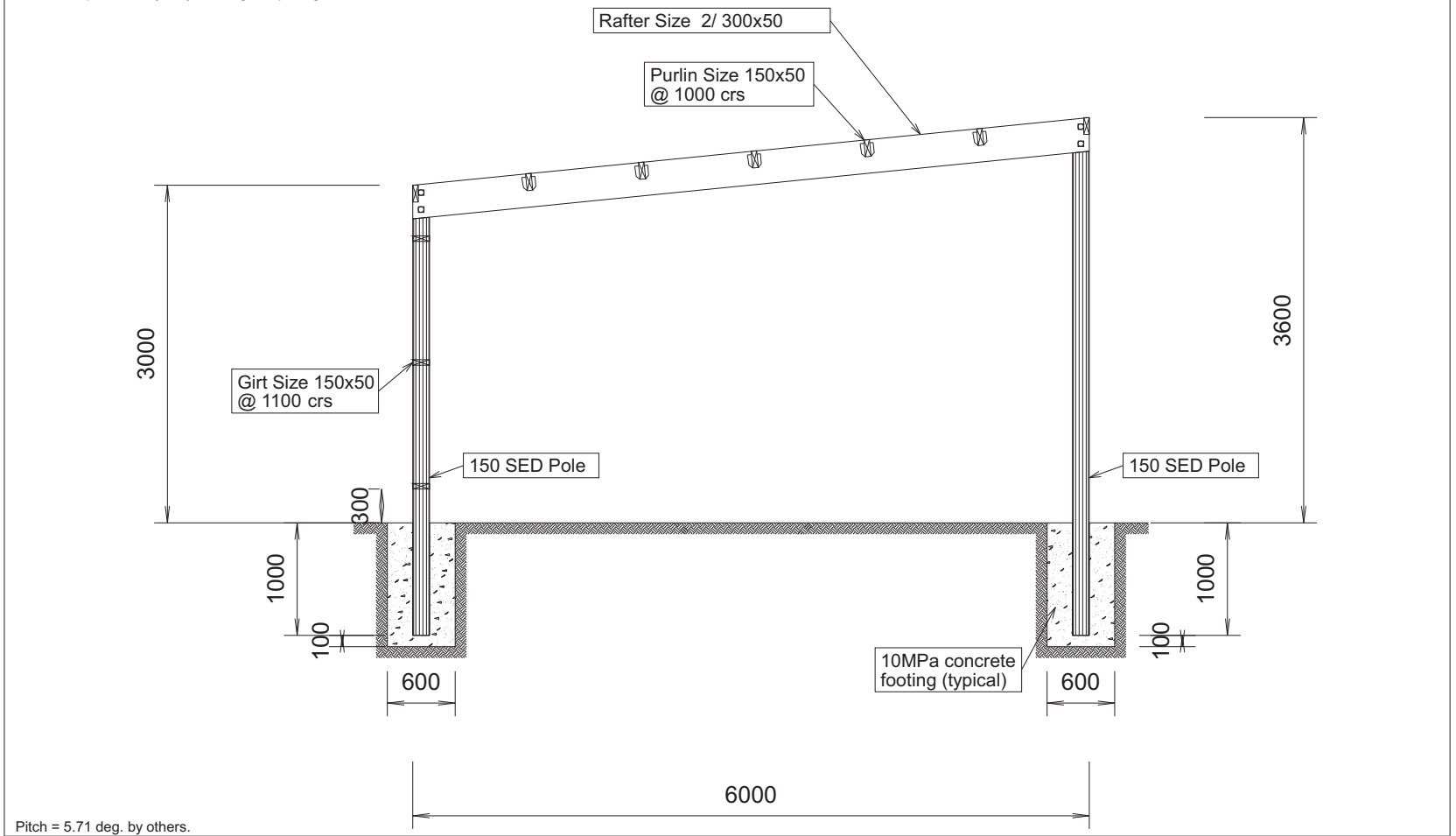
Detailed by: C Richards
Date: 26 / 08 / 14
Sheet Number: 2

Client Name: Thomsons ITM
Client Reference Number: promo
Checked by:
Scale: Drawings to scale



MiTek New Zealand Ltd. AUCKLAND PO Box 58-014, Greenmount Phone: (09) 274 7109 Fax: (09) 274 7100 CHRISTCHURCH PO Box 8387, Riccarton Phone: (03) 348 8691 Fax: (03) 348 0314 www.miteknz.co.nz HOME OF GANG-NAIL® BUILDING SYSTEMS	Job Name: promo Job Site: promo	END ELEVATION	Job Number: LT30389
		Detailed by: C Richards / Date: 26 / 08 / 14	Sheet Number: 3
	Client Name: Thomsons ITM / Client Reference Number: promo	Checked by: / Scale: Drawings to scale	

Note: Girt pattern may vary, as long as spacings do not exceed 1100.



Pitch = 5.71 deg. by others.

MiTek New Zealand Ltd. AUCKLAND PO Box 58-014, Greenmount Phone: (09) 274 7109 Fax: (09) 274 7100 CHRISTCHURCH PO Box 8387, Riccarton Phone: (03) 348 8691 Fax: (03) 348 0314 www.miteknz.co.nz HOME OF GANG-NAIL® BUILDING SYSTEMS	Job Name: promo Job Site: promo		CENTRE SECTION	Job Number: LT30389
			Detailed by: C Richards	Date: 26 / 08 / 14
	Client Name: Thomsons ITM	Client Reference Number: promo	Checked by:	Scale: Drawings to scale
				Sheet Number: 4

Attachment 5: Proposed Conditions Framework

Yellow highlighted text = placeholder text

SUBDIVISION AND RETIREMENT VILLAGE MASTERPLAN DEVELOPMENT CONDITIONS:

General

1. The subdivision must be undertaken in general accordance with the approved plans attached as Appendix One to [x], including:

Appendix Ref	Plan or Document	Reference
One		

and the information provided with the resource consent application received by the Council and referenced RC[xxx], except where modified by the following conditions.

2. The Consent holder is responsible for all contracted operations relating to the exercise of this consent and must ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and must ensure compliance with land use consent conditions.

3. The consent holder must 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.

4. Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at:

   CODC Home > Services > Planning > Land Development and Subdivision Engineering

   This EA application must include*:*

   a) Confirmation as to who their representative is for the design and execution of the engineering work.

   b) Provision of design: reports, calculations, specifications, schedules, and drawings, as applicable.

5. Prior to commencement of any physical work, and in conjunction with the application for Engineering Acceptance noted in Condition [4] above, the consent holder must obtain approval from the Planning Manager of an Open Space Reserves: Establishment and Management Plan, prepared by a suitably experienced landscaping professional that builds urban design principles set out in the Landscape Master Plan of Studio 3 Ltd, and which includes:

a) Suitably detailed landscape design and plantings for each area of open space;

b) Provision for shared use and access, recognising the various needs of:

   a. the public (in whom a right of access conferred by easement in gross);

   b. any Council or utility service provider; and

   c. emergency services.

c) Timing and sequencing of establishment;

d) A suitable ongoing maintenance programme;

e) Specification of the necessary irrigation water supply and confirmation of how this is to be reticulated from the bore or bores on the site (including ORC consent if required);

f) A plan of how undeveloped open space will be adequately maintained across the stages of development until completion; and

g) Details of covenanted landscape controls on the private IRL lots which the DCML management company will be charged with overseeing.

6. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:

   a) Schedule 1A,

   b) Schedule 1B,

   c) Schedule 1C, and

   d) Standalone Schedule 1B for 3 waters work.

   As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

7. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:

   a) Provide a letter to Council advising who the supervisor must be for the design and supervision of the subdivision works.

   b) Provide notice to the Planning and Regulatory Services Manager by email to resource.consents@codc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.

   c) Unless modified by other conditions, all designs and approvals must be in

accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.

d) Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.

e) Receive Council Engineering certification of the design/s as applicable.

f) Prepare an Erosion, Dust and Sediment Control Plan. The Plan must be prepared by a suitably qualified and experienced person and must be submitted to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz for certification.

g) Install all measures identified in the Erosion, Dust and Sediment Control Plan to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site and to water during any stages of site disturbance that may be associated with this subdivision.

Advice Note: The Consent Holder shall submit a copy of the Otago Regional Council resource consent for earthworks associated with residential activity to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz.

h) Provide evidence to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz that, if required, all necessary consents have been obtained from the Otago Regional Council.

Staging

8. The subdivision may be staged as set out below and as shown in the Staging Plan attached as [xx], providing that all conditions of consent and all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, as relevant, prior to certification being issued under Sections 223 and 224(c) of the Resource Management Act 1991.

a) Stage One shall involve the titling of:

i) Lots 2-9;

ii) That portion of Lot [xx] vested road to enable access to those Lots 1-9;

iii) Lot [xx] (Storage and Facilities Lot); and

iv) Lots [xx (list balance)] to be held within a single title.

b) Stage Two shall involve the creation of separate titles for each of Lots [x-x].

9. For the purpose of ensuring compliance with this consent, the conditions shall be applied only to the extent that they are relevant to each particular stage proposed.

10. The approved staging plan may be altered and an alternative staging plan submitted to

Council provided that the alternative staging is generally in accordance with the approved plans and conditions of consent.

11. Prior to the implementation of each stage prior to the final stage a supplement to the Landscape Management Plan shall be provided to the Planning Manager detailing the management of the undeveloped balance of the site during the proposed construction.

Prior to 223 Certification

12. Prior to certification of the survey plan for each Stage, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:

    a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.

    b) The Rights of Way [list] must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.

    c) Public access easements in gross must be provided over the following Lots[xxx-xxx], being the Open Space Common Areas identified on the Scheme Plan.

Amalgamation

13. Pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991 the following amalgamation condition must be endorsed on the survey plan:

    a) *Lots 101 - 109 be held as 46 undivided 1/46th shares by the owners of Lots 1 and 10 - 54 as tenants in common,*

    b) *Lot 121 be held as 3 undivided 1/3rd shares by the owners of Lots 23 - 25 as tenants in common,*

    c) *Lot 122 be held as 4 undivided 1/4th shares by the owners of Lots 19 - 22 as tenants in common,*

    d) *Lot 123 be held as 6 undivided 1/6th shares by the owners of Lots 11 - 16 as tenants in common,*

    e) *Lot 124 be held as 4 undivided 1/4th shares by the owners of Lots 33 - 36 as tenants in common,*

    f) *Lot 125 be held as 3 undivided 1/3rd shares by the owners of Lots 30 - 32 as tenants in common,*

    in the said shares and that individual records of title be issued in accordance therewith (CSN Request [xxx])"

Prior to 224(c) Certification

14. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:

General water (prior to section s224(c) certification)

a) All works are to be designed and constructed to the satisfaction of Councils Group Manager - Three Waters.

Potable water (prior to section 224(c) certification)

b) All potable water from the Council network used on site during construction must pass through a metered connection with appropriate backflow protection. No water may be drawn from any hydrant on the Council network.

c) Construct a suitable watermain extension from the Dunstan Road PVC trunk main in accordance with NZS 4404:2004 and Council's July 2008 Addendum. The connection point will be as agreed with the Group Manager – Three Waters

d) Install water supply reticulation including watermains and ridermains such that all residential allotments and the Common Storage and Facilities Lot are serviced, and firefighting capability is achieved in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.

e) Install a standard DN 20mm diameter water supply connection with Acuflo toby valve, meters and approved boxes at the road boundary of any lot with a street frontage, or at the road boundary of any right of way.

f) A service pipe must be extended to the buildable area of any allotment which does not front a road.

Wastewater (prior to section 224(c) certification)

g) Wastewater reticulation must be extended from the Alexandra Wastewater network at a location to be agreed with the Group Manager - Three Waters. The reticulation design for gravity or pressure sewer (location and sizing of pipework, connection points, maintenance structures etc.) shall subject to engineering design and agreed with the Group Manager – Three Waters.

h) The wastewater supply reticulation must be installed in accordance with 4404:2004 and Council's July 2008 Addendum.

i) Standard DN100 laterals or DN50 pressure sewer boundary kits must be extended to each residential lot with a cleaning eye installed at the street boundary. The lateral shall be extended to the buildable area of rear allotments without street frontage.

Electricity and telecommunications (prior to section 224(c) certification)

j) Prior to Section 224(c) certification for each stage, operational underground power and telecommunication connections must be installed at the street boundary of all residential lots and:

   i. Supply evidence of the consent from the network utility providers to the Chief Executive.

   ii. Meet all the costs associated with the installation of electricity services necessary to serve the needs of the subdivision

k) Installation of ducting is required to allow connections to be extended to the

buildable area of rear allotments.

l) Alternatively, telecommunications may be by wireless technology if desired by the applicant to be formalised by registration of the standard consent notice on the new title as set out in Condition [xx] below.

Roading (prior to section 224(c) certification)

m) Access to each lot shall be provided generally as set out in the plans approved condition 1.

n) Lots 110, 111 and 112 shall be vested in Council for roading purposes.

o) The entranceway to Lot 100 off Dunstan Road must be constructed to the requirements of Austroads Guide to Road Design with basic turning treatments to be installed at the intersection access on Dunstan Road for right turn (BAR) and left turn (BAL) movements. These treatments are shown in Figure 7.1 (BAR) and Figure 8.2 (BAL) of Austroads Guide to Road Design Part 4A.

p) No individual allotments may access from Dunstan Road directly.

q) Lots 110, 111 and 112 (vested roads) must be formed in accordance with the following specifications:
   i. [to be confirmed]

r) All new shared right-of-way serving two or more lots must be constructed in accordance with the right-of-way (2-4 lots/DUs) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following modifications and requirements:
   i. A minimum sealed carriageway width of 4.0 metres.
   ii. A minimum road reserve width of 6.0 metres.
   iii. A subgrade CBR >7.
   iv. Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
   v. A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.
   vi. A 4% crossfall must be provided across the carriageway.
   vii. Shallow trafficable side-drains / water channels over level sections.
   viii. Stormwater must be disposed of by soakpit within the right-of-way.
   ix. Sealed vehicle crossings/entranceways must be provided within the right-of-way to the boundary of each lot served in accordance with Part 29 of Council's Roading Policies 2015.

s) All necessary traffic signs and road markings must be provided to the satisfaction of Council's Infrastructure Manager.

t) Cut/fill batters outside of road boundaries must be formed with maximum 4:1 gradient to match the existing ground or other as agreed by Council's Infrastructure Manager.

u) LED street lighting must be installed in accordance with NZS 4404:2004 and

accepted urban standards, with lamps to be selected from the Auckland Transport approved list.

v) Planting and landscaping within roads shall be landscaped in general accordance with the Landscape Master Plan and maintained for a period agreed with the Council. Street tree planting must be undertaken in accordance with Council's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided. The planting must be undertaken in consultation with and to the satisfaction of Council Parks & Reserves Manager.

w) The location of trees and streetlights must consider the likely location of future entranceways to residential lots.

x) Advance warning signage must be installed for the pedestrian and cycle crossing of Dunstan Road. A safety audit of the crossing design must be undertaken and submitted to Council's Infrastructure Manager

Footpaths and Berms (prior to section 224(c) certification)

y) An asphaltic concrete, or concrete footpath must be constructed on one side of the roads to be vested with crossings at intersections to NZS4121:2001 requirements:

- 2.5m width shared path at entry leading to a crossing point for Dunstan Rd.
- 1.5m width on one side or otherwise as agreed by the Council Infrastructure Manager.

z) 100mm depth clean topsoil must be laid between the footpath and allotment boundary formed at 4% crossfall. The berms must betrimmed and grassed to a tidy green mowable standard.

Landscaping (prior to section 224(c) certification)

aa) Those plantings specified in the Landscape and Open Space Areas Management Plan as being required in the Open Space Reserve Areas being titled as part of the stage must be established.

bb) An irrigation system comprising sprinklers or drippers must be established to all new plantings in common areas.

cc) Shared paths within the Open Space Common Areas shall be local compacted gravel and/or schist stone.

Establishment of Management Company (prior to section 224(c) certification)

dd) Formal ownership, management, and operational documents are to be provided for the Management Entity which shall be responsible for:
i) managing Open Space Common Areas, including ensuring the ongoing fulfilment of the requirements of the Landscape and Open Space Management Plan;

ii) managing the Shared Storage and Community Hub Lot [100];

iii) ongoing oversight of covenants, including the design controls for building and landscaping;

iv) Holding any irrigation water rights and managing the irrigation water supply in connection with the Common Space, including any Otago Regional Council consents relating to water bores and any rights to take water.

Covenants (prior to section 224(c) certification)

ee) Suitably worded covenants, substantially in the form contained in Appendix [x], between the lot owners and the [Dunstan Common Management Company] shall be drafted for registration on Lots [x-x, independent living lots] providing that:

i) Lot ownership shall be restricted to persons over 65 years of age, or, where those owners are not over 65 but are retired, at the discretion of the delegated representative(s) of the Management Company.

ii) No dwelling shall be erected on any of lots [xxx – open space lots]

iii) No dwelling constructed, nor any associated residential activity carried out on Lot [xx] Storage Lot

iv) No further subdivision of the area incorporating Lots 100 to 109 inclusive.

v) [Independent Retirement Living Lots] not to be used for traveller accommodation

Financial Contributions (prior to section 224(c) certification)

ff) Payment of a reserves contribution of $[xx] (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of one additional dwelling equivalent.

Accidental Discovery Protocol (prior to section 224(c) certification)

gg) If during any site disturbance, the consent holder or subsequent owners:

i) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

a) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

b) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

ii) discovers any feature or archaeological material that predates 1900, or heritage

material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

a) stop work within the immediate vicinity of the discovery or disturbance; and

b) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

c) arrange for a suitably qualified archaeologist to undertake a survey of the site.

iii) Site work may recommence following consultation with the Consent Authority.

Contaminated Land (prior to section 224(c) certification)

hh) A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared and submitted to Council. to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.

ii) Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.

jj) Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).

kk) A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.

ll) If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

Consent Notice Conditions

15. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on the records of title, for the following ongoing conditions:

Design Controls (Consent Notice Conditions)

a) For Lots 10-54 [retirement units], buildings shall be constructed in accordance with the site and elevations plans prepared by Ikon Architects dated xxx and attached as Appendix X to the approved consent documentation of resource consent RC. The exterior finish, fencing and other controls shall be consistent with this provided for below, or as otherwise specified on the Ikon Architects Plans.

Alternatively, retirement units may be built on each of Lots 10-54 other than those approved as Appendix X, providing following criteria are adhered to.

Buildings

i) All buildings shall be single story not exceeding a height of 5.4m.

ii) All buildings shall be setback a minimum of 4.5m from a road boundary.

iii) All buildings shall be setback a minimum of 3m from an internal boundary (except common walls), including the external side or rear boundaries (i.e. the boundaries of Lot 10 DP 6740, Lot 4 DP 12640 and Part Lot 12 DP 3194, or any successive lot.

iv) All lots shall provide a minimum open space area (grassed or formed i.e patio) of 30m².

v) The maximum building coverage of each lot shall be:

(a) Lots equal to or greater than 400m²: 50%

(b) Lots smaller than 400m²: 40%

vi) Roof form shall adhere to the following:

(a) Gable roof form

(b) No hip roofs or dormer windows/ structures

(c) With the exception of solar panels, no antennas, aerials or other structures shall be located on a roof. Sky or similar satellite dishes shall be affixed to gables at or below the roofline.

vii) Exterior Cladding shall consist of the following:

(a) Colours in the range of green, brown or grey with a light reflectance value not greater than 35%;

(b) Weatherboard including timber, composite materials and cedar;

(c) Board and batten comprising cedar and composite materials;

(d) Locally soured schist stone;

(e) Exposed timber cladding not required to be painted such as cedar or macrocarpa shall be finished in a stain.

(f) Pressed steel such as corrugated iron or trapezoidal profile.

viii) Roofs shall be finished in long-run corrugate or trapezoidal profile. Tile roofs are not permitted. Roof colours shall be in the range green, brown or grey and have a light reflectance value less than 30%.

ix) Maximum glazing area: For the purpose of ensuring units are not dominant as viewed from public open space areas, the following maximum glazing is required

(a) Elevations facing an open space area: 50%

(b) Facing Dunstan Road: 40%

(c) Rights of Way (not facing an open space): 40%

(d) Elevations directly facing another unit: 20%

x) No conservatory or similar structure shall be constructed that extends beyond the building line of the house, nor that faces a street or shared space.

xi) Fencing

(a) Fencing along the frontage of a lot facing a road or open space area shall be limited to a post and rail fence not exceeding 1.6m (rabbit netting is permitted to contain pets);

(b) Solid fencing is permitted between the internal boundaries of lots, provided the fencing does not exceed a height of 1.8m and does not extend further toward the road, than the line of the building on the Site;

(c) Fencing adjoining a right of way shall not exceed a height 1.4m

(d) Fencing shall use timber or locally sourced stone (pressed steel panel fences are not permitted). Timber fences shall be finished in a recessive colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

xii) Curtilage

(a) Sheds, storage areas, wheelie bin and rubbish bin placement areas and vegetable gardens to be at the side or rear of the dwelling.

(b) Sheds not to exceed 10m² in footprint size or 2.5m in height

(c) Clothes lines to be to the side or rear of dwellings, and screened by a fence.

xiii) Lighting

(a) Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and shall be configured to reduce potential for night time light pollution

(b) Any external lighting shall be restricted to down lighting only and no higher than 2.2m.

(c) Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

xiv) Lighting in open space areas

(a) Lighting of common spaces (outside of the vested road corridors) to be limited to bollard lighting or ground lighting.

Landscaping (Consent Notice Conditions)

b) For Lots {XX-XX} being the Open Space and Common Lots landscaping

maintained in accordance with the approved landscape plan and landscape maintenance plan.

Land Use and General (Consent Notice Conditions)

c) For Lots 10-54 [retirement units]

i) Lot ownership shall be restricted to persons over 65 years of age, or, where those owners are not over 65 but are retired, at the discretion of the delegated representative(s) of the Management Company.

ii) There shall be no further subdivision.

iii) Traveller accommodation and visitor accommodation is prohibited

iv) All lot owners are to be shareholders in a Services Entity created for purpose of managing Lots 100 to 109. In the absence of a Management Entity, or in the event that the Management Entity established is unable to undertake, or fails to undertake, its obligations and responsibilities, the lot owners shall be responsible for establishing a replacement Management Entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

d) For Lot 100 Storage Lot

i) No dwellings shall be constructed, nor any associated residential activity carried out.

e) For Lots 101-109 Open Space Common Areas

i) No dwelling shall be erected on any of lots.

ii) Buildings shall be restricted to landscaping and open style picnic or Barbeque shelters not exceeding 15m² roofed area. If any buildings are constructed the maximum building area shall be not more than 50m² on any lot.

iii) The Lots shall remain un-serviced for potable water supply, except where in the future a properly approved building or facility (such as a residents' common room) is constructed withing that area that requires to be serviced for potable water.

f) For all Lots:

i) Stormwater from buildings and impervious surfaces must be either stored for beneficial re-use within the site, or be discharged to ground within the site using appropriately designed and constructed soakpits. [Stormwater from dwellings may be stored and used for irrigation on shared lots/reserves so long as don't cause nuisance to other private residents]

ii) Prior to construction of a dwelling or residential building on site, a new vehicle entranceway/crossing must be constructed in compliance with the requirements of Part 29 of Council's Roading Policies 2015.

iii) No residential allotments may access directly from Dunstan Road.

g) The landscape planting (as required by the Landscape and Common Area

Management Plan is to be maintained in a healthy and tidy condition at all times, including undertaking replacement of dead plants, pest and weed control, and watering during dry spells until well established.

LAND USE CONDITIONS:

General

1. Works shall be in general accordance with the Plans and details submitted with the Application for Landuse consent, attached as [Appendices xxx]

2. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be both submitted to Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public.

3. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.

4. Works may be progressed in stages, as described in the subdivision consent conditions. All infrastructure necessary for the full functioning of any stage shall be completed in conjunction with that stage.

5. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be both submitted to the Council.

6. Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public

7. Any discharge of stormwater from private rights of way, buildings and impervious areas to ground through soakpits must be within the confines of the respective allotments.

8. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.

9. Any fill material to be introduced to the site must comprise clean fill only.

10. The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.

11. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:

    a) divert clean runoff away from disturbed ground;
    b) control and contain stormwater run-off;
    c) avoid sediment laden run-off from the site'
    d) mitigate dust emissions; and
    e) protect existing drainage infrastructure sumps and drains from sediment run-off.

12. All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.

13. The consent holder must:

    a) be responsible for all contracted operations relating to the exercise of this consent; and
    b) ensure that all personnel (contractors) working on the site are made aware of the

conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and

c) ensure compliance with land use consent conditions.

14. If during any site disturbance, the consent holder or subsequent owners:

a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the

New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

i) stop work within the immediate vicinity of the discovery or disturbance; and

ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

15. At the end of the works, any exposed areas must be top-soiled and seeded as soon as possible to limit sediment mobilisation.

a)

PARTIES

DUNSTAN COMMON MANAGEMENT LIMITED

AND

[DEVELOPER]

DRAFT SERVICES CONTRACT

DRAFT

CONTRACT DATED **20[____]**

PARTIES

1. **DUNSTAN COMMON MANAGEMENT LIMITED** a duly incorporated company with its registered office at [ ] (Service Provider).

2. **[DEVELOPER]** together with its successors and permitted assigns is the owner and proprietor of the Property (Owner).

BACKGROUND

A. The Owner is the owner and proprietor of the Property.

B. The Service Provider provides and manages Services to the Property and properties within the vicinity including:

   a. Maintaining commonly owned open space reserves

   b. Maintaining and operating the irrigation infrastructure that supplies water to the open space reserves, including holding any applicable resource consents;

   c. Maintaining and operating the Storage Lot and any associated buildings and facilities, including any community gathering space; and

   d. Maintaining common areas and shared rights of way

   e. Standing as the grantee or holder of any rights conferred under services easements.

C. The Service Provider and the Owner wish to enter into this contract to record the terms on which the Service Provider will provide the Services to the Owner.

THE PARTIES AGREE THAT:

DEFINED TERMS

Best Industry Practice means, in relation to any activity or service, the exercise of that degree of skill, care, diligence, prudence (including good, safe and prudent practice) for that type of activity or service (in terms of quality, productivity, effectiveness and performance), adopted by a skilled and experienced service provider;

Business Day means any day on which registered banks are open for business in Otago excluding a Saturday or a Sunday or a statutory public holiday;

Commencement Date means the date of this contract;

Contract means this contract including the background and schedules to this contract;

Default Rate means the late charge recorded at clause 5.3 of the Service Provider's Constitution

Fees means the amount(s) that the Owner will pay the Service Provider for the provision of the Services as described in Schedule 2;

[Update Doc Ref]

Force Majeure means an event or circumstance which is beyond the reasonable control of the Service Provider, but does not include any event or circumstance which could have been avoided, prevented or circumvented by the exercise, by the Service Provider, of Best Industry Practice;

GST means goods and services tax payable under the Goods and Services Tax Act 1985, at the rate prevailing at the time of supply;

Law means any rules of common law, statute, regulation, by-law, ordinance or subordinate legislation in force from time to time and, in the case of the Service Provider, includes any industry codes of conduct, plans or policies issued by a relevant territorial authority, standards and rules applicable to the supply of the Services;

Mortgage means a mortgage registered over the record of title to the Property;

Mortgagee means the registered owner of a Mortgage;

Property means the property legally described as set out in Schedule 1;

Services means the services described in Schedule 1;

Subcontractor means any third party, other than the Service Provider and its employees, appointed by the Service Provider to perform any of the Services;

Term has the meaning given to that term in clause 0;

INTERPRETATION

In this contract, unless the context requires otherwise:

Monetary Amounts: all monetary amounts are stated exclusive of GST and in New Zealand dollars;

GST: GST is payable at the same time and in the same manner as is any other amount payable under this contract, where that amount is subject to GST under the GST Act;

Expressions: expressions defined in the main body of this contract have the defined meaning in the whole of this contract including the background;

Headings: section, clause and other headings are for ease of reference only and will not affect the interpretation of this contract;

Reference to Party: references to any party are to a party to this contract and include that party's successors and permitted assigns including any person taking by way of novation (as the case may be);

Singular and Plural: the singular includes the plural and vice versa;

References to Documents: references to any document (however described) are references to that document as modified, novated, supplemented, varied or replaced from time to time;

Statutory Provision: references to any statutory provision include any statutory provision which amends or replaces it and any subordinate legislation made under it;

Approvals: where there is any reference in this contract to something being subject to the approval or consent of a party, unless expressly stated otherwise, such approval or consent will not be unreasonably withheld or delayed.

DRAFT

APPOINTMENT

The Owner appoints the Service Provider to supply the Services during the Term and the Service Provider agrees to provide the Services on the terms set out in this contract.

TERM

Subject to clause 11 (Termination as a Result of Force Majeure), this contract commences on the Commencement Date until the contract is terminated in accordance with clause 14 (Termination) (the Term).

SERVICES

The Service Provider will provide the Services to the Owner during the Term subject always to the terms and conditions set out in [other over riding agreements/arrangements].

In providing the Services, the Service Provider will:

A) comply with all Law relevant to the provision of the Services;

B) comply with Best Industry Practice;

C) not knowingly, by any act or omission, cause the Owner to breach any Law, any applicable consent, approval or licence or do anything that would or could cause any adverse effect on the environment;

D) at all times deal, and fully co-operate, with the Owner in good faith, and do such things and sign such documents as are required for the provision of the Services;

E) comply with its obligations in Schedule 1;

F) notify the Owner as soon as possible after it becomes aware of any matter which could increase the price of the Services, or impair the performance of the Services; and

G) promptly notify the Owner of any breach of the Service Provider's obligations under this contract or any matter which may impact on the Service Provider's ability to perform its obligations under this contract.

DRAFT

PERFORMANCE

Performance of Services: The Service Provider will, at all times during the Term, provide the Services in accordance with Best Industry Practice and any manufacturer's or supplier's stated or recommended instructions or requirements.

OWNER'S OBLIGATIONS

In relation to the provision of the Services by the Service Provider, the Owner:

A) agrees to co-operate with the Service Provider in relation to the provision of the Services as reasonably required;

B) allows the Service Provider to access the Property at reasonable times and to the extent necessary for the proper provision of the Services;

C) will comply with all Law;

D) will, to the extent permitted by Law, provide to the Service Provider such information and assistance as the Service Provider reasonably requires to fulfil its obligations under this contract and any other contract related to the provision of the Services, and including such information and assistance as is expressly required by this contract;

E) complies with its obligations set out in the schedules of this contract;

F) uses reasonable endeavours to bring to the Service Provider's attention on a timely basis any incident or circumstance, an awareness of which will or might reasonably be expected to assist, to a material extent, the performance by the Service Provider of its obligations under this contract;

G) does not knowingly, by any act or omission, cause the Service Provider to breach any Law; and

H) agrees and covenants to comply with the terms and conditions of [any other agreement relating to the provision of services].

I) Subcontracting

SUBCONTRACTOR

The Service Provider may subcontract the performance of any part of the Services or any other of its obligations under this contract to any suitably experienced person. The Service Provider shall ensure any Subcontractor performs the relevant Services in accordance with the terms of this contract (as applicable).

FEES

This contract is conditional on the Owner paying the Service Provider a [connection fee] to meet some or all of the capital costs of providing the Services as set out in [Schedule 2].

Except as expressly set out in this contract, the Fees include all costs and expenses relating to, and represent the total amount payable by the Owner for:

A) the Services; and

B) the Service Provider's performance of its obligations under this contract.

DRAFT

The Owner will pay the Service Provider the Fees including as set out in [Schedule 2] and adjusted from time to time in accordance with this contract to take account of the actual costs incurred by the Service Provider in performing the Services.

The Service Provider shall in each year prior to the balance date determine and fix Fees for the following financial year. Fees shall be invoiced to the Lot Owner on a monthly basis or at such other times or intervals as the Service Provider may require. The Fees shall include all charges payable by the Service Provider on behalf of the Owner for third party costs.

The Service Provider may at its discretion vary the Fees for that year to “pass through” any increase or decrease in the prices charged to the Service Provider in respect of any of the components of the Fees.

The decision by the Service Provider on the allocation and recovery of Fees shall be final and binding on the Owner.

Fees may be reviewed annually and may increase by such sum as the Service Provider may determine.

The Service Provider may require the Owner to pay all Fees by direct debit from the bank account specified by the Owner and the parties will sign all forms necessary to enable Fees to be paid by this method.

If the Owner does not make payment of Fees by the due date then (provided written demand has been made) the Service Provider shall be entitled to charge the Owner interest on any amount outstanding from the due date until payment in full at the Default Rate. Such sum may be recovered as a liquidated debt due by the Owner to the Service Provider and will be a secured payment under any encumbrance.

The Owner acknowledges that Fees shall be payable by the Owner notwithstanding that:

the Owner may not have consumed or taken any water during the relevant period for charging the Owner;

for any reason whatsoever, the Service Provider was unable to supply water to the Owner for all or part of the relevant period for charging the Owner (provided that such non-supply was not due to the wilful default of the Service Provider);

All Fees shall be on a plus GST basis; and

All amounts due shall be paid in full without set-off or deduction of any kind.

DRAFT

LIMITATION OF LIABILITY

Nothing express or implied in this contract or under the law of contract, tort or otherwise will confer any liability on either party in respect of any indirect or consequential loss, damage, cost or expense of any kind suffered or incurred by the other party under or in connection with this contract.

Notwithstanding any contrary provision contained in this contract, the maximum liability of the Service Provider to the Owner under or in connection with this contract (whether in contract, tort or otherwise) in respect of all or any events or breaches occurring within any period of 12 consecutive months will be the amount of the management fee (if any) included in the Fees received by the Service Provider in that 12 month period.

OWNER'S ACKNOWLEDGEMENTS

[TBD]

INDEMINTY

The Owner agrees and covenants that the [Chinaman's Terrace Water Scheme] shall have no liability or any duty of care to the Owner whatsoever and the Owner waives all liability and rights of action against the [Chinaman's Terrace Water Scheme] in relation to the supply of water to the Service Provider from that scheme, for supply of that water to the Owner. The parties acknowledge and agree that this clause confers benefits on, and is enforceable by, the [Chinaman's Terrace Water Scheme] for the purposes of Part 2, Subpart 1 of the Contracts and Commercial Law Act 2017.

DRAFT

FORCE MAJEURE

If and to the extent to which the Service Provider is unable to carry out any of its obligations under this contract because of any Force Majeure, the Service Provider will have no liability to the Owner in respect of the non-performance by the Service Provider of such obligations, provided that:

A) the Service Provider will, as soon as reasonably practicable after becoming aware of the Force Majeure, notify the other party in writing accordingly, describing the event or circumstance of Force Majeure, including:

   (i) the date of the commencement of the Force Majeure; and

   (ii) the expected effect or duration of the Force Majeure; and

   (iii) where reasonably practicable, the Service Provider's proposal for mitigating the effect or duration of the Force Majeure and, if applicable, the amount of any cost that may be incurred by the other party as a result of such alternative means of performance,

B) and, where reasonably practicable, the Service Provider will continue to provide to the Owner reports with respect to such Force Majeure for so long as the Force Majeure continues to prevent the Service Provider from carrying out its obligations under this contract;

C) neither party will be released from any liability which accrued before the Force Majeure;

D) the Service Provider will, by the exercise of Best Industry Practice, endeavour to overcome or avoid the effect of the Force Majeure, to mitigate the effects of the Force Majeure and to complete the Service Provider's obligations under this contract on time;

E) the Service Provider will, as soon as reasonably practicable after becoming aware of the cessation of the Force Majeure, notify the other party in writing accordingly; and

F) this contract will otherwise remain in effect in all respects.

If any Force Majeure is of such magnitude or will be of such duration that it is, or is reasonably likely to be, impossible or impractical for the Service Provider to comply, to a material extent, with the Service Provider's obligations under this contract for a period of four consecutive months or longer, either party may terminate this contract by written notice to the other party and this contract will terminate on the date which is 60 Business Days (or such longer period as may be specified in that notice) after the date on which the notice is received by the other party.

If this contract is terminated pursuant to clause 11.2 and the Force Majeure subsequently ceases so it becomes possible for the Service Provider, to a material extent, to be able to comply with the Service Provider’s obligations under this contract then the parties shall enter into a new services contract on the same terms as this contract with any changes necessary to take into account the Force Majeure event.

ASSIGNMENT

The Lot Owner shall not transfer or assign any of its rights or obligations under this contract to any other person without the Service Provider prior written approval (whose consent shall not be unreasonably withheld). The Service Provider may transfer or assign its rights under this contract to a third party and the Lot Owner agrees to do or execute any necessary documents reasonably required by the Service Provider to effect any such assignment, or transfer.

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DISPUTE RESOLUTION

A) Either party (**First Party**) claiming that a dispute has arisen under this contract will give written notice to the other party (**Second Party**) notifying the Second Party of the dispute.

B) The parties will in good faith use their reasonable endeavours to make whatever investigations each party deems appropriate and seek to resolve the relevant dispute at the earliest reasonable opportunity.

Unless a party has first complied with (A) and (B) above (inclusive) that party may not commence court proceedings relating to any dispute arising from this contract (except where the party seeks urgent interlocutory relief, in which case that party need not comply with this clause before seeking such relief).

If the dispute is not resolved one (1) calendar month after notice is given of the dispute, then any party may refer the dispute to a suitably qualified independent expert for determination. The independent expert shall be agreed between the parties or failing such agreement within ten (10) days of the notice of referral for expert determination, the independent expert shall be appointed by the president for the time being of the New Zealand Law Society or his/her nominee. The independent expert's determination shall be final and binding.

TERMINATION

Either party (the *First Party*) may terminate this agreement immediately by giving written notice to the other (the *Second Party*) if:

(a) the Second Party commits or allows to be committed any material breach of the terms of this Agreement, and such material breach has not been remedied within a reasonable period (having regard to the nature of the breach and remediation required);

provided that the Owner shall remain liable for any Fees payable by the Owner.

Neither party may terminate this agreement without having given each Mortgagee at least 120 days prior written notice of its intention to terminate ("Notice Period"). If a Mortgagee remedies the breach during the Notice Period then the breach shall be treated as remedied between the parties. The parties acknowledge and agree that this clause 14.2 confers benefits on, and is enforceable by, each Mortgagee for the purposes of Part 2, Subpart 1 of the Contracts and Commercial Law Act 2017.

If this contract is terminated pursuant to this agreement and the material breach is subsequently remedied then the parties shall enter into a new services contract on the same terms as this contract with any necessary changes provided that where termination follows a material breach by the Owner, then the Service Provider may require the payment of a reasonable re-connection fee by the Owner as a pre-condition of the entry into of the new services contract.

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RECORDS

The Service Provider will maintain records in accordance with prudent business practice and all applicable laws.

All documents held by the Service Provider under this Contract, including but not limited to all reports, records, lists and manuals will be kept in a safe and secure location by the Service Provider.

The Service Provider will provide the Owner with access to such documents, records and other information relating to the Services at any time upon reasonable notice being provided by the Owner.

AUDIT

The Owner may carry out an audit of the Service Provider strictly for the purpose of reviewing relevant information relating to the Fees so as to ensure the Fees invoiced are accurate. The parties shall in good faith agree the process for any such audit. The Owner may not request an audit more than once per year.

GENERAL

Meetings: The parties will agree a regular meeting regime for the purposes of reporting and administering this Contract.

Entire arrangement: This Contract:

(A) records the entire arrangement between the parties relating to the matters dealt with in this Contract; and

(B) supersedes all previous arrangements, understandings or representations whether written, oral or both, relating to these matters.

Amendment: Subject to any other provision of this contract expressly providing for the updating or amendment of any particular plan or document, no amendment to this Contract will be valid unless it is in writing and executed by both parties.

No Waiver: Any waiver by either party of any of its rights or remedies under this Contract will be effective only if it is recorded in writing and signed by a duly authorised representative of that party. If the waiver relates to a breach of any provision of this contract this will not (unless stated otherwise) operate as a waiver of any other breach of that provision.

Governing Law and Jurisdiction: This Contract is governed by New Zealand law. The parties submit to the non-exclusive jurisdiction of the New Zealand courts in respect of all matters relating to this Contract.

Severability: If any provision contained in this contract is held to be illegal, invalid or unenforceable, it will be severable, will be deemed to be deleted from this contract and will not affect the validity or enforceability of any other provisions in this contract.

Relationship of the Parties: Nothing expressed or implied in this contract will constitute either party as the partner, agent, employee or officer of, or as a joint venturer with, the other party. Neither party will make any contrary representation to any other person. The relationship of the Service Provider to the Owner is that of an independent contractor.

Counterparts: This contract may be executed in one or more counterpart copies which, read together, will constitute one and the same instrument.

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Method of Delivery: Any written notice required under this contract will be signed by a duly authorised representative of the party giving that notice and will be deemed validly given if:

(A) delivered by hand to the intended recipient's address as set out below; or

(B) by email, is not deemed received unless (if receipt is disputed) the party giving notice produces a printed copy of the email which evidences that the email was sent to the email address of the party given notice.

Service Provider Address
[xx]

For the purposes of this contract, any notice transmitted by email or delivered after 5.00 pm New Zealand time on a Business Day, or at any time on a non-Business Day, will be deemed received at 9.00 am New Zealand time on the next Business Day (being, in each case, the time of day at the intended place of receipt of that notice).

Further Assurances: Each party will do all things and execute all documents reasonably required in order to give effect to the provisions and intent of this Contract.

Costs: Except to the extent of any express contrary provisions of this contract, each party will bear its own costs and expenses incurred in connection with the negotiation, preparation and implementation of this Contract.

EXECUTION

[ ]

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SCHEDULE 1

PROPERTY

Property Description: [xx]

SERVICES

[To insert]

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SCHEDULE 2

FEES

[To insert]

The actual Fees payable for the Services shall be based on the actual reasonable costs incurred by the Service Provider, including a reasonable management fee, for providing the Services on a cost recovery basis and fairly apportioned between the Lot owners.

There should be no mark-up on materials, external hire fees or subcontracted costs.

Fees may be reviewed from time to time and varied taking into account the actual cost of providing the Services.

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DRAFT CONSTITUTION

OF

DUNSTAN COMMON MANAGEMENT LIMITED

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[It is noted that further work is required to confirm any application of the Retirement Villages Act 2003 and to address the transfer of shares upon death of an owner/shareholder]

DUNSTAN COMMON MANAGEMENT LIMITED CONSTITUTION

Contents

1.	Definitions	3
2.	Company Activities	6
3.	Issue of shares	6
4.	Contributions	7
5.	Use of Contributions	7
6.	Transfer of shares	7
7.	Share register	8
8.	Transmission of shares	9
9.	Shareholder Rights	10
10.	Exercise of powers reserved to shareholders	10
11.	Meetings of shareholders	11
12.	Voting at meetings	13
13.	Directors	14
14.	Powers and duties of the Director	15
15.	Indemnity and Insurance	16
16.	Management of Company Facilities	16
17.	Dispute Resolution	16
18.	Liquidation	16

DRAFT

DRAFT CONSTITUTION OF DUNSTAN COMMON MANAGEMENT LIMITED PURSUANT TO THE COMPANIES ACT 1993

1. Definitions

1.1 In this Constitution, the following words and expressions have these meanings:

Act means the Companies Act 1993 together with any statutory provision, which amends or replaces it and any subordinate legislation made under it.

annual meeting means a meeting of shareholders held pursuant to clause 11.1.

associated person has the meaning given to that term in Subpart YB Income Tax Act 2007.

balance date means the date adopted by the Company as the end of its financial year for the purpose of its annual financial statements.

board means directors who number not less than the required quorum acting together as the board of directors of the Company or, if the Company only has one director, that director.

company means Dunstan Common Management Limited.

company facilities means the following facilities that are owned, maintained, administered, or operated by the Company:

(a) All commonly owned Open Space Reserves Areas as detailed in [map/tables]
(b) The commonly owned Storage and Community Hub Lot
(c) Any other area designated as land common to the developed properties (including areas over which right of way easements are registered);
(d) The Irrigation Scheme; and
(e) Associated utilities not owned and managed by the local Council, power company or other utility operator.

contract for Services means the contract for services to be entered into by the Landowner(s) with the Company in the form of the Land Covenant (as defined herein).

constitution means this constitution and all amendments to it from time to time.

contribution means any contributions determined in accordance with this Constitution.

controlling entity means a person that-

(a) is the Developer or an associated person, or agent, of the Developer; and
(b) has the power, directly or indirectly, to-
    (i) exercise, or control the exercise of, the rights to vote attached to 50%

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or more of the voting securities of the Company; or

(ii) effectively control the activities of the Company in respect of the Development and/or the Company facilities (or both).

developer means [Insert] [to be updated to allow for transfer prior to development]

development means the property development undertaken by the Developer comprising the staged subdivision of the underlying titles.

director means a person appointed and continuing in office for the time being, in accordance with this Constitution, as a director of the Company.

general meeting means any meeting of shareholders.

interests register means a register kept by the Company at its registered office as required by section 189(1)(c) of the Act.

Irrigation scheme means that water supply infrastructure owned and controlled by DCML to provide irrigation water to the lawns and gardens of the open space reserves.

Land Covenant means the land covenant comprising the Contract for Services, registered as a covenant in gross over the land within the Development and includes any registered variation thereof.

Operational and Maintenance Manuals means the operational and maintenance manuals in respect of operations of the Company facilities as amended from time to time.

ordinary resolution means a resolution approved by a simple majority of the votes of those shareholders entitled to vote and voting on the question.

ordinary share means a share which confers on the holder:

(a) the right to vote at meetings of shareholders and on a poll to cast one vote per Property;

(b) subject to the rights of any other class of shares, the right to an equal share in distributions made by the Company; and

(c) the right to an equal share in the distribution of the surplus assets of the Company on its liquidation.

Landowner means a registered owner of a fee simple estate in a Property.

Property means each of the properties created by the subdivision of the underlying titles (which benefit from the Company facilities).

register means the register of shares required to be kept by clause 6 of this Constitution and section 87 of the Act.

share means a share in the Company.

DRAFT

shareholder means a person holding one or more shares in the Company.

For the purpose of this definition "**debts"** and "**liabilities"** have the meaning given to those terms in section 52(4) of the Act .

special meeting means any meeting (other than an annual meeting) of shareholders entitled to vote on an issue, called at any time by the director(s).

special resolution means a resolution of shareholders approved by a majority of 75 per cent of the votes of those shareholders entitled to vote and voting on the question.

underlying titles means record of title [OT5C/60]

utilities" means the domestic water supply, roading and common areas within the Development.

working day means a day of the week other than:

(a) Saturday, Sunday, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, Labour Day, Otago Anniversary Day and Waitangi Day;
(b) a day in the period commencing with the 25th day of December in any year and ending with the 2nd day of January in the following year;
(c) if the first day of January in any year falls on a Friday, the following Monday; and
(d) if the first day of January in any year falls on a Saturday or Sunday, the following Monday and Tuesday.

writing includes all modes of representing or reproducing words, figures or symbols in a visible form including reproduction by facsimile machine .

1.2 Words importing the singular include the plural and vice versa.

1.3 A reference to a person includes any firm, Company or other body corporate.

1.4 Words importing one gender include the other gender.

1.5 Subject to this clause, expressions contained in this Constitution bear the same meaning as specified in the Act.

1.6 A reference to a clause means a clause of this Constitution.

1.7 The clause headings are included for convenience only and do not affect the construction of this Constitution.

2. Company Activities.

2.1 The Company is only permitted to carry out the following activities:

(a) Owning, leasing, licensing, maintaining, administering, or operating the Company facilities;

DRAFT

(b) Administering a bundle of rights and obligations to shareholders of the Company that confer rights on those shareholders to use the Company facilities and administering and enforcing those rights and obligations in accordance with the Constitution;

(c) Providing and maintaining services, utilities and benefits to properties within the Development;

(d) Within the parameters of this Constitution, to make, establish, amend or repeal and re-enact the Constitution, and such company rules as it deems proper covering any and all aspects of its functions, including the use and occupancy of the Company facilities .

(e) To carry out and enforce all duties of the Company set forth in the Constitution and the Land Covenant; and

(f) Any incidental activities that the Company considers beneficial for the shareholders of the Company .

2.2 All Contributions paid to the Company by its shareholders are to be applied only for the activities referred to in clause 2.1.

2.3 The Company is prohibited from carrying out the following activities:

(a) The carrying on of business for profit;

(b) Operating an overdraft;

(c) Raising funds by way of a loan; and

(d) Mortgaging any of the Company's land or assets.

2.5 All provisions included in this Constitution conferring rights and powers on the controlling entity in its capacity as controlling entity will expire or terminate no later than the [later of] the completion of the Development [or 1 December 2027].

3. Issue of shares

3.1 All shares shall initially be issued to the Developer. The Developer shall transfer 10 shares to the owner of each Property on settlement of the relevant agreement for sale and purchase in respect of the relevant property or anytime thereafter.

3.2 The owners of a Property will transfer the shares that they hold in the Company, in respect to that record of title on settlement of the sale of that Property.

3.3 Only an owner of a Property within the Development may be a shareholder of the Company.

3.4 If there is more than one owner of a Property all registered owners must hold the shares jointly.

3.5 No shareholders may hold more than an equal proportion of shares such that every owner of a Property shall hold the same number of shares per Property.

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4. Contributions

4.1 The Company shall be entitled to recover from each shareholder such amounts as the Board may determine from time to time ("Contributions") on the basis set out in the Contract for Services.

5. Use of Contributions

5.1 Contributions levied by the Board shall be used exclusively for the purpose of carrying out the Company's activities in clause 2.1.

5.2 Any expenses or costs incurred by the Company in respect of a particular Property or arising from the action or inaction of a particular shareholder shall be levied as a Contribution against that Property and be payable by the shareholder who is the registered owner of that Property.

5.3 If any Contribution (or other money owing by the shareholders to the Company) is in arrears the shareholder may be required by the Company to pay a late charge including interest at up to 2% per month compounded monthly as the Board may determine, and such late charge (plus any reasonable handling cost) shall be a charge against the certificate of title to which the Contribution relates and shall be added to and be part of that Contribution.

5.4 A Shareholder who sells his, her, their or its shares is not entitled to any refund from the Company.

6. Transfer of shares

6.1 Entry in register and evidence of transfer.

Shares shall only be transferred, and a new shareholder entered onto the register when:

(a) The registered owner of a Property within the Development or their personal representative, completes settlement (**Settlement**) of an agreement for sale and purchase or in any other manner transfers the legal ownership of their interest in that Property to a new registered owner; and

(b) Immediately upon Settlement the following must be provided to the Company :

(i) A post registration search copy of the Record of title evidencing the change in ownership of the Property; and

(ii) A signed share transfer form relating to the shares associated with the Property.

6.2 Form of transfer

The form of transfer must be signed by the transferee.

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6.3 Director's right to refuse or delay registration of transfer

(a) The director may, within 30 working days of the receipt of a form of transfer of shares, refuse or delay the registration of the transfer if:

(i) the holder of the shares has failed to pay an amount due to the Company in respect of those shares;

(ii) the director considers that to effect the transfer would result in a breach of the law;

(iii) the form of transfer has not been properly executed or does not comply with clause

(b) A resolution by the director to refuse or delay a transfer of shares must set out in full the reason for doing so, and a copy of the resolution and proposal to rectify the basis for refusal to register must be sent to the transferor and transferee within 5 working days of the date of the resolution being passed.

6.4 Registration of transfer. Subject to clauses 6.2 and 6.3, on receipt of a duly completed form of transfer, the Company must enter the name of the transferee on the register as holder of the shares, unless the Board has resolved in accordance with clause 6.3 to refuse or delay the registration of the transfer of the shares.

7. Share register

7.1 Maintain register

(a) The Company must maintain a register which records all shares issued by the Company and which states :

(i) whether, under this Constitution or the terms of issue of any shares, there are any restrictions or limitations on their transfer; and

(ii) where any document that contains the restrictions or limitations may be inspected.

(b) The Company may appoint an agent to maintain the register.

7.2 Contents of register. The register must state, with respect to each class of shares:

(a) the names (alphabetically arranged) and the latest known address of each person who is, and each person who has been within the last 10 years, a shareholder;

(b) the number of shares held by each shareholder within the last 10 years; and

(c) the date of any:

(i) issue of shares to; or

(ii) transfer of shares by or to;

each shareholder within the last 10 years; and in relation to the transfer, the name of the person to or from whom the shares were transferred.

7.3 Directors' duty to supervise register. It is the duty of each director to take reasonable steps to ensure that the register is properly kept and that the transferees' names are promptly entered on it in accordance with clause 6.4.

DRAFT

7.4 **Register prima facie evidence.** Subject to section 91 of the Act (power of Court to rectify register), the entry of the name of a person in the register as holder of a share is prima facie evidence that the legal title to the share is vested in that person.

7.5 **Register evidence of rights.** The Company may treat the registered holder of a share as the only person entitled to:

(a) exercise the right to vote attaching to the share;
(b) receive notices in respect of the share;
(c) receive a distribution in respect of the share; and
(d) exercise the other rights and powers attaching to the share.

7.6 **Trust not to be registered or recognised**

(a) No notice of a trust, whether express, implied, or constructive, may be entered on the Companies office register.

(b) Except as required by law, no person will be recognised by the Company as holding any share upon trust or holding any interest in a share (whether equitable, contingent, future or partial) except the absolute legal right to the entirety of the share vested in the registered holder.

(c) A personal representative of a deceased holder of shares is entitled to be entered in the register as the holder of such shares as a personal representative. The registration of a trustee, executor or administrator as a personal representative of a deceased shareholder does not constitute notice of a trust.

(d) Any change in the trusteeship of a trust that results in a change to the legal ownership of a property, must be notified to the Company immediately and the share transfer updated accordingly.

8. Transmission of shares

8.1 In the case of the death of a shareholder, the survivor (where the deceased was a joint holder) or the legal personal representative of the deceased (where the deceased was a sole holder) will be the only person recognised by the Company as having any title to the deceased's interest in the shares. Nothing contained in this clause 8.1 will release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by the deceased with other persons.

8.2 Notwithstanding clause 7.6 (a) (trust not to be registered or recognised), the assignee of the property of a bankrupt shareholder is entitled to be registered as the holder of the shares held by the bankrupt.

9. Shareholder Rights

9.1 Shareholders have right to vote

DRAFT

Shareholders of the Company have the right to vote at meetings of shareholders of the Company.

9.2 Shareholders personal obligation for payment of contributions

(a) Contributions shall be the personal and individual debt of the shareholder(s).

(b) Subject to sub clauses (c) and (d) below, no person or body shall be liable for any Contributions other than Contributions incurred in respect of the period during which that person or body is the registered owner of a Property.

(c) A shareholder and registered owner of a Property shall be liable for any outstanding Contributions payable in respect of any period prior to the date that shareholder becomes a registered owner of a Property, provided that this sub clause shall not apply where that registered owner has obtained written advice from the Company prior to becoming a registered owner of that Property that no outstanding levy is payable in respect of that Property.

(d) The registration of a transfer of a shareholder's interest in any property shall not relieve the transferor from any liability arising prior to that date of registration of such transfer.

9.3 Where a transfer of a share is made to a transferee the transferor agrees to indemnify and keep indemnified the Company from all actions, claims, demands, losses and other payment due and payable to the Company and for which the transferee is liable and the transferor, subject to payment of all Contributions and any other monies owed by the transferor as at the date of the transfer of the share, shall be released from any liability to the Company.

10. Exercise of powers reserved to shareholders

10.1 Powers reserved to shareholders

(a) Powers reserved to shareholders of the Company by the Act or by this Constitution may be exercised:

(i) at an annual meeting or a special meeting; or

(ii) by a resolution in lieu of a meeting pursuant to clause 11.3.

(b) Unless otherwise specified in the Act or this Constitution, a power reserved to shareholders may be exercised by special resolution.

10.2 Special resolutions. When shareholders exercise a power to approve any of the following, that power may only be exercised by a special resolution:

(a) an alteration to or revocation of this Constitution or the adoption of a new Constitution, which alteration, revocation or adoption must comply with the terms of the resource consent affecting the Development;

(b) a major transaction;

(c) an amalgamation;

(d) the liquidation of the Company.

DRAFT

10.3 Any decision made by special resolution pursuant to this clause may be rescinded only by a special resolution, provided that a resolution to put the Company into liquidation cannot be rescinded.

11. Meetings of shareholders

11.1 Annual meeting

(a) The Board must, in accordance with section 120 of the Act, call an annual meeting of shareholders to be held:

(i) once in each calendar year (other than in the year of the Company's incorporation);

(ii) not later than 6 months after the balance date of the Company; and

(iii) not later than 15 months after the previous annual meeting, or in respect of the first annual meeting not later than 18 months after the date of the Company's incorporation.

(b) The Company must hold the annual meeting on the date on which it is called to be held.

11.2 Special meetings. A special meeting:

(a) may be called at any time by the Board; and

(b) must be called by the Board on the written request of shareholders holding not less than 75 per cent of the votes entitled to be cast on the issue.

11.3 Resolution in lieu of meeting

(a) A resolution in writing signed by not less than 75 per cent of the shareholders who would be entitled to vote on that resolution at a meeting of shareholders, who together hold not less than 75 per cent of the votes entitled to be cast on that resolution, is as valid as if it had been passed at a meeting of those shareholders.

(b) Within 5 working days of a resolution being passed under this clause, the Company must send a copy of the resolution to every shareholder who did not sign the resolution or on whose behalf the resolution was not signed.

11.4 Chairperson of meetings of shareholders

(a) If the directors have elected a chairperson, and that chairperson is present at a meeting of shareholders, he or she must chair the meeting.

(b) If no chairperson has been elected or if, at any meeting of shareholders, the chairperson is not present within 15 minutes of the time appointed for the commencement of the meeting, the shareholders present may choose one of their number to chair the meeting.

11.5 Shareholders entitled to notice of meeting

All shareholders are entitled to receive notice of a meeting of shareholders.

11.6 Notice of meeting. Written notice of the time and place of a meeting of shareholders must be sent to every shareholder entitled to receive notice of the

DRAFT

meeting, and to every director and the auditor of the Company, not less than 10 working days before the meeting.

11.7 Contents of notice. The notice referred to in clause 11.6 must state:

(a) the nature of the business to be transacted at the meeting in sufficient detail to enable a shareholder to form a reasoned judgment in relation to it;

(b) the text of any special resolution to be submitted to the meeting.

11.8 Irregularities in notice

(a) An irregularity in a notice of a meeting is waived if all the shareholders entitled to receive notice of the meeting attend the meeting and agree to the waiver.

(b) The accidental omission to give notice of a meeting to, or a failure to receive notice of a meeting by, a shareholder does not invalidate the proceedings at that meeting.

11.9 Method of holding meeting. A meeting of shareholders may be held either:

(a) by a number of shareholders, who constitute a quorum, being assembled together at the place, date and time appointed for the meeting; or

(b) by means of audio, or audio and visual, communication by which all shareholders participating and constituting a quorum, can simultaneously hear each other throughout the meeting.

11.10 Adjournments. If a meeting of shareholders is adjourned for less than 30 days, it is not necessary to give notice of the time and place of the adjourned meeting other than by announcement at the meeting which is adjourned.

11.11 Minutes

(a) The Board must ensure that minutes are kept of all proceedings at meetings of shareholders.

(b) Minutes which have been signed as correct by the chairperson of the meeting are prima facie evidence of the proceedings.

12. Voting at meetings

12.1 Quorum

(a) A quorum for a meeting of shareholders is present if those shareholders who are present, or their proxies who are present, are between them able to exercise a majority of the votes to be cast on the business to be transacted by the meeting.

(b) Subject to clause 12.1(c), no business may be transacted at a meeting of shareholders if a quorum is not present.

(c) If a quorum is not present within 30 minutes after the time appointed for the meeting:

DRAFT

(i) in the case of a meeting called pursuant to a requisition of shareholders under clause 11.2(b), the meeting is dissolved:

(ii) in the case of any other meeting, the meeting is adjourned to the same day in the following week at the same time and place, or to such other date, time and place as the directors may appoint, and if at the adjourned meeting, a quorum is not present within 30 minutes after the time appointed for the meeting, the shareholders present or their proxies are a quorum.

12.2 Voting

(a) In the case of a meeting of shareholders held under clause 12.1 (a), unless a poll is demanded, voting at the meeting shall be by whichever of the following methods is determined by the chairperson of the meeting:

(i) voting by show of hands; or

(ii) ballot.

(b) In the case of a meeting of shareholders held under clause 12.2 (a), voting at the meeting shall be by the shareholders signifying individually their assent or dissent by voice.

(c) A declaration by the chairperson of the meeting that a resolution is carried by the requisite majority is conclusive evidence of that fact.

(d) The chairperson of a shareholders' meeting is not entitled to a casting vote.

12.3 Proxies and representatives

(a) A shareholder may exercise the right to vote either by being present or by proxy.

(b) A proxy for a shareholder is entitled to attend, be heard, and vote at a meeting of shareholders as if the proxy were the shareholder.

(c) A proxy must be appointed by notice in writing signed by the shareholder, and the notice must state whether the appointment is for a particular meeting or a specified term not exceeding 12 months.

(d) No proxy is effective in relation to a meeting unless a copy of the notice of appointment is produced before the start of the meeting.

(e) A body corporate which is a shareholder may appoint a representative to attend a meeting of shareholders on its behalf in the same manner as that in which it could appoint a proxy.

13. Directors

13.1 Number of directors. The number of directors may not be fewer than one (1) nor more than four (4) [PROVIDED that the Company shall only have one (1) director, being Timothy Dermott O'Sullivan until the Development is fully completed (such that the Developer ceases to have any legal interest in any of the Property).] to review

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13.2 Appointment and removal by notice

(a) Subject to clause 13.3, the directors are the persons appointed from time to time as directors by a notice in writing signed by the holders of the majority of the ordinary shares and who have not retired or been removed or disqualified from office under this Constitution.

(b) A director may be removed from office at any time by a notice in writing signed by the holders of the majority of the ordinary shares.

(c) A notice given under clauses 13.3(a) or (b) takes effect upon receipt of it at the registered office of the Company (including the receipt of a facsimile or emailed copy) unless the notice specifies a later time at which the notice will take effect. The notice may comprise one or more similar documents separately signed by the shareholders giving the notice.

(d) A direct or holds office until his or her retirement, disqualification or removal in accordance with this Constitution.

13.3 Disqualification and removal. A person will be disqualified from holding the office of director if he or she:

(a) is removed under clause 13.3; or

(b) resigns in writing and is not reappointed in accordance with this Constitution, or

(c) becomes disqualified from being a director pursuant to section 151 of the Act;

(d) is prohibited from being a director or promoter of or being concerned with or taking part in the management of a Company under section 382 or section 385 of the Act;

(e) becomes a protected person under the Protection of Personal and Property Rights Act 1988;

(f) is an undischarged bankrupt.

13.4 Shareholding qualification.

A director is not required to hold shares.

14. Powers and duties of the Director

14.1 Powers of the Director

(a) Subject to clause 14.1(b) and any restrictions in the Act or this Constitution, the business and affairs of the Company must be managed by or under the direction or supervision of the director.

(b) The director has, and may exercise, all the powers necessary for managing, directing and supervising the management of the business and affairs of the Company except to the extent that this Constitution or the Act expressly requires those powers to be exercised by the shareholders or any other person.

14.2 Directors to act in good faith. Subject to this clause, a director, when exercising

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powers or performing duties, must act in good faith and in what the director believes to be the best interests of the Company.

14.3 Other offices with Company held by director

(a) Any director may act by himself or herself, or by the director 's firm in a professional capacity for the Company; and the director or the director's firm will be entitled to remuneration for professional services as if the director were not a director. Nothing in this clause authorises a director or the director's firm to act as auditor for the Company.

(b) A director may hold any other office under the Company (other than the office of auditor) in conjunction with the director's office of director, for such period and on such terms (as to remuneration and otherwise) as the Board may determine.

14.4 Financial Statements

The director(s) must ensure that financial statements of the Company complying with the Financial Reporting Act 2013 are reviewed annually and distributed to shareholders of the Company as soon as is reasonably practicable after each review is completed and, in any event, no later than 5 months after the balance date of the Company.

14.5 The Developer does not contemplate holding Board meetings prior to the earlier of the Completion of Development or 1 December 2024. Following this date the Board meeting procedure shall be the procedure recorded at Schedule 3 of the Companies Act 1993.

15. Indemnity and Insurance

15.1 Indemnification and insurance of directors and employees of the Company may be affected in accordance with section 162 of the Act.

15.2 All costs associated with providing the indemnity and insurance to directors and employees as detailed in clause 15.1 will be incorporated into the fees payable in accordance with the Contract for Services.

16. Management of Company Facilities

The Company shall manage the Company facilities in accordance with the terms of the Contract for Services and Operations and Maintenance Manual.

17. Dispute Resolution

17.1 If a dispute arises out of or relates to this Constitution:

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(a) A party claiming the dispute may not commence any court or arbitration proceedings relating to the dispute unless it has complied with the following paragraphs of this clause, except where the party seeks urgent interlocutory relief.

(b) The party claiming the dispute (Dispute) must notify the Board as to the nature of the Dispute.

(c) On receipt of that notice by the Board, the Board must endeavour in good faith to promptly resolve the Dispute with the relevant parties.

(d) If the Dispute cannot be resolved within 10 working days of receiving notice of the Dispute, such Dispute shall be referred to the mediation of a single mediator appointed by the chairperson or any other office holder of AMINZ (Arbitrators' and Mediators' Institute of New Zealand).

(e) If a binding agreement has not been reached as a result of that mediation process, then any party may commence court or arbitration proceedings.

18. Liquidation

18.1 Distribution of surplus assets

Subject to the terms of issue of any shares, upon the liquidation of the Company, any surplus assets of the Company remaining after payment of the debts and liabilities of the Company and the costs of liquidation shall be distributed among each of the holders of ordinary shares in proportion to their shareholding.

18.2 Distribution of assets

Upon the liquidation of the Company the liquidator may, with the sanction of special resolution and any other sanction required by law, divide amongst the shareholders in kind the whole or any part of the assets of the Company (whether they consist of property of the same kind or not). The liquidator may for that purpose set such value as the liquidator deems fair upon any assets to be divided as aforesaid and may determine how the division shall be carried out as between the shareholders.

This document is certified as being the Constitution of

DUNSTAN COMMON MANAGEMENT LIMITED

_____

Director

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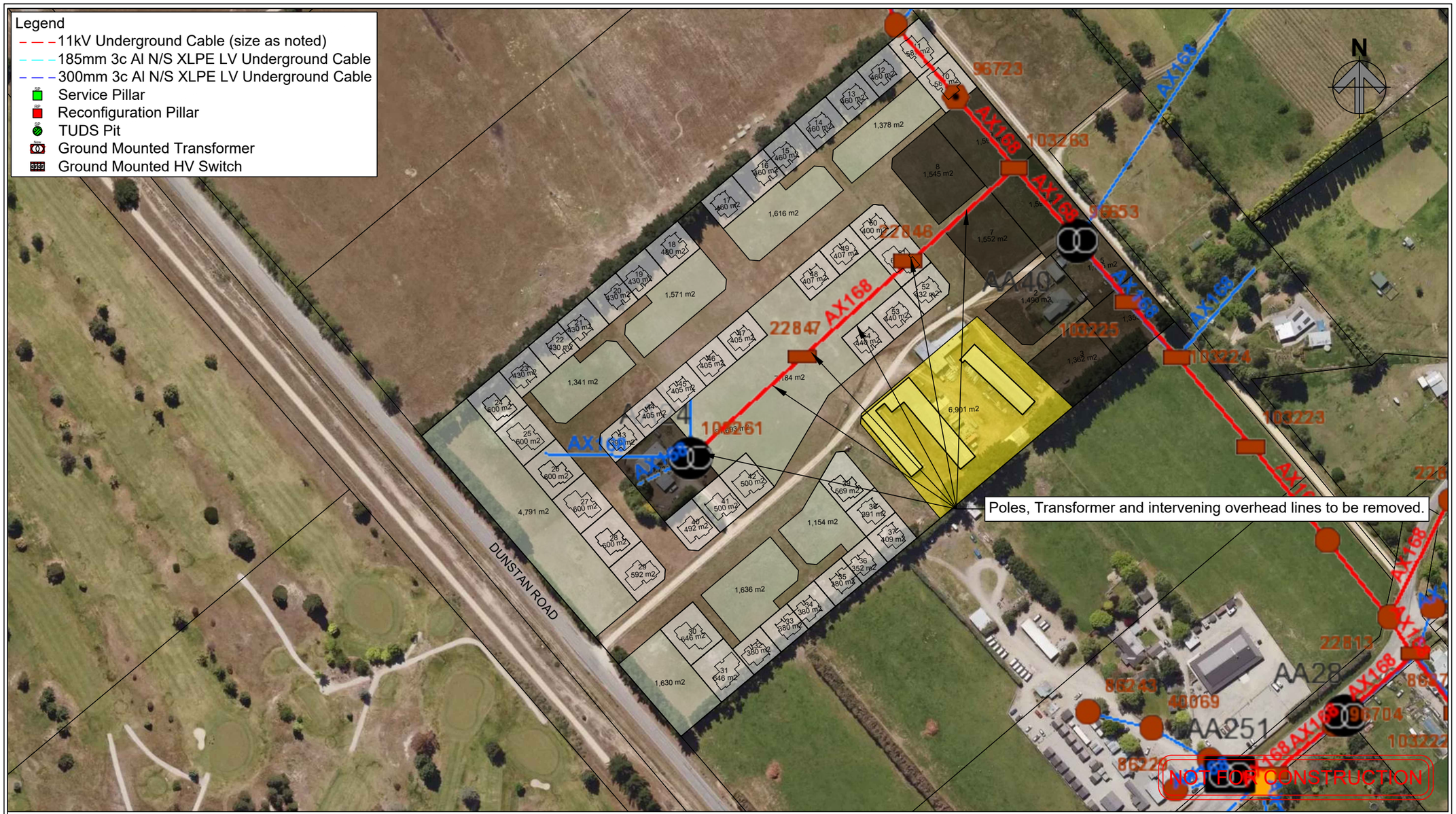
231 Dunstan Road, Alexandra

Subdivision

First Draft Design

Capital Funding Request Details	
Contractor	Power Solutions
Reason for Work	TBA
Capacity	TBA
Customer Name	TBA
Postal Address	TBA
Installation Address	TBA
Land Description	TBA
Source Zone Sub	TBA
Feeder No.	TBA

Drawing Index		
Drawing	**Sheet Title**	**Revision**
E - 001	Existing Layout	A
E - 002	Proposed Layout	A



Rev.	Description	Drn.	Ckd.	Date
A	Draft Design	----	----	13-Jun-25

Power (2018) Ltd
185 Mt Barker Road
Wanaka

Dwg No.	001
Sheet	1 of 1
Scale at A3	1:2000
Client	----
Designed	Ed Trombik
File Name	231 Dunstan Road - Aurora Proposal

231 Dunstan Road

231 Dunstan Road, Alexandra
Proposed Layout

Rev A

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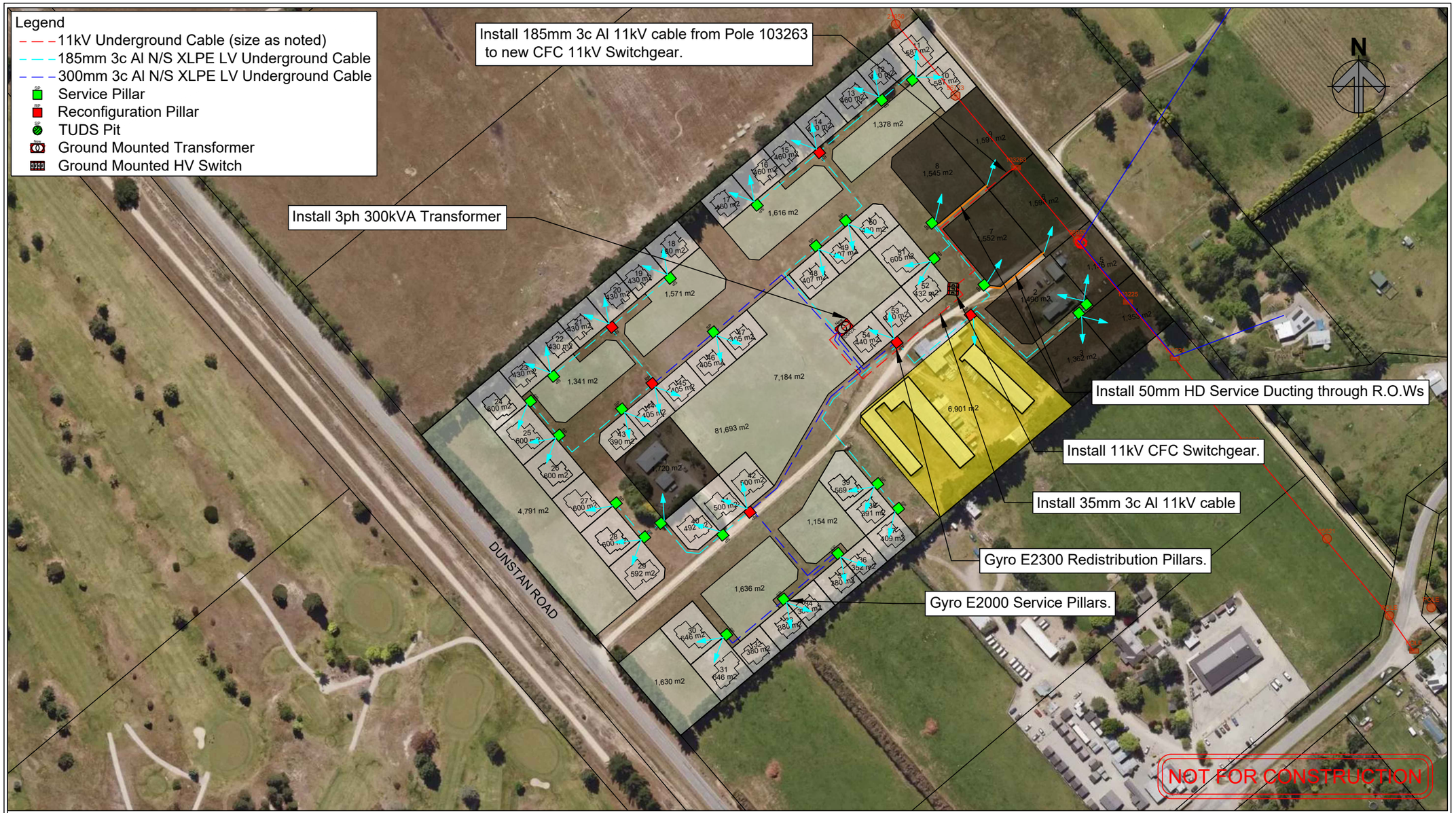

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231 Dunstan Road, Alexandra
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Rev A

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Glen Oir Limited Partnership

Proposed Subdivision
231 Dunstan Road, Alexandra

Transportation Assessment

CARRIAGEWAY
CONSULTING
traffic engineering | transport planning

Table of Contents

Main Report			Page
1	**Introduction**		**1**
2	**Site Overview**		**2**
	2.1	Location	2
	2.2	Road Classification	3
3	**Current Transportation Networks**		**4**
	3.1	Roading Network	4
	3.2	Non-Car Infrastructure	5
	3.3	Future Changes	6
4	**Current Transportation Patterns**		**7**
	4.1	Traffic Flows	7
	4.2	Non-Car Modes of Travel	7
	4.3	Road Safety	8
5	**Proposal**		**9**
6	**Traffic Generation and Distribution**		**10**
	6.1	Traffic Generation	10
	6.2	Trip Distribution	11
7	**Effects on the Transportation Networks**		**12**
	7.1	Roading Capacity	12
	7.2	Parking	13
	7.3	Non-Car Modes of Travel	13
	7.4	Road Safety	14
	7.5	Dunstan Road Cross-Section	14
	7.6	Site Access	14
8	**District Plan**		**16**
	8.1	Introduction	16
	8.2	District Plan Part 12.7.1: Access Standards from Roads	16
	8.3	District Plan Part 12.7.2: Parking	17
	8.4	District Plan Part 12.7.3: Loading and Manoeuvring	17
	8.5	Council's Engineering Code of Practice	17
	8.6	Summary	18
9	**Conclusions**		**19**

Photographs

1	Typical Cross-Section of Dunstan Road	4
2	Existing Driveway Serving Site	4
3/4	Sight Distances along Dunstan Road at Current Driveway to Left and Right	5
5	Typical Alignment of Rail Trail (Dunstan Road on Left)	5
6	Example of Informal Access Connecting Rail Trail and Dunstan Road	6

Figures

1	General Location of Site	2
2	Aerial Photograph of Site and Environs	2
3	Proposed Subdivision Layout (Extract from Studio 3 Drawing)	9

Tables

1	Extract from Table 6.1 of Austroads Guide to Traffic Management Part 3 (Intersection Volumes below which Capacity Analysis is Unnecessary)	7
2	Traffic Generation of Proposed Development	10
3	Traffic Distribution of Proposed Development	11
4	Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed	12
5	Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed and Dunstan Road Volumes Increased by 50%	13

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1. Introduction

1.1. Glen Oir LP seeks to subdivide its site (**the site**) at 231 Dunstan Road, Alexandra. If consents are granted, the subdivision will result in 54 residential lots, of which 45 lots are focused on retirees. The development will be served by a new road onto Dunstan Road, in the location of an existing driveway.

1.2. This Transportation Assessment sets out a detailed analysis of the transportation issues associated with the proposed subdivision including changes in travel patterns that are likely to arise. Where potential adverse effects are identified, ways in which these can be addressed are set out.

1.3. This report is cognisant of the guidance specified in the New Zealand Transport Agency's '*Integrated Transport Assessment Guidelines'* and although travel by private motor vehicle is addressed within this report, in accordance with best practice the importance of other transport modes is also recognised. Consequently, travel by walking, cycling and public transport is also considered.

2. Site Overview

2.1. Location

2.1.1. The site is located around 300m northwest of the Dunstan Road / Hillview Road intersection, on the northern side of Alexandra. The site has frontage onto only Dunstan Road. It is currently zoned as Large Lot Residential Zone in the Central Otago District Plan ('*District Plan*') and is currently used for rural activities and rural residential.

2.1.2. The location of the site in the context of the local area is shown in Figure 1 and in more detail in Figure 2.

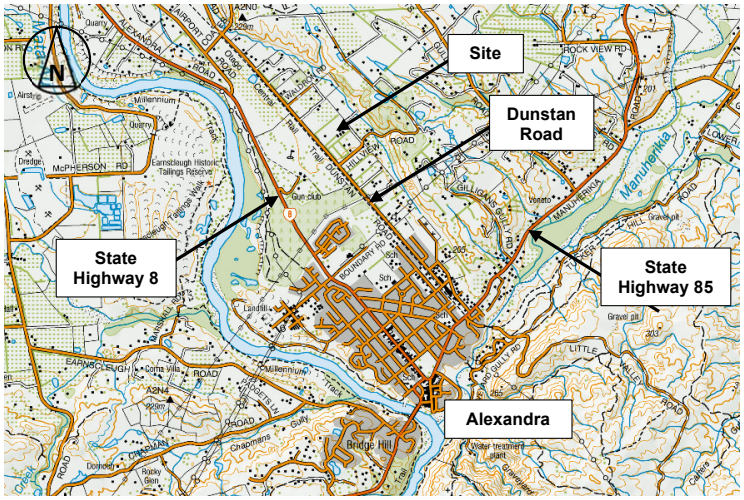

Figure 1: General Location of Site

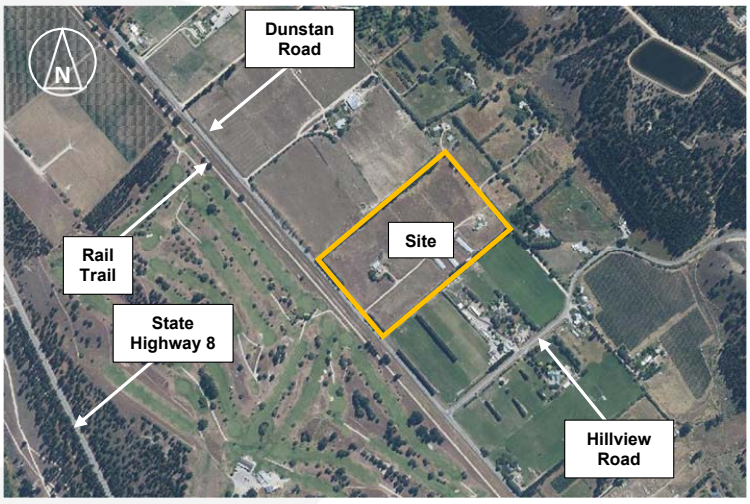

Figure 2: Aerial Photograph of Site and Environs

2.2. Roading Classification

2.2.1. The District Plan classifies Dunstan Road as a Rural Arterial Road. On this basis, it is reasonable to conclude that the primary role of the road is to carry through traffic, with direct property access being limited.

2.2.2. Hillview Road is a Local Road, meaning it provides for local journeys and property access.

3. Current Transportation Networks

3.1. Roading Network

3.1.1. In the vicinity of the site, Dunstan Road is characterised by having a straight and flat carriageway. The traffic lanes are each 3.2m wide and the road has a 0.3m wide sealed shoulder. The carriageway is marked with a centreline, edge lines and has marker posts on each side. There are swales on each side, with an approximate 7m wide verge. The legal width of Dunstan Road is in the order of 20m, and the speed limit at the site frontage is 80km/h. The urban (50km/h) speed limit zone of Alexandra commences approximately 0.9km south of the southern boundary of the site.



Photograph 1: Typical Cross-Section of Dunstan Road

3.1.2. The site has a driveway on Dunstan Road, and the presence of this enables an assessment to be easily made of the sight distances available in each direction.



Photograph 2: Existing Driveway Serving Site




Photographs 3 and 4: Sight Distances along Dunstan Road at Current Driveway to Left and Right

3.1.3. The photographs show that sight distances in each direction are excellent, due to the flat and straight alignment of Dunstan Road.

3.2. Non-Car Infrastructure

3.2.1. The Central Otago Rail Trail lies to the immediate west of Dunstan Road and is separated from it by a landscaping strip of around 25m. The Rail Trail itself is around 4m wide and is gravelled.



Photograph 5: Typical Alignment of Rail Trail (Dunstan Road on Left)

3.2.2. Other than the landscaping strip, there are no impediments to gaining access to the Rail Trail from Dunstan Road (and vice versa) and accordingly there is a network of informal routes through the landscaping.



Photograph 6: Example of Informal Access Connecting Rail Trail and Dunstan Road

3.2.3. There is no specific provision for walking or cycling on Dunstan Road (although the need for any cycling route is minimal due to the Rail Trail). The wide verge provides opportunities for walking trips.

3.2.4. There is no public transport in the area.

3.3. Future Changes

3.3.1. There are no known changes to the roading environment in the immediate area that are set out in any overarching strategies or guides.

4. Current Transportation Patterns

4.1. Traffic Flows

4.1.1. According to the MobileRoad website, Dunstan Road carries 1,900 vehicles per day (two-way). A road typically carries around 10% of its daily traffic flows in the peak hours, which suggests that the peak hour traffic flows on Dunstan Road are around 190 vehicles per hour (two-way).

4.1.2. The Austroads Guide to Traffic Management Part 3 ('*Traffic Studies and Analysis*') sets out thresholds regarding the need for detailed traffic analyses at intersections, and the traffic flows below which detailed analyses of unsignalised intersections are unnecessary since the intersection operates under 'free-flow' conditions. An extract from this is replicated below.

Major Road Type	Traffic Volumes (Vehicles Per Hour)	
	Major Road	Minor Road
Two lane road	400	250
	500	200
	600	100

Table 1: Extract from Table 6.1 of Austroads Guide to Traffic Management Part 3 (Intersection Volumes below which Capacity Analysis is Unnecessary)

4.1.3. It can be seen that the volume on Dunstan Road falls well below the smallest thresholds for the major road, and accordingly, no analysis has been carried out. In essence, at present the Dunstan Road / Site Access[1] intersection will operate under 'free-flow' conditions.

4.1.4. The Austroads Guide to Traffic Management Part 3 ('Traffic Studies and Analysis') sets out a process by which the level of service of a road can be calculated. This shows that under the current traffic flows, Dunstan Road provides Level of Service A, the best available.

4.2. Non-Car Modes of Travel

4.2.1. Given that the area is predominantly rural, it can reasonably be expected that it will be relatively lightly used by pedestrians and cyclists. It is considered that the absence of infrastructure for these road users is therefore not unreasonable.

4.2.2. The exception to this is the Rail Trail, with the Central Otago Rail Trail Trust reporting surveys showing up to 40,000 users per year on certain sections. March and April are the most popular months with 80 users per day. As shown on Photograph 5, these users are physically separated from the adjacent Dunstan Road.

4.2.3. There are no regular bus services that pass the site. Although several longer-distance services pass nearby on State Highway 8, there are no bus stops provided within walking distance.

[1] Presently formed as a private driveway as noted previously

4.3. Road Safety

4.3.1. The NZTA Crash Analysis System has been used to establish the location and nature of the recorded traffic crashes in the vicinity of the site. All reported crashes between 2018 and 2024 were identified[2], plus the partial record for 2025, for Dunstan Road for 500m to the north and south of the site.

4.3.2. This showed that there have been no crashes recorded. The closest crash occurred around 0.7km away, and this was unrelated to the road geometry (it occurred when a driver fleeing from police lost control and left the road. The crash did not result in any injuries).

4.3.3. The historic pattern of crashes does not indicate any particular safety-related deficiencies on this part of the roading network.

[2] A five-year period has been used due to the traffic volumes on Dunstan Road being more than 1,000 vehicles per day, and a further 2 years have been added to allow for reduced traffic flows due to restrictions on movements and tourism due to Covid-19.

5. Proposal

5.1. The proposal is to subdivide the site into 54 residential lots, each of which will have a single dwelling. Nine of the lots will be 'typical' residential properties but 45 will be used by retirees. In this particular context, 'retirees' means those that have reached retirement age and therefore can be expected to have either ceased employment, or to have part-time / flexible jobs.

5.2. Access onto Dunstan Road will be achieved in the same location as the existing driveway serving the site, although this will be upgraded to reflect its increased traffic loading. This will then lead to a small internal road network through the property which connects to two potential roading links to the north and south.



Figure 3: Proposed Site Layout (Extract from Studio 3 Drawing)

5.3. One large lot within the site is occupied by existing sheds. The sheds are to be repurposed as storage facilities (such as for trailers, caravans and motorhomes for residents) and also for community facilities for residents.

6. Traffic Generation and Distribution

6.1. Traffic Generation

6.1.1. Traffic generated by residential developments is known to vary for a variety of reasons, with one such reason being the proximity (or otherwise) and need to employment and community facilities. Where a dwelling is some distance from these types of facilities, the traffic generation rates tend to be lower than for residences that are closer due to 'trip chaining', that is, the tendency of a resident to carry out multiple visits to different destinations during the same trip away from the dwelling.

6.1.2. In this case, for the typical residential units, it is likely that traffic will be associated with employment locations in Alexandra or further afield in Cromwell, and there is also likely to be travel to schools in Alexandra. As Alexandra is only around 1.5km away, for this analysis a rate of 8 vehicle movements per day per residence has been used, with 1 vehicle movement per residence occurring in each of the peak hours.

6.1.3. The traffic generation of retirement units is known to be lower than for typical residential units because residents have no need to travel for education or to education facilities. However in some part it is likely that this is influenced by retirement villages having many on-site facilities (meaning residents do not need to leave the site) whereas the proposed lifestyle development will not have the same provision, and thus there will be increased travel. It is also possible that some residents will have part-time jobs which require them to leave the site in the typical morning and evening 'commuter' hours.

6.1.4. Thus the retirement units can be expected to each have a peak hour trip rate of 0.2 vehicle movements (if assessed as retirement units) or 1 vehicle movement (if assessed as typical residential units) in each of the peak hours, and 2.4 to 8 vehicle movements per day respectively. In practice, it is likely that the average trip rate will lie between these lower and upper values.

6.1.5. The repurposing of the existing sheds as storage facilities (such as for trailers, caravans and motorhomes for residents) and also for community facilities for residents, will not give rise to any external traffic generation.

6.1.6. The traffic generation will therefore be:

Activity	Number	Traffic Volumes (Vehicles Per Hour)					
		Morning Peak Hour		Evening Peak Hour		Daily	
		In	Out	In	Out	In	Out
Standard residential	9	1.8	7.2	5.9	3.2	36	36
Retirement units (as standard residential)	45	9.0	36.0	29.3	15.8	180	180
Retirement units (as retirement units)	45	1.8	7.2	5.9	3.2	54	54
Total	54	4-11	14-43	12-35	6-19	90-216	90-216

Table 2: Traffic Generation of Proposed Development

6.2. Trip Distribution

6.2.1. With regard to the distribution of these vehicles, it is anticipated that the vast majority will be associated with travel to/from Alexandra and therefore for the purposes of this analysis, an allowance has been made for 90% of vehicles to travel to/from the south.

6.2.2. The distribution of traffic onto the surrounding roading network is therefore as follows:

Proposal	Traffic Volumes					
	Into Site			Out of Site		
	From north	From South	Total	To north	To south	Total
Morning Peak Hour	0-1	4-10	4-11	1-4	13-39	14-43
Evening Peak Hour	1-3	11-32	12-35	1-2	5-17	6-19
Daily	9-22	81-194	90-216	9-22	81-194	90-216

Table 3: Traffic Distribution of Proposed Development

7. Effects on the Transportation Networks

7.1. Roading Capacity

7.1.1. Based on the traffic flows above, the increases due to development of the site (and taking into account the potential range of trip generation for the retirement units) will be:

- Daily Traffic Volumes:
  - Dunstan Road (south of site) prior to subdivision: 1,900 vehicles (two-way)
  - Dunstan Road (south of site) after subdivision: 2,062-2,288 vehicles (two-way)
  - Dunstan Road (north of site) prior to subdivision: 1,900 vehicles (two-way)
  - Dunstan Road (north of site) after subdivision: 1,918-1,944 vehicles (two-way)
- Peak Hour Traffic Volumes:
  - Dunstan Road (south of site) prior to subdivision: 190 vehicles (two-way)
  - Dunstan Road (south of site) after subdivision: 207-239 vehicles (two-way)
  - Dunstan Road (north of site) prior to subdivision: 190 vehicles (two-way)
  - Dunstan Road (north of site) after subdivision: 192-195 vehicles (two-way)

7.1.2. Even the volumes at the higher end of the range are still well within the capacity of the roads. The heaviest hourly flow of 239 vehicles per hour equates to an average of just one vehicle movement every 15 seconds.

7.1.3. The efficiency of the site access has been modelled using the computer software package Sidra Intersection, and the intersection is assumed to be a priority intersection with localised widening (such that one vehicle can pass another which is turning. This design of the access intersection is discussed further below. The results are summarised below, allowing for the highest trip generation of the range considered.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Dunstan Road (south)	R	7.2	0.0	A	7.1	0.1	A
Site Access	L	4.9	0.1	A	4.8	0.1	A
	R	5.7	0.1	A	5,8	0.1	A
Dunstan Road (north)	L	7.2	0.0	A	7.2	0.0	A

Table 4: Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed

7.1.4. It can be seen that queues and delays are extremely low, and the level of service provided (A) is the best available. In essence, the access intersection would operate under free-flow conditions under the highest traffic generation of the site. It therefore follows that the lower traffic generation with all of the retirement units generating a much lower volume would have even lower queues and delays.

7.1.5. No data is available regarding the traffic growth on Dunstan Road. However a sensitivity test has been undertaken of increasing the prevailing traffic flows by 50% (this is a highly robust assessment, as it means that the annual growth in traffic would be 5% for the next ten years). The intersection has been re-modelled, and the results are summarised below.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Dunstan Road (south)	R	7.5	0.0	A	7.3	0.1	A
Site Access	L	5.3	0.1	A	5.1	0.1	A
	R	7.2	0.1	A	7.3	0.1	A
Dunstan Road (north)	L	7.2	0.0	A	7.2	0.0	A

Table 5: Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed and Dunstan Road Volumes Increased by 50%

7.1.6. It can be seen that queues and delays remain extremely low, and the level of service is unaltered and remains at A (the best available). The access intersection therefore continues to operate under free-flow conditions.

7.1.7. Overall then, the traffic generated by full development of the rezoned site can easily be accommodated on the road network.

7.2. Parking

7.2.1. With regard to on-street parking, the layout shows that there are 27 indented parking spaces for the 54 lots, thereby providing a ratio of 1 on-street (indented) space per two residences. This is likely to be ample for the expected demand, but the low traffic flows are proposed carriageway width of 6m mean that on-street parking can also be accommodated within the movement lanes.

7.3. Non-Car Modes of Travel

7.3.1. The development of the site may result in increased levels of walking and cycling in the immediate area. However, these will only be moderate because of the scale of development.

7.3.2. It is typically accepted that people will walk a maximum of 1km to reach a particular destination, and will cycle a maximum distance of 3km. However these distances are based on the average pedestrian and cyclist, and with a potential bias towards elderly residents living within the site, it is plausible that the distances will be reduced. That said, the advent of e-bikes means that longer cycling distances become achievable even with a reduced physical ability, with mobility scooters also being a transport option for the elderly.

7.3.3. There are a number of destinations within 3km, including Molyneux Park (1.8km away) and Alexandra town centre, and two supermarkets (2.7km away). Large sections of the routes to these use the Rail Trail, which provides a high-quality and off-road link, with quieter local streets comprising the balance of the routes. Accordingly, it is considered that the site is well-located for accessibility to key destinations without the need to use a private car.

7.3.4. The size of the subdivision is not sufficient that it will give rise to the need for a public transport service.

7.4. Road Safety

7.4.1. Based on a review of the road safety records, the proposal is unlikely to result in adverse road safety effects arising as a result of the increase in traffic flows on the road network.

7.4.2. The flat and straight alignment of Dunstan Road means that sight distances well in excess of 300m are available towards the north and south, which exceeds the minimums required for the prevailing speed limits.

7.4.3. The legal width of Dunstan Road is such that an access intersection that complies with relevant design guides and standards can be achieved.

7.5. Dunstan Road Cross-Section

7.5.1. Development of the site will increase traffic flows on Dunstan Road. As noted above, the traffic lanes are a total of 6.4m wide and the shoulders are 0.3m wide. The Council's Engineering Code of Practice does not specify a width for a Rural Arterial Road as it only goes as far as a Collector Road. However since it also states that roads with an AADT of more than 2,500 vehicles per day requires a specific design, this implies that roads of less than 2,500 vehicles per day do not require specific design and therefore that the Code of Practice can be used.

7.5.2. The highest specification of road is shown with a 7.0m carriageway width and 0.25m wide shoulders. The existing formation of Dunstan Road is therefore of a lesser standard than required under the Code of Practice.

7.5.3. In this instance, the anticipated traffic flow with subdivision of the site remains below the threshold of the Code of Practice (2,288 vehicles per day with subdivision generating maximum traffic flows, against a threshold of 2,500 vehicles per day respectively). Moreover, the increase in traffic flow in the busiest periods is low, with the current volume equating to an average of 1 vehicle movement every 18.9 seconds and the proposed volume being 1 vehicle movement every 15.1 seconds. In practice, this difference is small and unlikely to be perceptible.

7.5.4. Other than the cross-section of Dunstan Road not meeting the Council's Code of Practice, there are no evident issues with the operation of the road. For example, there is no evidence of a high crash rate that could be attributed to the carriageway width, nor (from a visual inspection of the road) evidence of excessive edge breakage (which would be due to vehicles running closer to the edge of the carriageway than desirable).

7.5.5. Accordingly, it is considered that Dunstan Road operates appropriately at present, and the relatively minor increase in traffic flow due to the subdivision does not justify any improvements to the road.

7.6. Site Access

7.6.1. The proposal will create a priority intersection on Dunstan Road. The width of the legal road means that there is no impediment to achieving an intersection layout that meets relevant guides and standards (in passing, the layout shown on the masterplan is indicative only and does not meet current standards). Sight distances are excellent, as shown on Photographs 3 and 4 above.

7.6.2. As noted above, at the busiest time there could be up to 32 vehicles turning right into the site. Under the warrants set out in the Austroads Guide to Traffic Management Part 6

('*Intersections, Interchanges and Crossings Management*'), this would require a through traffic volume of more than 600 vehicles per hour on Dunstan Road for an auxiliary turning lane to be warranted, and the volumes are considerably lower than this. Accordingly, no auxiliary turning lanes are warranted at the site access.

7.6.3. However it is considered that as a minimum, localised widening around the site access is required in order to provide additional width for drivers to pass other vehicles. An arrangement of the type shown as Diagram E in the Waka Kotahi Planning Policy Manual, and Figure 12.3 of the District Plan, would be appropriate.

7.6.4. The proposal will also lead to an increase in crossing movements of Dunstan Road associated with cyclists, and potentially some pedestrians, accessing the Rail Trail either for recreation or for travel to the activities and locations noted above. Sight distances between all road users are excellent, and the light traffic flows on Dunstan Road mean that there are ample opportunities for pedestrians to cross the road. For instance, as noted above, even at peak times there is an average of 1 vehicle movement every 15.1 seconds, whereas at a slow walking rate for a pedestrian, it would take just 8 seconds to cross the road.

7.6.5. The speed limit on Dunstan Road (80km/h) means that in the event of any collision, it is likely that injuries will be serious. However as with any other new roading infrastructure, it can be expected that a road safety audit will be carried out of the detailed design, and this will include addressing matters relating to walking and cycling. As well as possible infrastructure, one option would be to extend the existing urban speed limit to the site access, which would then result in slower vehicle speeds for non-car user crossing movements.

7.6.6. Much of the land around the site has been recently rezoned for a more intensive residential use. Over a wider area than just the site then, there will be an increase in pedestrians and cyclists crossing Dunstan Road to reach the Rail Trail. It would not be unreasonable therefore to anticipate that an overarching strategy to provide for both suitable crossing places of the road and for shared walking/cycling routes connecting to those crossings, will be developed. This avoids a scenario where there are multiple formal crossing locations (which would be unnecessary) or crossing that are not properly connected to adjacent sites.

7.6.7. The development of such a strategy is beyond the scope of any single development, but it is highlighted because one possible option for a pedestrian crossing is for a refuge, and this in turn creates the opportunity for a right-turn auxiliary lane to be provided at the site access *or in fact, any other site access to other developments sites on Dunstan Road). Ultimately, if a right-turn lane and a refuge is determined to be the appropriate solution in this location, then this can be accommodated within the legal width of Dunstan Road. Equally, if the strategy relies on a pedestrian crossing elsewhere on Dunstan Road, then the legal width available means that footpaths can easily be constructed from the proposed site access the site frontage and towards the crossing point.

7.6.8. Accordingly, it is considered that appropriate provision can be made for crossing movements of Dunstan Rad, irrespective of the specific solution to be put in place at this location.

7.6.9. The Council's Engineering Code of Practice adopts Standard NZS4404:2004, with the latter setting out that "*the separation between any two roads intersecting a road of local distributor class or high than this class shall be a minimum distance of 150m centreline to centreline*" (paragraph 3.3.7). This separation is achieved to the nearest intersection (Hillview Place, 300m away).

8. District Plan

8.1. Introduction

8.1.1. The District Plan sets out a number of transportation-related rules with which any development is expected to comply. An assessment of the transportation rules has been undertaken and the results are summarised below

8.2. District Plan Part 12.7.1: Access Standards from Roads

8.2.1. Part (ii): Sight Distances

8.2.1.1. Under the District Plan, assuming that roads within the site are subject to a speed limit of 50km/h (being typical for a residential subdivision) then each lot requires a sight distance of 40m at its access. Assessing the location of the proposed driveways, each complies, other that the following:

- Right-of-way to Lots 10-17:34m;
- Lot 29: 36m;
- Lot 40: 19m
- Lot 43: 34m
- Lot 50: 27m;
- Lot 51: 36m; and
- Lot 52: 34m

8.2.1.2. In each case, the limitation on the available sightline is due to the proximity to a curve or an intersection. The curve or intersection requires vehicles to slow from the assumed speed of 50km/h in order to negotiate the geometry, and this in turn means that a reduced speed limit can be supported.

8.2.1.3. A sight distance of 40m is also required at the three accesses to the community/storage area. This is achieved.

8.2.1.4. A sight distance of 200m is required at the point where the access road meets Dunstan Road, and this is also be achieved.

8.2.2. Part (iii): Access to Rural Arterial Roads

8.2.2.1. This part of the District Plan requires accesses to be constructed to particular layouts. However the layout shows that there will be no direct accesses between the lots and onto Dunstan Road due to the internal roading network which provides a lower speed environment and thus reduces the potential road safety risk.

8.2.3. Part (v): Access to Rural Local Roads

8.2.3.1. Accesses between the lots and the internal roading network are required to be more than 30m from the nearest road intersection. This is achieved, other than as follows:

- Lot 29: 27m;
- Right-of-way for Lots 30 to 32: 6m;
- Lot 40: 17m;
- Lot 47: 28m; and

- Lot 48 – 25m.

8.2.3.2. The primary reason for specifying a minimum separation distance between accesses and intersections is to ensure that drivers do not become confused about the intentions of another driver ahead that is indicating to turn. If the following driver assumes that the driver is turning in a different location, there is the risk of a collision. In this regard, the accesses for the right-of-way for Lots 30 to 32, 47 and 48 lie on the opposite side of the road to the minor approach to the intersection, and therefore drivers turning to these driveways will be indicating in a different direction to those turning at the intersection.

8.2.3.3. It is relevant that as a residential subdivision, drivers will be highly familiar with the proposed layout, and therefore will be aware of the potential to encounter vehicles turning to and from driveways. Further, because of the low traffic flows on the roading network (discussed above), and that the driveways will also be very lightly trafficked (one vehicle movement in the peak hours), the potential for a passing vehicle to meet a vehicle turning to or from a driveway is very limited.

8.2.3.4. On this basis, the separation distances for Lots 29 to 32, 47 and 48 can be supported.

8.2.3.5. Although the same factors are present at Lot 40, there appear to be no reason why the driveway should be located close to the intersection, compared to the driveway being on the opposite side of the lot. This would also provide further mitigation for the shortfall in the sight distance. It is recommended that Lot 40 is ‘mirror-imaged’ so that the driveway is located on the eastern side of the lot.

8.3. District Plan Part 12.7.2: Parking

8.3.1. Part (i): Number of Spaces

8.3.1.1. At this stage, no detailed layout has been produced for the individual lots. However their size means that each will be able to provide several car parking spaces, meeting Plan requirements.

8.3.2. Part (ii): Parking in Excess of Three Spaces

8.3.2.1. It is not expected that any lots will provide more than three parking spaces.

8.4. District Plan Part 12.7.3: Loading and Manoeuvring

8.4.1. Part (i): Servicing Activities

8.4.1.1. The proposal is for residential activities and therefore the loading and unloading of goods is not expected to occur frequently.

8.5. Council’s Engineering Code of Practice

8.5.1. The Council has a Code of Practice (CoP**)** for Land Development and Subdivision Engineering, based on national Standard NZS4404 published in 2004. This version of the national Standard was superseded and withdrawn in 2010, although the Council still uses the 2004 variant. It is understood that the Council is presently updating its CoP to reflect the most recent guidance, although the new version is not yet available.

8.5.2. The Code of Practice sets out appropriate widths for the internal roads within the site. Given the extent of traffic flow, the appropriate category is a Residential Local Road, which requires 2 traffic lanes of 3m each plus one parking lane plus a 1.5m footpath on each side. The proposed layout shows that this is achieved throughout the site, within a legal width of 17m to 20m.

8.5.3. Splay are provided at intersections, with sight distances of more than 100m provided at each of the internal intersections, which meets the Austroads Guide to Traffic Management Part 6 (‘*Intersections, Interchanges and Crossings Management’*) for a 50km/h operating speed. The sightline towards the west for drivers exiting from the first internal intersection and looking towards Dunstan Road is 78m, but given that drivers will have slowed to turn into the site from Dunstan Road, this reduced distance is acceptable (under the Austroads provisions, it is suitable for a vehicle speed of 42km/h.

8.5.4. The rights-of-way have a legal width of 6m, and a formed width of 3m. Passing places are provided where they connect to the internal road network, which means that if a car turns into the right-of-way and find a car travelling in the opposite direction, the inbound car is able to move off the carriageway of the frontage road and wait for the outbound car to pass, without the need to reverse. A number of rights-of-way are T-shaped, and the formed width of these has increased at the head of the tee through using larger curve radii, which also enables cars to pass one another in this location.

8.5.5. The detailed layout of the roads and rights-of-way will be confirmed through engineering approvals.

8.6. Summary

8.6.1. It is considered that the site layout is complies with all the transportation requirements of the District Plan, other than for the sightlines and intersection separation at a small number of lots. The effects of these shortfalls has been considered and the layout can be supported. That said, it is recommended that the driveway location at Lot 40 is relocated to the eastern side of the lot, which will increase the separation distance from the nearest intersection as well as increase sight distances.

8.6.2. Matters relating the detailed design of the internal roads and rights-of-way will be considered further through engineering approvals (especially since the Council is currently revising the CoP, and the site layout will need to reflect current thinking). However the roads align with the provisions of the current CoP, and the legals widths proposed (a minimum of 17m) are sufficient to accommodate any minor changes in road and footpath provision.

9. Conclusions

9.1. This report has identified, evaluated and assessed the various transport and access elements of a proposed subdivision of 54 residential lots at Alexandra, with the majority of these expected to be occupied by retirees.

9.2. Overall it is considered that the traffic generated by the development of the subdivision can be accommodated on the adjacent roading network without capacity or efficiency issues arising. In practice, the traffic flows on Dunstan Road are very low at present, and development of the site generates comparatively little traffic even if tested assuming all units were to be used as 'standard' residential units rather than as retirement units, meaning that the site access operates under 'free flow' conditions, and Dunstan Road remains operating well within its maximum capacity.

9.3. The site is well-located when considering non-car travel, with key destinations (including recreation and retail) located within an easy walking or cycling distance.

9.4. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. Dunstan Road is flat and straight and therefore sight distances at the proposed site access intersection will be excellent. The lightly-trafficked environment means that there is ample opportunity for pedestrians to cross the road, and an extension of the urban speed limit could also be considered to further support pedestrian safety. It would also be possible to install a formal pedestrian crossing at a location along Dunstan Road and the site is easily able to connect into this.

9.5. Dunstan Road itself presently does not comply with the Council's Engineering Code of Practice, but the site will generate only a modest amount of traffic, and Dunstan Road is (and will remain) lightly-trafficked, meaning that in practice the current carriageway width will function adequately.

9.6. Localised widening will be required on Dunstan Road at the site access intersection (to meet Figure 12.3 of the District Plan or Diagram E of the Waka Kotahi Planning Policy Manual) but this can be easily provided.

9.7. It is expected that there will be a high degree of compliance with the transportation requirements of the District Plan. Non-compliances have been identified at a small number of lots with regard to sightlines and intersection separation, but the effects of these shortfalls has been considered and the layout can be supported. That said, it is recommended that the driveway location at Lot 40 is relocated to the eastern side of the lot, which will increase the separation distance from the nearest intersection as well as increase sight distances.

9.7.1. Matters relating the detailed design of the internal roads and rights-of-way will be considered further through engineering approvals but the proposed layout aligns with the provisions of the current engineering/subdivision Code of Practice.

9.8. Overall, and subject to the preceding comments, the proposal can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the consent could not be approved.

Carriageway Consulting Limited
June 2025


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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT5C/60**
Land Registration District	**Otago**
Date Issued	28 August 1973

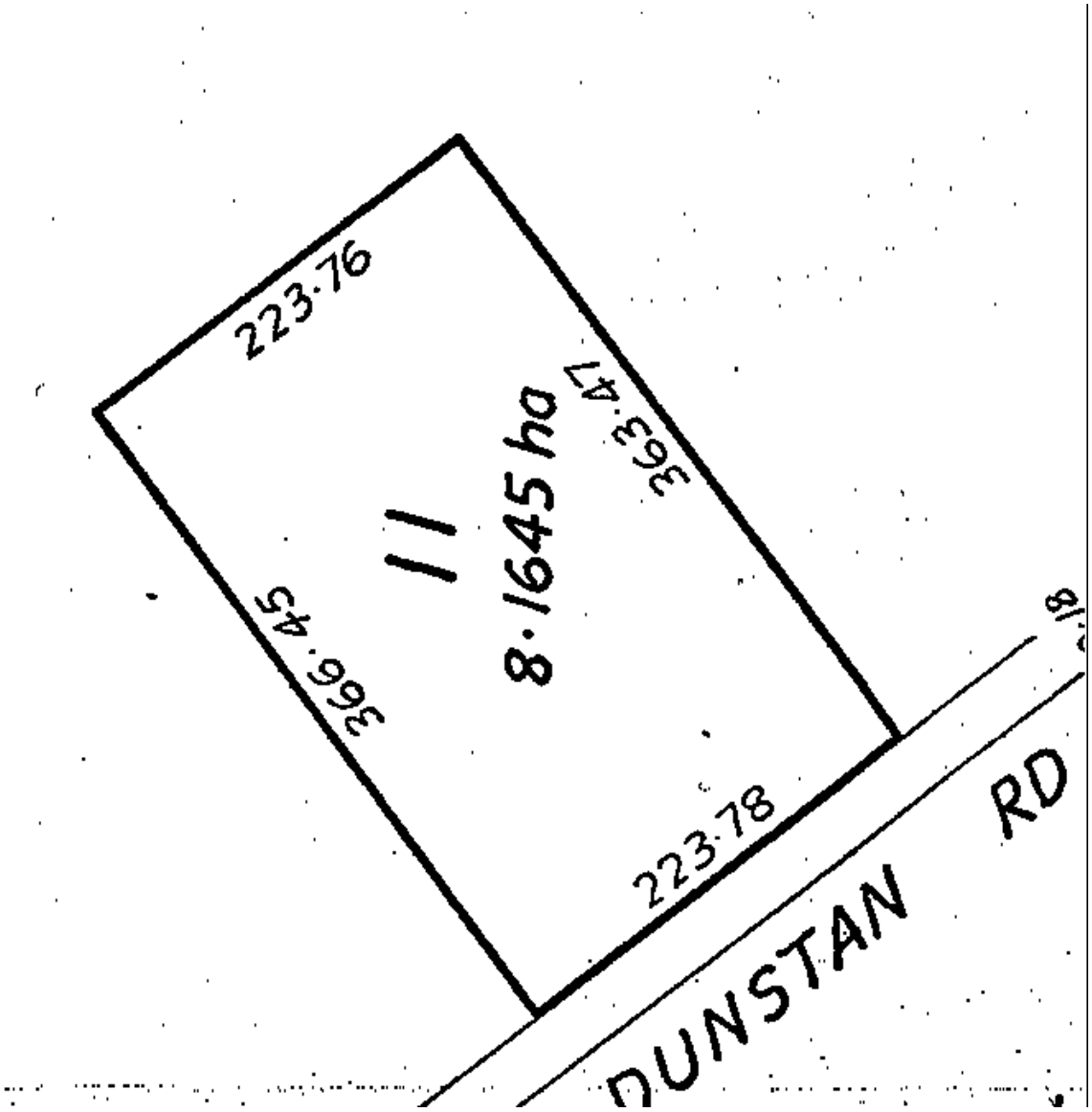
Prior References
OT1D/368

Estate	Fee Simple
Area	8.1645 hectares more or less
Legal Description	Lot 11 Deposited Plan 3194
Registered Owners	

Fay Eleanor Holdom, Alison Violet O'Neill and Checketts McKay Trustees Limited

Interests

Identifier **OT5C/60**



9 June 2025

Shanon Garden
Navigate Property Limited
PO Box 84
Cromwell 9342

Re. Detailed Environmental Site Investigation for proposed subdivision at 231 Dunstan Road, Alexandra

Our Reference: 25007

1 Introduction

Shanon Garden of Navigate Property Limited requested that JKCM Ltd, trading as Insight Engineering (IE), undertake a detailed environmental site investigation (DSI) of the property at 231 Dunstan Road, Alexandra (herein referred to as "the site").

We understand that the site is proposed to be subdivided into new lots for residential purposes, and this report will be provided to Central Otago District Council (CODC) as part of the subdivision consent application.

The purpose of this investigation was to assess the suitability of the site for subdivision and residential development, as required by the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations[1] (herein referred to as the NES). This investigation was undertaken in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand* [2].

Figure 1 (Appendix 1) indicates the location of the property. The proposed subdivision plan is provided in Appendix 2.

2 Objectives of the Investigation

The objectives of this report were to investigate the site history, in terms of potentially contaminating activities, and assess whether a risk to human health is likely to result from subdivision, development and residential use of the site.

2.1 Approach

IE completed the following scope of work to satisfy the investigation objectives:

2.1.1 Review of Site Information

Several sources were contacted for information relating to the sites past and present uses and to identify any other environmental issues which may be on record. This consisted of:

- Undertaking a site walkover to describe current site conditions and assess whether any visual or olfactory evidence of contamination is present at the site;
- Obtaining information relating to potentially contaminating activities that may have been undertaken at the site from the owners;
- Review of publicly available data describing the local geology and hydrogeology;
- Search the ORC HAIL Database to ascertain whether the site or nearby properties are recorded on the database;
- Reviewing the CODC NES Records Search statement to determine whether any records of contamination at the site are held in their database;
- Reviewing an existing Preliminary Environmental Site Investigation (PSI), prepared by WSP in 2023[3]; and
- Reviewing publicly available historical aerial photographs and maps of the site and surrounding area.

2.1.2 Intrusive Investigation

The following scope of work was undertaken upon completion of the review of site information:

- Collect 13 soil samples from 13 locations across the site where the potential for contamination impacts had been identified;
- Visual and olfactory inspection of soil samples in the field;
- Collect 1 sample of unidentified material from the inside of a chimney flue;
- Submit 13 soil samples and 1 bulk material sample to Hill Labs for analysis of various contaminants associated with each location (asbestos presence / absence, a suite of common heavy metals, organochlorine pesticides (OCPs) and / or petroleum hydrocarbons);
- Assess laboratory results for the soil samples against the adopted human health criteria for residential land use and land development / excavation activities / maintenance of underground services;
- Formulation of a conceptual site model (CSM); and
- Present a DSI report outlining our findings, the suitability of the site for residential subdivision, development and use.

3 Site Description

Site information is summarised in Table 1.

Table 1: Site Information

Location	231 Dunstan Road, Alexandra
Legal Description	Lot 11 DP 3194
Property Ownership	Navigate Property Limited
Current Site Use	Rural Residential / Lifestyle Block
Proposed Site Use	Residential
Site Area	Approximately 81,795 m² (8.1795 ha)
Territorial Authorities	Central Otago District Council Otago Regional Council
Zoning	New Residential Large Lot

The site setting is summarised in Table 2.

Table 2: Site Setting

Topography	The site is considered to be relatively flat, or very gently sloping with a minor gradient towards the south west.
Local Setting	The site is located on the northern outskirts of Alexandra. The surrounding areas consist generally of rural residential, horticultural / agricultural land and reserve / recreational areas.
Nearest Surface Water & Use	The Clutha River / Mata-Au, used as a source of potable water as well as for recreational and irrigation purposes, is located approximately 1.3 km west of the south western corner of the site. Surface water is also present in farm dams on properties towards the east, north and north east. The nearest of these is located approximately 440 m towards the east of the north eastern corner of the site.
Geology	The GNS New Zealand Geology Webmap[4] indicates that the site is within the "Late Pleistocene outwash deposits" geological unit described as '*Unweathered to slightly weathered, loose, sandy to silty, well rounded gravel usually on large outwash plains*.' The surface material observed during the sit visit is described as silty sand.
Hydrogeology	According to the ORC[5], the wells at the site (G42/0384, G42/0385 and G42/0386) were drilled to 27 m bgl. No depth to groundwater was provided for those wells. However, a bore record for a well (G42/0733) at a neighbouring property approximately 80 m north of the eastern corner of the site, confirms that groundwater was measured at approximately 19.07 below ground level at that location. Given that the well is located at an area with an elevation of 153.63 m above mean sea level (amsl), groundwater can be expected to be encountered at approximately 134.56 amsl.

Table 2 (cont.): Site Setting

Hydrogeology (cont.)	The ground elevations of the wells at the site range were recorded between 153.43 m amsl and 154.63 m amsl. Therefore, groundwater can be expected at depths between 18.87 m bgl and 19.07 m bgl. Predicted groundwater flow direction is based on an ORC[6] report and a diagram provided by ORC (Appendix 3). Based on this information, the site is located over the Dunstan Flats Aquifer and groundwater is considered likely to flow towards the south-south-west.
Groundwater Abstractions[5]	Several groundwater abstraction consents were issued for properties located at, or within 250 m of, the site: • Consent number 2005.238.V1 was issued in 2005 for John Walter Holdom and Checketts McKay Trustees Limited being Trustees of the J W and A E Holdom Family Trust to take and use groundwater for the purpose of pasture irrigation for a term to expire on 1 November 2025 at 231 Dunstan Road. The Permit specified that irrigation was only allowed between 15 October and 15 April (annually) and that the total volume per year must not exceed 57,350 cubic metres. • Consent number RM25.105.01 was issued in 2015 for Richard Peter Heyward and Catherine Mary Colhoun to construct up to two drill holes including no more than one production bore for the purpose of accessing ground water at Lot 1 DP 15442, Lot 2 DP 18651 and Lot 1 DP 12640 (66 Waldron Rd).
Discharge Consents[5]	IE searched the ORC consents database within 250 m of the site and found no current discharge consents that have the potential to have resulted in an impact at site.

3.1 Current Site Conditions

Claude Midgley of IE completed a site walkover inspection on 6 March 2025. Observations made at that time are summarised in Table 3 and photographs are presented in Appendix 4.

Table 3: Current Site Conditions

Visible signs of contamination	Several indicators of potential contamination were observed on site: • Evidence of known and unknown materials being burnt on the site surface was observed in three locations. • Two oil stains were observed on the ground between the poultry buildings. • Several lengths of chimney flue, including a grey material lining the inside of the flue, were observed adjacent to the property boundary in the area south of the poultry buildings. • An above-ground diesel storage tank was observed on the north western side of the northernmost poultry building. A hydrocarbon odour was noted in that area. • An area of bare ground was observed below a gutter outlet that extends from the easternmost poultry building.

Table 3 (cont.): Current Site Conditions

Surface water appearance	No surface water was present at the site during the walkover.
Current surrounding land use	Rural residential land is located towards the south east, east and north west. The land towards the west and south west is used for recreational purposes (golf club).
Local sensitive environments	No sensitive environments are located within 200 m of the site.
Visible signs of plant stress	Apart from the dry summer conditions, no visible signs of plant stress were noted.
Additional Observations	An above ground diesel storage tank was observed adjacent to the garage at the southern dwelling. The tank fed a heater located in a basement level of the dwelling. Miscellaneous objects, including a bicycle, drums and tyres, were stored on the ground in the area north east of the north eastern rectangular building.

3.2 Interview with Current Residents

Fay and Alison Holdom (*pers. comm.*) provided the following information:

- The Holdom's parents purchased the property in 1969 and ownership was transferred to the family trust in the 1990s. The Holdoms are not aware of who the former owners were, but confirmed that a poultry shed was present on the property when their parents purchased the land.
- Some sheep were kept on the property, but the Holdoms are not aware of how and where they were dipped.
- Rabbits were controlled by occasional shooting with a shotgun.
- The Holdoms do not know the types of chemicals that were used in the poultry buildings to control fungi, bacteria, insects and vertebrate pests.
- The Holdoms could not confirm the volume of diesel that could be held in the two above-ground tanks. However, they did confirm that the tanks had been in the same locations for approximately 30 to 50 years. It is assumed that the Holdoms are unaware that the tank associated with the poultry buildings had been moved from its original location adjacent to the south western side of the south western poultry building.
- The Holdoms confirmed that the diesel tank located near to the poultry buildings was not used frequently after approximately 2015. The fuel stored in that tank was used to refuel a tractor, which was used to undertake small tasks on the property. The total volume of fuel used to refuel the tractor and heat the dwelling in the south western portion of the site was less than 500 litres, annually.
- Other than the residential activities, sheep grazing and the poultry farm operation, the Holdoms confirmed that small-scale metalwork occurred infrequently, consisting of bending / folding metal and the occasional minor welding.
- The Holdoms could not think of any other activities that could have resulted in contamination impacts at the site.

3.3 Existing Environmental Reports

A PSI was completed for the JW & AE Holdom Family Trust by WSP in March 2023. The report has been included as Appendix 5 for completeness.

In summary, the report contained the following relevant information:

- The site contains two dwellings.
- The site was predominantly used for sheep grazing , however a poultry farming operation was established at the site approximately 30 years prior to the date of the WSP report (1995).
- The following potentially contaminating activities were recorded in the report:
    - Potential (unconfirmed) fertilizer application across the site.
    - Storage of building materials, scrap metal and an "*overhead oil drum*", which is assumed to be the above-ground diesel storage tank, were noted during the site walkover.
    - Anecdotal evidence of potential landfilling associated with the poultry farm.
- WSP concluded that *"impacts are likely to be limited to shallow soils (the upper few meters)."*
- WSP also concluded that the NES does not apply, because "*HAIL activities are not considered to have been or be occurring on site and contamination migration pathways onto the site are highly unlikely*."
- Furthermore, WSP concluded "*Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assess* [sic] *as LOW.*" The context for this conclusion is based on the proposed two-Lot subdivision at the time the report was written.

The report contains little detail about some potentially contaminating activities at the site. Other potentially contaminating activities, such as the storage of fuel or the potential use of persistent pesticides, were ignored by WSP. IE considers the report to be incomplete due to the omission of the CODC NES Records Search. Furthermore, the report conclusions are considered to be inappropriate, even taking into account the context of the proposed two-Lot subdivision and rural residential use of the site at that time.

3.4 ORC Property Database

IE reviewed the ORC Hazardous Activities, Industries and Bore Search database[7] on 5 March 2025.

The search confirmed that the neighbouring property towards the south east is recorded on the database as site number HAIL.01192.01 and as "Peter Lyon Shearing" for the presence of one above ground and one below ground tank for the storage of fuel, chemicals or liquid waste (Category A17). The contamination status of the site is 'Not Investigated'.

Furthermore, the property located towards the north west (269 Dunstan Road) is recorded as site number HAIL.00323.02 for the use of persistent pesticides (Category A10) and the presence of a landfill (Category G3). The contamination status was recorded as 'Partially Investigated' and the Summary was recorded as 'Opus DSI received September 2017, farm landfill and CCA posts not assessed'.

No further information was available in the ORC database.

3.5 CODC NES Records Search

The NES Records Search (Appendix 6) completed by Adam Vincent, Planning Officer – Consents, on 7 March 2025 contains the following information:

- Twenty-five building permits / consents were issued between 1958 and 2022. The majority of those relate to development of structures associated with the poultry operation between 1958 and 1982. Other permits / consents relate to the construction of a dwelling (1973), garage (1974), glasshouse (1981), removal of a coal range and replacement with a new fire appliance (2000), relocation of a dwelling (2000), construction of a new garage (2003) and internal alterations to a dwelling (2022).
- Five of the building permit / consent records included information related to potential contamination sources:
    - Information supplied as part of the application to erect a fowl house in 1958 confirmed that Polite, which is known to contain asbestos, was used as a building material in the walls. The permit did not include a plan to confirm which building the record relates to.
    - Information supplied as part of the application to construct additions to the hen house in 1963 confirmed that Duroc, which is known to contain asbestos, was used as a building material in the walls. The permit did not include a plan to confirm which building the record relates to.
    - Information supplied as part of the application to construct a new dwelling in 1973 confirmed that Polite was used for the soffits. The record relates to the building in the south western portion of the site.
    - Information supplied as part of the application to construct additions to a hay shed in 1974 confirmed that an above-ground diesel storage tank was located adjacent to the building identified as "*Outbuilding No. 1*". This is considered likely to be the poultry building located furthest towards the south west.
    - Information supplied as part of the application to relocate a dwelling in 2000 confirmed that the dwelling contains Hardisoffit in the soffits and Hardibacker in the external walls. Those materials may contain asbestos, depending on the age of the dwelling that was relocated. It is not known which building this record relates to, because no new buildings appear at the site after 1984.
- Aerial photographs taken in 2023 show evidence of unknown fill near to the western corner of the site, as well as the storage of unknown items adjacent to the north easternmost poultry building.
- No environmental site investigation reports were contained in Council's records.
- The document concludes with a disclaimer that Council does not hold records directly relating to activities on the Hazardous Activities and Industries List[8] (HAIL) and recommends that further investigation is undertaken to determine whether any HAIL activities exist on the site.

3.6 Review of Historical Aerial Photographs and Maps

Publicly available photographs were viewed on Retrolens[9] and Google Earth[10]. These photographs and maps have been reviewed to obtain information on the past uses of the site and surrounding area.

Aerial photographs taken between 1958 and 2023, as well as Topomap[11] images produced between 1949 and 2019, have been reviewed. Table 4 summarises the features visible in each image.

Table 4: Historical Aerial Photographs

1929 [11]	The site is displayed as a property with the same extents as the current footprint. The property is labelled with '11' and '20,0,28'. A railway line is marked 'Otago Central Railway' just beyond the south western boundary, on the opposite side of Dunstan Road. No other significant features are visible at the site or in the surrounding area.
1939 [11]	No significant changes are apparent, compared with the 1929 map.
1949 [11]	The map does not show a significant amount of detail. The approximate location of the site is based on georeferencing the image according to known roads within the Alexandra township. The only detail shown intersecting the site is a double dashed line extending towards the north west indicating the presence of an informal track. The general area at and surrounding the site is marked with '2' and '277.2.05'. No other significant features are visible at the site or in the surrounding area.
1958 [9]	The site is available as an undeveloped paddock with shelterbelts visible along every boundary. A small light-coloured, rectangular object resembling a dwelling is visible near to the eastern corner of the site. A track leads from Dunstan Road to the northern side of the light-coloured rectangle. A perpendicular row of trees extends approximately 50 m towards the south east from the shelter belt at the north western site boundary. The row of trees terminates near to the centre of the site. Another row of 4 trees is visible approximately 65 m south-west of the light coloured rectangular object. In the surrounding area, a dwelling is visible approximately 50 m north of the north eastern corner of the site. Rows of plants, resembling an orchard, are visible approximately 60 m east of that dwelling. The orchard area extends approximately 170 m towards the south east and 65 m towards the north east. Three recently planted shelter belts, orientated approximately north west to south east, are visible in the neighbouring property towards the south east. No other significant features are visible at the site or in the surrounding area.
1959 [9]	The majority of the site remains unchanged, with the exception of a new rectangular building measuring approximately 30 m by 5 m located approximately 50 m south west of the dwelling near to the north eastern corner of the site. Four new trees have been planted in a row approximately 75 m to 110 m north west of the dwelling. One new tree has been planted in the north western quarter of the site. In the surrounding landscape, a new dwelling is visible near to the centre of the neighbouring property towards the south east. No other significant changes are visible at the site or in the surrounding area.

Table 4 (cont.): Historical Aerial Photographs

1969 [11]	The site is displayed with a track leading from Dunstan Road to the north eastern site boundary. A black square, indicating the presence of a building, is visible near to the north eastern corner of the site. Symbols indicating the presence of trees are located along the south eastern, north eastern and north western site boundaries. The neighbouring properties towards the south east and north west each contain one black square and symbols indicating the presence of trees at their north western, north eastern and south eastern boundaries. The Otago Central Railway and a golf course are labelled on the south western side of Dunstan Road. No other significant changes are apparent at the site or in the surrounding area.
1971 [9]	A shelter belt is visible along the track that leads to the dwelling from Dunstan Road. The shelter belt terminates approximately 235 m north east of Dunstan Road, at a cluster of 3 buildings. One of the buildings, which was visible in the 1959 photograph, has been extended towards the south and east so that it now measures 40 m by 10 m. One of the other buildings also measures 40 m by 10 m and is located approximately 30 m to 35 m west of the first building. The last building has an irregular shape, resembling an upside-down letter F orientated from the south west to the north east. One large tree is visible between the rectangular buildings and another large tree is visible north west of the F-shaped building. A garage has been constructed directly north of the dwelling near to the eastern corner of the site. A vegetable garden is visible in the area south of the dwelling. Small unidentifiable objects are visible in the area along the south eastern property boundary in the vicinity of the two rectangular buildings. A circular feature is visible approximately 45 m north west of the F-shaped building. A curving line that extends from the circular feature appears to be a field drain leading towards the row of trees perpendicular to the north western site boundary. In the surrounding land, new orchards are visible on the neighbouring properties towards the south east and east. A new dwelling has been constructed on the neighbouring property towards the north west and east. A golf course has been established on the property towards the south west. No other significant changes are apparent at the site or in the surrounding area.
1976 [9]	A new dwelling and associated garage have been constructed in the north western quarter of the site. The south western side of the F-shaped building has been extended towards the north west and the south western rectangular building has been extended to the north west. The circular feature and potential field drain are no longer visible. Eight unidentifiable, light-coloured, square-shaped objects are visible in a linear cluster directly east of the row of trees extending south eastwards from the north western property boundary. The trees have been removed from the area north of the dwelling near to the north eastern corner of the site. In the surrounding landscape, a new orchard has been planted on a property directly north of the dwelling near to the north eastern corner of the site. The orchard visible in the 1958 photograph has been removed. No other significant changes are visible at the site or in the surrounding area.
1979 [11]	No significant changes are apparent, compared with the 1969 map.
1979 [9]	The south western side of the F-shaped building has been extended towards the south east. A light-coloured rectangular object, measuring approximately 10 m by 5 m is visible near to the south eastern property boundary in the area between the two rectangular buildings. The ground surface in the area south of the north eastern

Table 4 (cont.): Historical Aerial Photographs

1979 (cont.) [9]	corner of the site appears to have been disturbed. The row of trees perpendicular to the north western shelter belt has been removed. The tree located between the rectangular buildings has been removed. In the surrounding area, another new orchard has been established on the neighbouring property towards the south east. No other significant changes are apparent, compared with the 1976 photograph.
1984 [9]	A rectangular building has been constructed approximately 15 m south west of the south western rectangular building. The new building measures approximately 9 m by 45 m. A square building measuring approximately 7 m by 7 m is visible between those two rectangular buildings. A vegetable garden is visible in the area north east of the south western dwelling. In the surrounding area, some orchards have been removed from the neighbouring property towards the south east. No other significant changes are visible at the site or in the surrounding area.
1989 [11]	No significant changes are apparent, compared with the 1979 map.
1999 [11]	The site now contains 6 black squares, indicating that additional buildings have been constructed at the property. The majority of the squares are located in the north eastern quarter of the site and just one is located in the western quarter of the site. A track enters the site from Dunstan Road and terminates near to the buildings in the eastern quarter of the site. Shelter belts are marked along the north western, south western and south eastern property boundaries, as well as along the southern side of the track on site. In the surrounding area, symbols indicating the presence of horticultural activities are visible in the property directly east of the eastern corner of the site. Black squares are marked on the neighbouring properties towards the north west, north east, east and south east. No other significant changes are apparent, compared with the 1989 map.
2005 [10]	The north eastern dwelling has been extended towards the south west. A few piles of possible green waste are visible in the area north of the south western dwelling, as well as south west of the rectangular buildings. In the surrounding area, a vineyard has been established in the north eastern half of the neighbouring property towards the north west. No other significant changes are apparent at the site or in the surrounding area.
2007 [10]	No significant changes are apparent at the site or in the surrounding area.
2009 [11]	No significant changes are apparent, compared with the 1999 map.
2010 [10]	A circular feature, resembling a burnt pile of green waste, is visible near to the north western corner of the site. No other significant changes are visible at the site or in the surrounding area.
2011 and 2012 [10]	The tree located north of the F-shaped building has been removed and five roughly circular features, resembling piles of green waste, are visible in the area north west of the F-shaped building. No other significant changes are visible at the site or in the surrounding area during this timeframe.
2015 [10]	No significant changes are visible at the site or in the surrounding area.

Table 4 (cont.): Historical Aerial Photographs

2017 and 2019 [10]	Possible green waste piles are visible near to the north western corner of the site, as well as near to the south western corner and along the south western property boundary south east of the south western dwelling. No other significant changes are visible at the site or in the surrounding area during this timeframe.
2019 [11]	With the exception of symbols indicating the presence of horticultural activities on the neighbouring property towards the north west, no significant changes are apparent, compared with the 2009 map
2021 and 2023 [10]	No significant changes are visible at the site or in the surrounding area during this timeframe.

3.7 Summary of Identified Hazardous Activities and Industries

The following activities noted on the MfE HAIL[8] have been identified within 231 Dunstan Road during review of the site history:

- Category A11 – Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application.
    - This category is represented by the likely use of pesticides associated with the vegetable gardens visible in the 1971 and 1984 photographs. It is considered possible that OCPs could have been used at the site. The risk to human health is unknown.
- Category A17 – Storage tanks or drums for fuel, chemicals or liquid waste.
    - This category is represented by the presence of two diesel storage tanks and a drum containing an unknown substance in the area between the rectangular buildings. The risk to human health is unknown.
- Category G3 – Landfill sites.
    - This category is represented by the anecdotal evidence for disposal of car bodies, excluding engines, beneath the ground in the area "*towards the back of the property*". Furthermore, anecdotal evidence of landfilling associated with the poultry farm operation was noted in the WSP report[3]. The risk to human health is considered likely to be minor, however geotechnical limitations may require removal of the waste to ensure consistent ground conditions for foundation construction.
- Category G5 – Waste disposal to land.
    - This category is represented by the disposal of waste on the ground in the area north east of the north eastern rectangular building, as well as along the south eastern property boundary and in the areas where waste was burned. The risk to human health is considered likely to be minor in the area adjacent to the poultry buildings and property boundary, but moderate to potentially significant in the areas where waste was burned.

4 Intrusive Investigation

Under the NES[1], the proposed activity is considered to meet the definitions provided under Regulations 5(5) and 5(6), subdividing and changing the use of a piece of land, respectively, that has Regulation 5(7) a HAIL activity undertaken on it.

The application for subdivision and a change of land use could not be considered to qualify as a Permitted Activity under Regulation 8(4), because it is not highly unlikely that there will be a risk to human health if the activities are done to the piece of land.

Therefore, a detailed environmental investigation was undertaken to assess whether the identified hazardous activities have resulted in an unacceptable risk to human health. Thirteen targeted discrete surface soil surface samples were collected from strategic locations and one sample of suspected asbestos-containing material was collected from the inside of a length of chimney flue.

The samples were submitted to Hill Labs for analysis of the relevant contaminants at each location (refer to Table 5). Sample locations are displayed in Figure 2.

4.1 Data Quality Objectives

The data quality objectives (DQO) of this assessment were:

- To assess the presence and concentrations of contaminants of concern identified during the site history investigation; and
- To assess the risks to human health posed by contamination at the site.

4.2 Methodology

The following was undertaken during the soil sampling works:

- Samples were given individual names that corresponded to specific locations recorded on a site plan (refer to Figure 2);
- Visual and olfactory inspection of each sample for indicators of contamination;
- Samples were collected from the site surface to approximately 0.1 m bgl, then compressed directly into laboratory supplied containers using a new pair of nitrile gloves for each sample. Prior to sampling, the equipment (hand trowel) was decontaminated using a triple wash procedure with potable water, Decon 90 solution and deionised water;
- Placement of samples into a chilly bin and transport, under standard IE chain of custody procedures, to Hill Labs for analysis;
- IE requested that Hills analyse samples for contaminants detailed in Table 5, consisting of a suite of heavy metals (As, Cd, Cr, Cu, Pb, Ni and Zn), OCPs, petroleum hydrocarbons (TPH) and / or asbestos (presence / absence).

Table 5: Sample Names, Locations and Analytes

Sample Name	Location	Analytes
DR1	Area of unidentified fill near to the north western corner of the site, identified in the CODC NES Records Search.	Heavy metals
DR2	Western side of the garden at the western dwelling.	
DR3	Eastern side of the garden at the western dwelling, in a former vegetable patch visible in 1984.	Heavy metals and OCPs
DR4	Near to the south western corner of the site.	Heavy metals
DR5	At a stack of miscellaneous items to be burned in the south western portion of the site.	
DR6	Lining the inside of a few lengths of chimney flue.	Asbestos presence / absence
DR7	Within a bare area beneath an outlet from the gutter of the north easternmost poultry building.	Heavy metals
DR8	In the area between the original dwelling (north eastern dwelling) and the poultry building constructed in 1958.	Heavy metals and OCPs
DR9	In a vegetable patch visible in the 1971 photograph.	
DR10	Adjacent to the garden fence of the dwelling in the north eastern portion of the site.	
DR11	Near to an orchard planted on the neighbouring property towards the north east.	
DR12	Near to the north eastern corner of the site.	Heavy metals
DR13	Within an area of disturbed ground visible in the 1976 photograph.	
DR14	Beneath an above-ground diesel storage tank located adjacent to the northernmost poultry building.	Heavy metals and TPH

4.2.1 Quality Assurance / Quality Control

The quality assurance / quality control (QA / QC) procedures employed during the works included:

- Standard sample registers and chain of custody records have been kept for all samples;
- The use of Hill Labs, accredited by International Accreditation New Zealand (IANZ), to conduct laboratory analyses; and
- During the site investigation every attempt was made to ensure that cross contamination did not occur through the use of the procedures outlined within this document.

4.3 Investigation Criteria

4.3.1 Soil Criteria

The investigation criteria referenced in this report have been selected from the NES to assess risks to human health. Where a soil contaminant standard (SCS) was not available, the hierarchy detailed in the MfE *Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values*[12] was used to select applicable criteria.

Human Health

SCSs[1], or other appropriate criteria for residential land use, with an anticipated ingestion of 10% produce grown on the site, have been selected considering the potential end use of the site.

SCSs, or other appropriate criteria for commercial / industrial use, have also been presented to assess the risks to human health during the disturbance of soil associated with installation and maintenance of underground services and other construction works required as part of the site development.

Ecological Health

Criteria for the protection of ecological receptors (Eco-SVGs) were calculated according to the method provided in the Landcare Research *Development of soil guideline values for the protection of ecological receptors*[13] and the subsequent *Updated development of soil guideline values for the protection of ecological receptors*[14].

Ambient Concentrations of Heavy Metals

Landcare Research produced a report[15] on naturally occurring (referred to as background) concentrations of heavy metals in New Zealand. Naturally occurring concentrations were correlated with geological units to enable estimation of the mean and 95% upper confidence limits (UCL) of selected heavy metals. Laboratory results below the 95% UCL estimates for the geological unit described as ‘gravel’ are considered to qualify as ‘cleanfill’ according to the MfE definition[16].

4.4 Results

4.4.1 Soil Encountered

Near surface soil encountered across the majority of the site was described as brown sandy silt with minor gravels. Soil was stained black in two areas adjacent to each other, where oil spills were noted.

4.4.2 Laboratory Test Results

Table 6 compares soil contaminant concentrations in the samples with the adopted investigation criteria described in Section 4.3.1. The full analytical results are included in Appendix 7.

Table 6: Laboratory Results Compared with Human Health Criteria and Eco-SVGs

Analyte	Investigation Criteria				Investigation Results													
	Predicted Background Concentrations [A]	Ecological Soil Guideline [B]	Human Health SCSs [C]		DR1	DR2	DR3	DR4	DR5	DR6	DR7	DR8	DR9	DR10	DR11	DR12	DR13	DR14
Land Use		Residential	Residential	Commercial / Industrial and Maintenance / Excavation														
Heavy Metals																		
Arsenic	5.9	61	20	70	**38**	4	5	4	7	-	4	5	6	***250***	7	4	4	5
Cadmium [D]	0.08	17	3	1,300	0.79	0.14	0.34	0.16	0.11	-	0.25	0.25	0.25	0.61	< 0.10	0.14	< 0.10	< 0.10
Chromium [E]	15.5	399	460	6,300	20	4	6	3	8	-	3	4	5	103	6	3	3	4
Copper	23.5	127	10,000	>10,000	53	19	28	10	15	-	6	7	12	380	13	7	7	10
Lead	11.4	1,287	210	3,300	24	9.8	14.6	7	9.8	-	7.9	9.1	10.5	134	12.3	5.2	6.2	72
Nickel	14.3	184 [F]	400 [G]	6,000 [G]	7	4	5	4	6	-	4	5	7	11	7	4	4	5
Zinc	62.9	173	7,400 [G]	400,000 [G]	78	72	154	54	68	-	750	39	62	630	43	37	40	220
Total Petroleum Hydrocarbons [H]																		
C_7 - C_9	ND	130	500 [l, m]	500 [l, m]	-	-	-	-	-	-	-	-	-	-	-	-	-	< 20
C_{10} - C_{14}	ND	110	510 [l, x]	1,700 [l, x] (31,000 [J])	-	-	-	-	-	-	-	-	-	-	-	-	-	< 20
C_{15} - C_{36}	ND	1,300	>20,000 [K]	>20,000 [K]	-	-	-	-	-	-	-	-	-	-	-	-	-	390
Asbestos																		
Presence / Absence	ND	NA	ND	ND	-	-	-	-	-	ND	-	-	-	-	-	-	-	-
Organochlorine Pesticides																		
4,4'-DDE	ND	15	70 [L]	1,000 [L]	-	-	ND	-	-		-	ND	ND	0.016	ND	-	-	-
4,4'-DDT	ND	15	70 [L]	1,000 [L]	-	-	ND	-	-		-	ND	ND	0.014	ND	-	-	-

Notes:

All values in mg/kg. Full laboratory results are provided in Hill Laboratories Certificate.

Bold text indicates that the concentration exceeeds the Residential criterion

Italics text indicates concentration exceeds the Commercial / Industrial and Maintenance / Excavation Criterion.

Underlined text indicates concentration exceeds the estimated background concentration [15].

Shaded cells indicate the concentration exceeds the Eco-SVG [13, 14].

ND Indicates that the contaminant is not detected within the laboratory limits of detection.

- Indicates that the tests was not completed on the sample.

NA Indicates that the criterion has not been established.

A Landcare Research New Zealand Limited and Hawke's Bay Regional Council: Determining background soil concentrations of trace elements across New Zealand (most conservative values from units 8354 and 12559)[16].

B Development of Soil Guideline Values for the protection of Ecological Receptors [13, 14].

Eco-SVG Calculation: ACL(EC30) + Site Specific Background Concentration. ACL(EC30 fresh, 95% CI) or ACL(EC30, 95% CI) used when no ACL(EC30 fresh) is available.

C The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health [1].

D Assumes soil pH of 5.

E Criteria for Cr_6 presented as criteria for Cr_3 are non limiting.

F Australian National Environmental Protection Council (NEPC) National Environmental Protection (Assessment of Site Contamination) Measure Schedule B(1): Guideline on the investigation levels for soil and groundwater[17]. Calculation: Added Contaminant Limited (ACL) for urban residential and public open space (CEC = 10) + background concentration (rounded).

G Australian National Environmental Protection Council (NEPC) National Environmental Protection (Assessment of Site Contamination) Measure Schedule B(1): Guideline on the investigation levels for soil and groundwater[17]. Health Investigation Level: Category HIL A (residential) and HIL D (commercial / industrial).

H MfE Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand: Module 4 – Tier 1 Soil Screening Criteria[18]. Guideline values adopted conservatively for sandy silt surface (<1m) soils.

I Estimated criteria exceeds 20,000 mg/kg. At 20,000 mg/kg residual separate phase is expected to have formed in soil matrix and some aesthetic impact may be noted[H].

Value is specifically for maintenance / excavation activities[H].

Limiting pathway [H] for each Petroleum Hydrocarbon criterion:

x - PAH surrogate

m - Maintenance / Excavation

J Tier 1 criterion for the protection of maintenance / excavation workers (sandy silt)[H].

K Value exceeds the threshold likely to correspond to formation of separate phase hydrocarbons[H].

L Values are for Total DDT as no specific criteria were provided for daughter products.

4.5 Discussion

4.5.1 Burnt Green Waste

Samples were collected from three areas where green waste may have been burned in the past. These areas were tested for heavy metals, for an indication of whether burning of objects other than green waste.

Sample DR1, located near to the north western corner of the site, contains arsenic at a concentration exceeding the residential SCS. Therefore, it is considered likely that treated timber was burned along with green waste in that area. Additional assessment, potentially using a portable X-ray fluorescence analyser (XRF), should be undertaken to define the impacted area prior to remediation works being undertaken in that area (if required).

4.5.2 Vegetable Gardens

The sample from the vegetable garden area, located adjacent to the south western dwelling, did not contain orchanochlorine pesticides. However, the sample from the vegetable garden area in the north eastern portion of the site did contain trace amounts of DDT daughter products which are formed over time as DDT breaks down via natural attenuation.

Given the time that has passed since OCPs were available in New Zealand[19], significant concentrations of DDT and other OCPs are not expected to be present at the site.

4.5.3 Poultry Buildings

Comparison of the site plans provided in the CODC NES Records Search with the visual observations made by IE on site confirmed that the above-ground diesel storage tank and the associated heater had been removed from their original location adjacent to the south western poultry building.

The dismantled chimney flue was located on the ground near to the south eastern site boundary, south of the poultry buildings. The diesel tank was located adjacent to the northern side of the F-shaped-building.

When IE visited the site, the view of the ground in the area where the heater and diesel tank had been located was obscured by stacks of cages placed on old oil drums. Therefore, potential localised hydrocarbon impacts may be present in that area.

Furthermore, the CODC NES Records Search indicates that several buildings on site were constructed using asbestos-containing building materials.

4.5.4 Oil Stains

Two small oil stains were observed on the ground in the area between the central and north eastern poultry buildings. The impacted area covered a total area of approximately 0.5 m^2.

4.5.5 Discharge from Poultry Building Roof

Water collected on the roof of the north eastern poultry building discharged directly to ground in the area near to the two oil stains. Laboratory analyses confirmed that zinc concentrations exceed the background concentration[15] that area.

4.5.6 General Site Samples

Samples DR8, DR11, DR12 and DR13 were collected from areas where no evidence of potentially contaminating activities was found, to assess whether contaminant concentrations in those areas were consistent with the predicted background concentrations[15] for the site. Laboratory analyses indicated that, with the exception of sample DR13, arsenic, lead and / or cadmium are present at concentrations exceeding the background concentrations in those samples.

5 Conceptual Site Model

A contamination conceptual site model, presented in Table 7, consists of three primary components to allow the potential for risk to be determined. These are:

- Source of contamination;
- Pathway to allow the contamination to mobilise; and
- Sensitive receptors which may be impacted by the contamination.

Table 7: Conceptual Site Model

Source	Pathway	Receptor
Heavy metals OCPs TPH Asbestos	Inhalation of dust Dermal absorption (direct contact) Ingestion of soil and / or produce grown in the soil Sediment migration via stormwater; Leaching via stormwater infiltration.	Maintenance / Excavation workers Site construction workers Current / future residents and visitors Soil microbes Soil invertebrates Plants Wildlife Livestock
Acceptable risk to human health	Residential use No: Isolated areas (DR1 and DR10) contain contaminants that pose risks to human health. Remediation of those areas is required to enable residential use. Furthermore, potential asbestos-containing materials may be present in the buildings. Earthworks associated with land development No: Isolated areas in the vicinity of the discharge from the poultry building roof (DR7), the area east of the north eastern dwelling (DR10) and the above-ground diesel storage tank located adjacent to the F-shaped building (DR14).	

6 Conclusions

Information obtained as part of this investigation (refer to Section 3) indicates that part of the site has been used as a poultry farm and residential purposes in two areas, but the majority of 231 Dunstan Road has apparently not been used.

A sample plan was prepared to target areas where contamination impacts were considered possible, as well as areas where no indication of potentially contaminating activities could be found. Laboratory results confirmed that only 1 of the 13 soil samples did not contain contaminants at concentrations exceeding the background levels[15]. Soil in the vicinity of sample DR13 is considered to qualify for use as cleanfill[16].

One sample, DR10, contained arsenic at a concentration exceeding the commercial / industrial SCS. That concentration also exceeds the residential SCS, the Eco-SVG and the natural concertation.

Sample DR1 contained arsenic at a concentration exceeding the residential SCS and the natural concertation.

Two other samples, DR7 and DR14, contained zinc at a concentration exceeding the Eco-SVG.

Burnt Waste

Evidence was found that waste, other that green waste, had been burnt in an area located near to the north western corner of the site (DR1).

Another pile of waste, including non-green waste objects, was observed in the area south east of the south western dwelling (DR5). However, the sample collected from that area did not contain contaminants at concentrations exceeding the residential SCSs. It is considered possible that contaminants could be present at concentrations exceeding the residential SCSs beneath the waste, but that soil could not be accessed for sample collection.

Former Poultry Buildings

Evidence in the CODC NES Records Search suggests that asbestos-containing building materials were used in the construction of some or all of the poultry buildings. IE observed the asbestos-containing fuse boards, but could not confirm whether any other building materials contained asbestos.

Oil Stains

Black-stained soil was encountered in one location near to sample DR7. The visual confirmation of the presence of engine oil is considered appropriate confirmation that the concentrations of long-chain petroleum hydrocarbons (C_{15} to C_{36}) exceeds the residential SCS in the area where the soil stain is visible[18].

7 Recommendations

It is recommended that the proposed subdivision is allowed as a Restricted Discretionary Activity under NES Regulation 10 because a detailed site investigation exists and it states that the soil contamination exceeds the applicable standard in Regulation 7.

The following are recommended to be developed as conditions of consent:

- Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
- Assessment to confirm that the no potential data gaps exist in the CSM.
- A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
- A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
- If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

Once the site has been remediated and developed for residential purposes, potential future applications for subdivision / development / disturbance of the proposed new lots should be assessed in terms of any potential additional HAIL activities that could occur within the properties at any time after remediation has been completed.

8 References

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17. Australian National Environmental Protection Council 2013: National Environmental Protection (Assessment of Site Contamination) Measure Schedule B(1): Guideline on the investigation levels for soil and groundwater.
18. Ministry for the Environment 2011: Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand.

19. Ministry for the Environment 1998: Ambient concentrations of selected organochlorines in soils. Appendix A: Status of organochlorines in New Zealand.

9 Limitations

i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Navigate Property Limited, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.

iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

iv. This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.

v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 021 556 549 if you require any further information. The author is a Certified Environmental Practitioners (CEnvP) under the Environment Institute of Australia and New Zealand (EIANZ) accreditation system.

Report prepared by



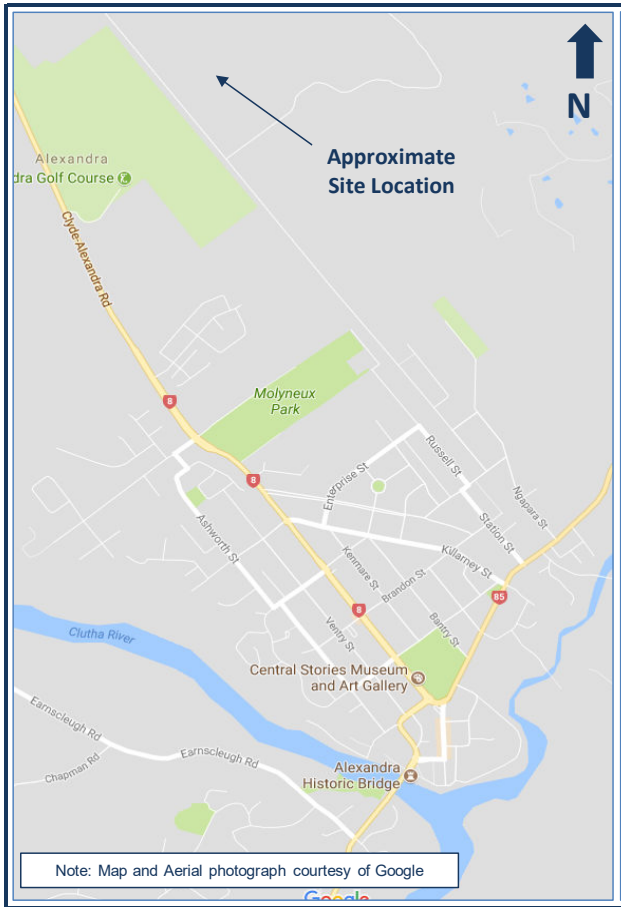


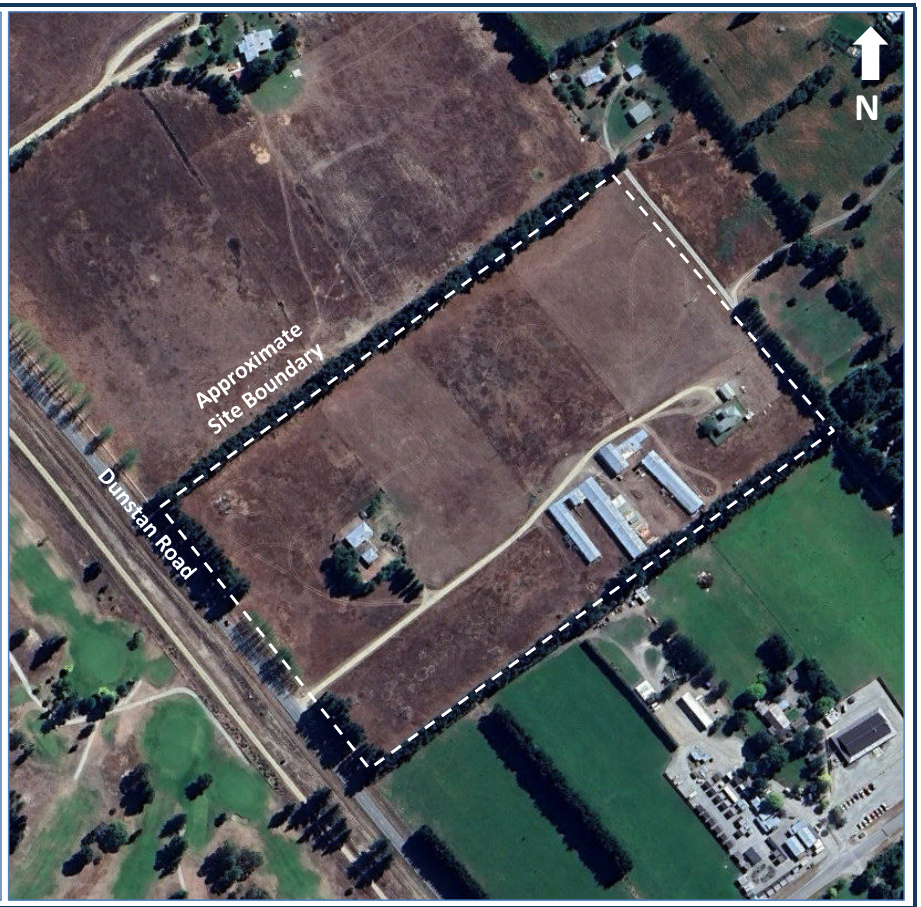
Claude Midgley, CEnvP

Principal Environmental Scientist

APPENDIX 1

Figures





Description	Site Location Plan	**Figure Number**	1
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date**	Mar-25
Client	Navigate Property Limited	**Drawn by**	CM
Project Number	25007	**Approved by**	JK



Description	Sample Location Plan	**Figure Number**	2
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date**	Mar-25
Client	Navigate Property Limited	**Drawn by**	CM
Project Number	25007	**Approved by**	JK

APPENDIX 2

Proposed Subdivision Plan



IKON

BULK & LOCATION LEGEND

- 3 BED SOUTH ENTRY VILLA 01 (DOUBLE GARAGE TO BE ALTERED)
- 3 BED SOUTH ENTRY VILLA 02
- 3 BED NORTH ENTRY VILLA (DOUBLE GARAGE TO BE ALTERED)
- 2 BED SOUTH ENTRY VILLA (SINGLE OR DUPLEX)
- 2 BED NORTH ENTRY VILLA (SINGLE OR DUPLEX)

DUNSTAN RD LIFESTYLE VILLAGE

CONCEPT SITE PLAN - OPTION 01

N

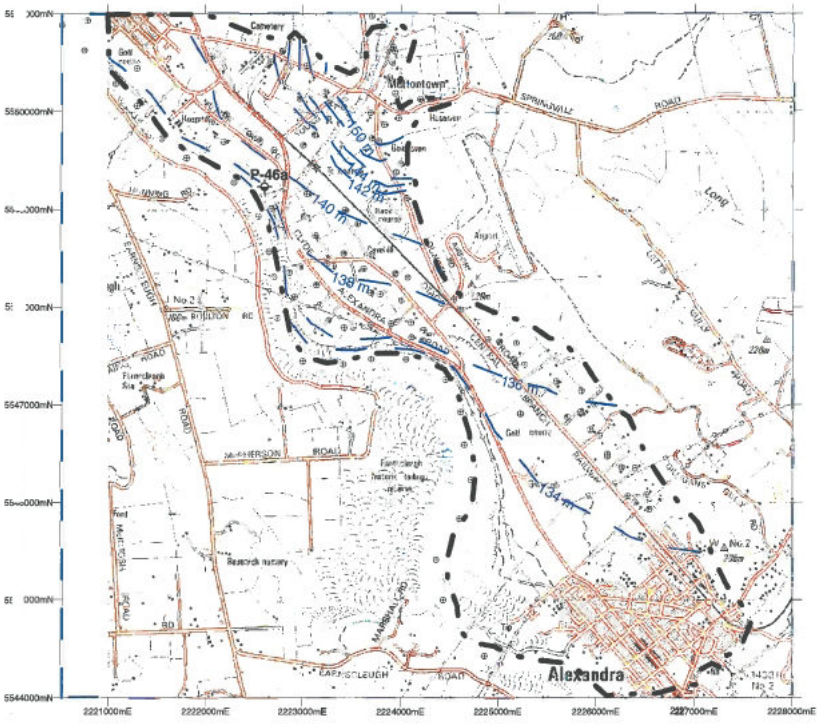
Job # 2319
Date: 6/06/2025
Scale @ A1 1:1000

SK-01

© IKON Architects Ltd.

APPENDIX 3

Groundwater Diagram



MWH
MONTGOMERY WATSON HARZA

Contour Map of the Aquifer Static Water Levels measured in Sept. 1986.

FIG 3

APPENDIX 4

Site Photographs



Photo 1: Unburnt waste at sample location DR5.



Photo 2: Sample location DR10.



Photo 3: Sample location DR6.



Photo 4: Above-ground diesel storage tank at the south western dwelling.



Photo 5: South western dwelling, viewed from the north east facing south west.



Photo 6: Poultry buildings viewed from the south western dwelling, facing east.

Description	Site Photographs	**Photos**	1 to 6
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date Taken**	6/03/25
Client	Navigate Property Limited	**Taken by**	CM
Project Number	25007	**Approved by**	JK



Photo 7: Cages covering the former diesel-fired boiler area.



Photo 8: Southern poultry building, viewed from the south east facing north west.



Photo 9: Above-ground diesel storage tank at sample location DR14.



Photo 10: Oil drum located between the poultry buildings.



Photo 11: Surface oil stains near to sample location DR7.



Photo 12: Sample location DR7.

Description	Site Photographs	**Photos**	7 to 12
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date Taken**	6/03/25
Client	Navigate Property Limited	**Taken by**	CM
Project Number	25007	**Approved by**	JK

APPENDIX 5

WSP PSI Report

JW & AE Holdom Family Trust

PRELIMINARY SITE INVESTIGATION

231 DUNSTAN RD, ALEXANDRA

16 MARCH 2023 CONFIDENTIAL





PRELIMINARY SITE INVESTIGATION
231 DUNSTAN RD, ALEXANDRA

JW & AE Holdom Family Trust

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Alexandra
Tarbert Buildings
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REV	DATE	DETAILS
REV1	01/02/2023	Revision 1.
REV2	14/03/2023	Revision 2 and finalise for issue.

	NAME	DATE	SIGNATURE
Prepared by:	Tara Verhulst	16/03/2023	
Reviewed by:	Lisa Bond	16/03/2023	
Approved by:	Lisa Bond	16/03/2023	

6-XZ746.00 Confidential March 2023

REPORT CHECKLIST

SUMMARY CONTAMINATED SITES REPORT CHECKLIST					
Report contained in this document	☒	☐	☐	☐	☐
Report sections and information to be presented	**PSI**	**DSI**	**RAP**	**SVR**	**MMP**
Executive summary	☒	☐	☐	☐	☐
Scope of work	☒	☐	☐	☐	☐
Site identification	☒	☐	☐	☐	☐
Site history	☒	S	S	S	S
Site condition and surrounding environment	☒	S	S	S	S
Geology and hydrology	A	☐	S	S	S
Sampling and analysis plan and sampling methodology	A	☐	X	☐	☐
Field quality assurance and quality control (QA/QC)	N	☐	X	☐	S
Laboratory QA/QC	N	☐	X	☐	X
QA/QC data evaluation	N	☐	X	☐	X
Basis for guideline values	☒	☐	☐	☐	☐
Results	A	☐	☐	☐	S
Site characterisation	☒	☐	☐	☐	☐
Remedial actions	X	X	☐	S	S
Validation	X	X	X	☐	S
Contaminated materials management plan (CMMP)	X	X	☐	S	S
Ongoing site monitoring	X	X	X	N	☐
Conclusions and recommendations	☒	☐	☐	☐	☐

KEY:

PSI - preliminary site investigation report
DSI detailed site investigation report
RAP - site remedial action plan
SVR - site validation report
MMP - ongoing monitoring and management plan
A - Readily available information should be included
S - A summary of this section's details will be adequate if detailed information has been included in an available referenced report
N - Include only if no further site investigation is to be undertaken
X - Not applicable and can be omitted.

(Ministry for the Environment (2021). *Contaminated land management guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)*. ME 1475, June 2021)

TABLE OF CONTENTS

REPORT CHECKLIST I

ABBREVIATIONS IV

EXECUTIVE SUMMARY 1

1 INTRODUCTION 2
1.1 BACKGROUND 2
1.2 OBJECTIVE 2
1.3 SCOPE OF WORK 2

2 SITE IDENTIFICATION 4

3 DEVELOPMENT PROPOSALS 6

4 PRELIMINARY INVESTIGATION 7
4.1 ENVIRONMENTAL SETTING 7
4.1.1 GEOLOGY 7
4.1.2 TOPOGRAPHY, HYDROLOGY AND HYDROGEOLOGY 8
4.2 CURRENT SITE CONDITION AND SURROUNDING ENVIRONMENT 8
4.3 SITE HISTORY 9
4.3.1 HISTORICAL AERIALS 9
4.3.2 HERITAGE NZ 10
4.3.3 COUNCIL RECORDS 10
4.4 HAIL DATABASE SEARCH 11

5 BASIS FOR GUIDELINE VALUES 12

6 ASSESSMENT OF HAIL ACTIVITIES 13
6.1 DISCUSSION 14

7 SITE CHARACTERISATION 15

8 CONCLUSION AND RECOMMENDATIONS 17
8.1 NESCS ASSESSMENT 17
8.2 RECOMMENDATIONS 17

9 REFERENCES 18

10 SQEP CERTIFICATION OF REPORT 19

11 LIMITATIONS 20

List of Figures

FIGURE 1: SITE LOCATION PLAN 4
FIGURE 2: GEOLOGY OF THE SITE 7

List of Tables

TABLE 1: SITE DETAILS 5
TABLE 2: SUMMARY OF TOPOGRAPHICAL, HYDROLOGICAL AND HYDROGEOLOGICAL DATA 8
TABLE 3: SUMMARY OF HISTORICAL AERIALS 9
TABLE 4: SUMMARY OF BUILDING CONSENTS FOR THE SITE 10
TABLE 5: HAIL DATABASE SEARCH SUMMARY 11
TABLE 6: LAND USE SCENARIO 12
TABLE 7: CONCEPTUAL SITE MODEL 14
TABLE 8: LIKELIHOOD AND CONSEQUENCES SCALE 15

Appendices

A Site Photographs
B Historical Information

ABBREVIATIONS

CLMG 1	Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand
CLMG 5	Contaminated Land Management Guideline No. 5: Site investigation and analysis of soils
CMMP	Contaminated Materials Management Plan
CoC	Chain of Custody
CODC	Central Otago District Council
CSM	Conceptual Site Model
CSMP	Contaminated Site Management Plan
DSI	Detailed Site Investigation
H&S	Health and Safety
HAIL	Hazardous Activities and Industries List
IANZ	International Accreditation New Zealand
ILAC	International Laboratory Accreditation Cooperation
ILAC-MRA	ILAC Mutual Recognition Arrangement
IRB	International Risk Based
LINZ	Land Information New Zealand
LRIS	Land Resource Information Systems
m bgl	meters below ground level
MfE	Ministry for the Environment
MMP	Ongoing Monitoring and Management Plan
N/A	Not applicable
ND	Not derived
NES	National Environmental Standards
NESCS	National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NL	No limit - derived value exceeds 10,000mg/kg
NZRB	New Zealand Risk Based
ORC	Otago Regional Council

PoL	Piece of Land
PSI	Preliminary Site Investigation
PSSP	Project Site Safety Plan
QA/QC	Quality assurance and Quality Control
RAP	Remedial Action Plan
SCS (health)	Soil Contaminant Standards for Health
SGV	Soil Guideline Value
SID	Safety in Design
SQEP	Suitable Qualified and Experienced Practitioner
SSL	Soil Screening Level
SVR	Site Validation Report
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxicity Equivalent – indication of the toxicity of a mixture of compounds

EXECUTIVE SUMMARY

BACKGROUND

WSP New Zealand Ltd (WSP) were engaged by Fay Holdom on behalf of JW & AE Holdom Family Trust to develop a Preliminary Site Investigation (PSI) for 231 Dunstan Rd, Alexandra ('the site').

It is understood that the site currently comprises two rural residential dwellings. The site has mainly been used for grazing sheep, however historically (approx. 30 years ago) the site was operated as a poultry farm. The proposed works comprise subdividing the site into two rural residential properties.

As it is currently not known whether HAIL activities have historically or are currently occurring on site, a Preliminary Site Investigation (PSI) is required in order to assess the likelihood of HAIL activities and the associated potential risks to human health from contaminants in the soil.

As HAIL activities are not considered to have been or be occurring on site and contamination migration pathways onto the site are highly unlikely, the NES-CS does not apply to the site. Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assess as LOW.

Taking into consideration development proposals along with the end use for rural residential purposes, it is considered highly unlikely that there will be a risk to human health associated with the proposed subdivision of the site.

RECOMMENDATIONS

Based on the findings of this investigation, WSP recommends that:

- Should any ground conditions be encountered across the site which is not anticipated from the findings of this report a Suitably Qualified and Experienced Practitioner (SQEP) should be consulted in order to reassess the risks to human health;
- This PSI report is submitted to the consenting authority; and
- This PSI report is submitted to the regional authority to facilitate updating the HAIL database.

1 INTRODUCTION

1.1 BACKGROUND

A Preliminary Site Investigation (PSI) has been undertaken on behalf of JW & AE Holdom Family Trust for Lot 11 DP 3194 at 231 Dunstan Rd, Alexandra (herein referred to as 'the site').

The site is located along Dunstan Rd, approximately 3km north-west of Alexandra town centre, and covers approximately 8.16ha. It is currently occupied by a rural residential land use.

It is understood that the proposed development works include subdividing the family home, nearest to Dunstan Rd, from the remaining land.

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal (Ministry for the Environment, 2012).

As subdivision is envisioned as part of the proposed works, the completion of a PSI was required in order to assess the likelihood of (historical) HAIL activities on site and potential risks to human health from contaminants in the soil.

1.2 OBJECTIVE

The objective of this investigation is to characterise the contamination risk both to human health and the environment during and following any potential future soil disturbance works on the site. The conclusions of this investigation may be used in support of obtaining consent under the NESCS and to meet any requirements from Central Otago District Council (CODC) and Otago Regional Council (ORC).

As such, the following objectives have been identified:

- Determine whether potentially contaminating activities have been undertaken on the site or its surrounds;
- Assess the risks associated with these potential contaminants to affect human health or the environment;
- Determine the likely impact upon sensitive receptors including site users and occupiers on the site; and
- Give details of further investigations or remedial options, if required.

1.3 SCOPE OF WORK

This report has been prepared in general accordance with the requirements for a PSI referred to in the *Users' Guide National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (Ministry for the Environment, 2012) and *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites in New Zealand* (Ministry for the Environment, Revised 2021a) and *No.5: Site Investigation and Analysis of Soils* (Ministry for the Environment, 2021b)

To achieve the objectives, the following scope was undertaken:

- Site walkover to assess the current site condition and its surrounding environment;
- An assessment of historical information relating to the site and its surroundings (this may be from documented or anecdotal evidence), including the review of historical aerial photographs;
- A review of information regarding resource consents and the HAIL status of the site from council records, including searches of the ORC contaminated land database;
- Review local geological and hydrogeological conditions through publicly available sources;
- Review of previous reports and information pertaining to the site from local authority records or other available sources;
- Site characterisation indicating the potential human health and environmental risks associated with the site and likely consenting requirements under the NESCS Regulations (Ministry for the Environment, 2011a).

This report has been reviewed by a Suitably Qualified and Experienced Practitioner (SQEP), as per the NESCS Regulations (Ministry for the Environment, 2011a).

2 SITE IDENTIFICATION

The site is located at 231 Dunstan Rd, Alexandra, as shown on the Site Location Plan in Figure 1. Site Details can be found in Table 1. Adjacent land uses to the site generally comprise rural residential land. The site is situated north-west of Alexandra, approximately 1km north-east of the Clutha / Mata-Au River and Earnscleugh mine tailings.



Figure 1: Site location plan

Table 1: Site details

Site Address	231 Dunstan Road, Alexandra
Territorial Authority	Central Otago District Council (CODC)
Legal Description	Lot 11 DP 3194
Certificate of Title	5C/60
Approximate total site area	8.16ha / 81,645m^2

3 DEVELOPMENT PROPOSALS

The proposed development plans comprise subdividing the site into two rural residential lots. The family home on the lot nearest Dunstan Rd will be retained for the time being by the owners with the second lot to the north east likely to be sold for future residential development. At this time, only subdivision of the site (is envisioned as part of the works.

4 PRELIMINARY INVESTIGATION

4.1 ENVIRONMENTAL SETTING

4.1.1 GEOLOGY

The geology of the site is shown on the 1:250,000 scale GNS Geology Web Map extract (GNS Science, 2022) presented in Figure 2.

The site is underlain by Late Pleistocene river deposits comprising unweathered to slightly weathered, loose, sandy to silty, well rounded gravel usually on large outwash plains.

Middle Pleistocene river deposits, generally comprising sandy gravel with minor clay and boulders, can be found north of the site; and Holocene sandy quartz, schist and sandstone gravels make up the dredge tailings and sluicing deposits to the south.

A review of the GNS Active Faults Database indicates that the nearest active fault, the Damsite Fault (#8531), lies some 7.5km north-west of the site. The fault has a sinistral fault sense and 5,000 – 10,000-year recurrence interval.

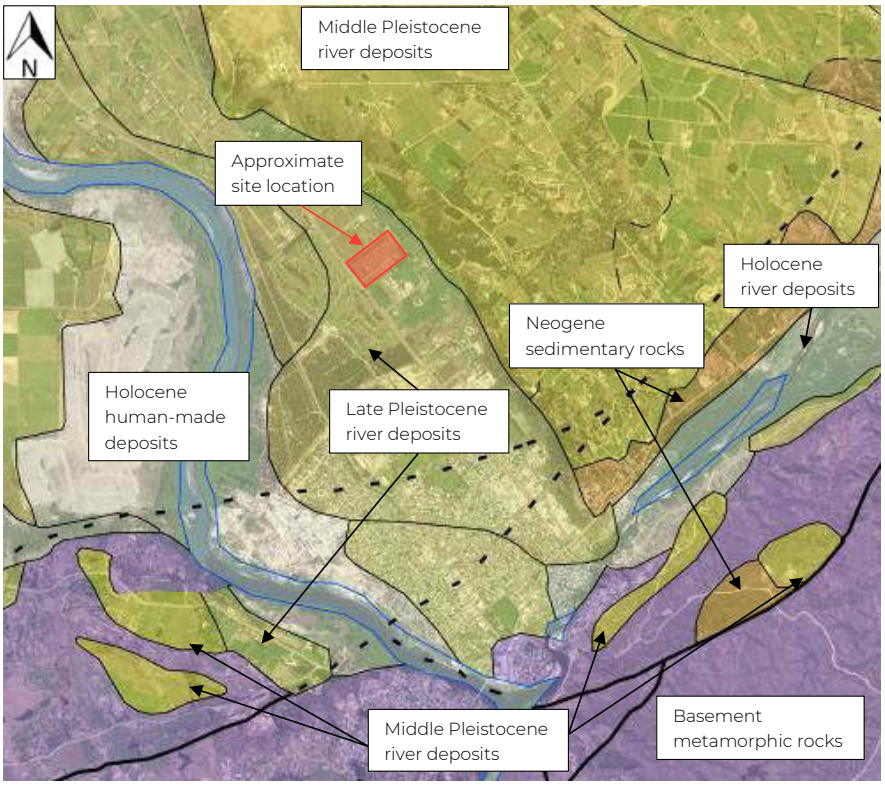

Figure 2: Geology of the site

4.1.2 TOPOGRAPHY, HYDROLOGY AND HYDROGEOLOGY

Details of the site topography, hydrology and hydrogeology have been gained from a review of sources including the LINZ database, GNS Science and a search of council records (CODC and ORC). A summary is given in Table 2 below.

The site is located at approximately 162m above mean sea level (amsl). All surface water flow in the area follows the general topography in a south-westerly direction towards the Clutha/Mata-au River.

Grow Otago rainfall data indicated an annual median rainfall of 351-400mm/yr in the vicinity of the site.

There are three known bores on site: one with a domestic use, one used domestically and for stockwater, and one for irrigation purposes. All bores have a depth of 27m bgl with depth to water noted for only one of the bores at 18m bgl.

Table 2: Summary of topographical, hydrological and hydrogeological data

Topography	Generally level
Nearest Surface Water Body	Clutha/Mata-au River
Height above Mean Sea Level	Approximately 162m amsl
General Flow Direction	South-west
No. of known Boreholes and wells on site	Three

4.2 CURRENT SITE CONDITION AND SURROUNDING ENVIRONMENT

A site walkover was undertaken by an Environmental Scientist. The walkover was completed on 23 January 2023.

A number of photographs were taken during the site visit, a summary of which can be found in Appendix A.

At the time of the walkover the weather was overcast and there had been no significant rainfall within the week prior.

The site was accessed via a gravel driveway off Dunstan Road. A residential dwelling is located on the western side of the driveway. The gravel road continues northwards and leads to numerous sheds, historically used for poultry farming.

In the vicinity of the sheds, several storage containers can be seen, a trailer and a waste skip. One of the sheds is used as a carport and contains two boats.

Miscellaneous materials are seen along the eastern boundary of the site, such as wire fencing, scrap metal, bricks, timber, a disused car, empty old oil drums, etc.

A second residential dwelling is located in the north-eastern corner of the site.

The majority of the site comprises grass paddocks, previously used for grazing sheep. Anecdotal evidence from the client suggests landfilling of waste materials may have occurred historically, however during the site walkover no significant ground disturbance was noted or signs of landfilling observed.

The site is generally level with a slight slope northward. A gravel road aligns the northern boundary and trees are seen along the other boundaries. During the site walkover no olfactory evidence of contamination was noted, nor any significant places of vegetation dieback.

4.3 SITE HISTORY

Details of the site history have been gained from a review of multiple sources including historical aerial photographs and a review of council databases.

4.3.1 HISTORICAL AERIALS

Four historic maps (1978 - 2017) were obtained from Maps Past and thirteen historical aerials, six from Retrolens (1958 – 1984) and seven from Google Earth (2005 – 2021) were reviewed.

A summary of observations made following the review of historical aerials is presented in Table 3. The maps and aerials are presented in Appendix B.

Table 3: Summary of historical aerials

YEAR	OBSERVATIONS
1958 Retrolens	The site is situated along Dunstan Road. A gravel driveway can be seen leading towards a dwelling in the north-eastern corner of the site. Trees align the boundaries of the site with another short row of trees off the middle of the western boundary toward the centre of the site. The surrounding area comprises rural properties.
1959 Retrolens	A shed has been built in the north-eastern corner of the site.
1971 Retrolens	Several more sheds have been built in the eastern part of the site. Some ground disturbance is noted in the centre of the site. A long row of trees aligns the driveway from Dunstan Rd to the sheds. A residential dwelling has been built on the neighbouring property to the east with an orchard being established.
1976 Retrolens	A residential dwelling and another shed have been built respectively in the front half of the site and along the eastern boundary. Several pens can be seen near the centre of the western half of the site.
1978 Maps Past	Topographic map of the site and surrounding area, showing the site at approximately 550 feet above mean sea level (ft amsl). The Otago Central Railway is seen along the southern boundary of the site.
1979 Retrolens	The trees off the western boundary have been removed together with the pens. Ground disturbance is seen in the vicinity of the sheds due to vehicle movement.
1984 Retrolens	Another large shed has been built in the north-eastern part of the site.
1999 Maps Past	Topographic map of the site showing the site at approximately 165m amsl.
2005 Google Earth	Colour aerial of the site. The majority of the site comprises grass paddocks.

2007 Google Earth	No discernible changes are noted to the site.
2009 Maps Past	Topographic map of the site.
2010 Google Earth	No notable changes are seen on the site. A well is seen in the south-western corner of the site.
2012 Google Earth	No discerning changes are noted to the site. Some trees have been planted in the centre of the site.
2015-2017 Google Earth	No discerning changes are noted to the site. Some trees have been removed along the driveway and the centre of the site.
2017 Maps Past	Most recent topographic map of the site. The site is located along Dunstan Rd and the Otago Central Rail Trail. The surrounding area slopes upwards north of the site. The sheds and residential dwellings on site are noted as established
2019 Google Earth	No discerning changes are noted to the site.
2021 Google Earth	Most recent aerial photograph available for the site. Two residential dwellings are seen on the site with several sheds in between.

4.3.2 HERITAGE NZ

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand.

In order to establish the heritage status of the site, the Heritage New Zealand database was consulted (Heritage New Zealand Pouhere Taonga, 2023). The site was not found on the database.

4.3.3 COUNCIL RECORDS

A review of CODC's District Plan Maps indicates that the site is zoned as a Rural Residential Resource Area.

Four building consents have been lodged for the property. These have been summarised in Table 4 below. No resource consents were available from the CODC database.

Table 4: Summary of building consents for the site.

CONSENT ID & DATE	CURRENT STATUS	PROPOSAL
001576 (8/12/2000)	Building consent granted	Relocate dwelling.
001088 (19/04/2002)	Code compliance cert. issued	Remove coal range and replace with a Milan Milano fireplace.
030825 (15/10/2003)	Code compliance cert. issued	Erect a new garage
220107 (09/03/2022)	Building consent issued	Internal alterations to existing dwelling (reconfigure).

4.4 HAIL DATABASE SEARCH

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal (Ministry for the Environment, 2012).

A review of the online Land Use Register for Hazardous Activities, Industries and Bores held by ORC was undertaken. The HAIL database revealed that the site is not recorded as a HAIL site. It should be noted that exclusion from the database does not guarantee non-HAIL status but rather reflects.

Both neighbouring site to the east and west of the investigated site are noted as HAIL sites. Details of the nature of the HAIL activities and status can be found in Table 5.

Table 5: HAIL Database Search Summary

SITE NUMBER & NAME	HAIL CATEGORY & DESCRIPTION	CONTAMINATION STATUS	SUMMARY
HAIL.01192.01 – Peter Lyon Shearing	A17. Storage tanks or drums for fuel, chemicals or liquid waste.	Unverified HAIL - Not investigated	One above ground and one below ground tank.
HAIL.00323.02 – 269 Dunstan Rd	A10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds. G3. Landfill sites	Verified HAIl – Partially investigated	Opus DSI received September 2017, farm landfill and CCA posts not assessed.

5 BASIS FOR GUIDELINE VALUES

For contaminated site assessments, the hierarchy of reference documents containing guidelines for soils and waters, the MfE Contaminated Land Management Guidelines No. 2 is referred to (Ministry for the Environment, 2011b).

The site is currently zoned as a Rural Residential Resource Area.

The proposed development plans comprise the subdivision of the site into two rural residential sections. As such, a rural residential land use defined in the NES-CS is considered the most appropriate and conservative end use of the site as detailed within Table 6. The recommendations outlined in this report must therefore be considered when developing this land.

The primary human health receptors have been determined to be site workers, along with residential users and visitors following any (possible) future development of the site.

Table 6: Land Use Scenario

Scenario	Description
Rural / lifestyle block	Rural residential land use, including home-grown produce consumption (25 per cent). Applicable to the residential vicinity of farm houses for protection of farming families, but not the productive parts of agricultural land. Note: Consumption of eggs, milk and meat from animals raised on site is excluded. Produce consumption is limited to home-grown vegetables. Sites for which consumption of home-grown eggs, milk or meat is important will need to be evaluated on a site-specific basis.
Residential	Standard residential lot, for single dwelling sites with gardens, including home-grown produce consumption (10 per cent).
High-density residential	Urban residential with limited soil contact, including small ornamental gardens but no vegetable garden (no home-grown produce consumption); applicable to urban townhouses, flats and ground-floor apartments with small ornamental gardens, but not high-rise apartments.
Parks / recreational	Public and private green areas and reserves used for active sports and recreation. This scenario is intended to cover playing fields and suburban reserves where children play frequently. It can also reasonably cover secondary school playing fields but not primary school playing fields.
Commercial / industrial outdoor worker (unpaved)	Commercial / industrial site with varying degrees of exposed soil. Exposure of outdoor workers to near-surface soil during routine maintenance and gardening activities with occasional excavation as part of maintaining subsurface utilities (ie, a caretaker or site maintenance personnel). Also conservatively applicable to outdoor workers on a largely unpaved site.

6 ASSESSMENT OF HAIL ACTIVITIES

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal.

The desk study found that the potential contaminants of concern may be associated with the application of fertilisers to the former pastures. No evidence or anecdotal knowledge of bulk storage of fertilisers is known to have occurred on the site, and fertiliser application during the 1950's is considered to have been minimal.

Miscellaneous building materials, scrap metal and an overhead oil drum were noted during the site walkover. However, a risk assessment has concluded that contamination of soils associated with these items is unlikely and risks are low. As such, the above are not considered to be HAIL activities as such.

Anecdotal evidence does suggest that landfilling may have occurred on site, associated with the former poultry farm. During the site walkover and desktop investigation, however, no confirming evidence was noted.

Based on the site history and desk-based information presented, the following conceptual site model (CSM) was produced. The CSM, Table 7, is used to support the decision-making process for contaminated land management.

The five basic activities associated with developing a conceptual site model are:

- Identification of potential contaminants;
- Identification and characterisation of the source(s) of contamination;
- Delineation of potential migration pathways through environmental media, such as groundwater, surface water, soils sediment, biota, air, service lines;
- Identification and characterisation of potential receptors (human, ecological or building infrastructure);
- Determination of the limits of the study area or system boundaries.

Data gaps and uncertainties are identified during the preparation of the conceptual site model, which assists in designing any detailed investigation that may follow.

For there to be an effect on receptors there must be a contamination source and a mechanism (pathway) for contamination to affect human health or the environment (receptor).

A possible pollutant linkage between the contaminant source and receptor is defined as one that has the potential to represent unacceptable risks to human health or the environment but has not been identified through risk assessment.

The following conceptual site model has been identified based on land use of rural residential. These may need to be amended in light of any further development proposals in the future.

Table 7: Conceptual Site Model

Likely sources of impact	Review of all data sources and anecdotal evidence indicated that the site may have been subject to low intensity agricultural activities. In addition, HAIL sites have been identified in the surrounding area and although not identified during the site investigation, waste disposal to land may have occurred.
Potentially impacted media	Impacts are likely to be limited to shallow soils (the upper few meters).
Contaminants of concern	Potential sources of impact associated with historical activities may have given rise to the following potential contaminants being on site: — Heavy metals from possible waste disposal to land or migration from nearby HAIL sites; — Fertilizers associated with agricultural activities. .
Migration pathways	Potential migration pathways for the contaminants of concern comprise: — Airborne migration of dust, vapour or fibres; — Surface runoff containing impacted soil or dissolved contaminants; — Infiltration of contaminants in soil; and — Groundwater transport through soil, including in preferential pathways (service trenches, through higher permeability soils and/or high groundwater levels).
Potential exposure pathways	Potential exposure pathways comprise: — Inhalation of dust, vapours or fibres; — Ingestion or dermal contact with impacted soil, including surface soils, including during excavation work; and — Ingestion or dermal contact with impacted surface water or groundwater during excavation work.
Potential sensitive receptors	Identified sensitive receptors comprise: — Future residents and visitors; and — Workers during future soil disturbance.

6.1 DISCUSSION

Taking into consideration likely migration pathways, the contamination status, distance and nature of the adjacent HAIL sites, migration of contaminants onto the site **in sufficient quantity** is considered highly unlikely.

In terms of onsite sources of contaminants, no evidence of bulk storage, manufacture or disposal of fertilizers was noted. Fertilizer application on the site is not considered to have occurred **in sufficient quantity** to be considered a HAIL.

Anecdotal evidence indicated the possibility of waste disposal to land, however, no on-site indications of this were noted, nor evidence found during the desktop study. Taking into account the size of the site and unknown location of the possible landfill sites (if any), further investigation at this stage in time is not considered to be a resource or cost efficient option.

As such, site history, council records, historical aerial photography and a site inspection **did not** identify explicit HAIL activities on site.

7 SITE CHARACTERISATION

The purpose of this PSI was to provide an assessment of the historical and current land uses to determine whether activities have, more likely than not, resulted in contamination of the soil that may be hazardous to human health.

Based on a review of information currently available, as well as observations made during the site inspection, our assessment of the site is as follows:

- The site is zoned as a Rural Residential Resource Area.
- The site is surrounded by rural residences.
- The site is proposed for subdivision into two sections. The front section will be kept as a family home with the northernmost section sold as rural residential lot.
- The underlying geology comprises loose sandy to silty well-rounded gravel.
- No obvious signs of vegetation dieback were noted in any location across the site.
- No likely HAIL activities were noted to be or have been occurring on site.

Potential human health risks have been evaluated using the Likelihood and Consequence scales tabulated in Table 8, to determine a risk level – low, moderate, high, very high or extreme. The assessed risk level allows prioritisation of investigations and assessment measures.

Table 8: Likelihood and consequences scale

	Consequence				
Likelihood	Insignificant	Minor	Medium	Major	Catastrophic
Almost certain	Moderate	Moderate	Very High	Extreme	Extreme
Likely	Low	Moderate	High	Very High	Extreme
Possible	Low	Moderate	Moderate	Very High	Very High
Unlikely	Low	Low	Moderate	High	Very High
Rare	Low	Low	Low	Moderate	High

The risks to human health have been assessed based on the historical activities which may have occurred on specific areas on or off the site:

- Production land: The site has historically been used for agricultural purposes. The likelihood of broadacre application of agrochemicals is however considered unlikely to have been undertaken historically.

  The consequence corresponding to contaminants of concern associated with broadacre application of fertilisers is considered to be insignificant to minor at most.
- Migration from nearby HAIL sites: Based on the site topography, contamination status, distance from site and nature of the nearby HAIL activities, migration of contaminants from adjacent sites is considered unlikely with consequences considered to be minor at most.
- Waste disposal to land: Based on anecdotal evidence of the client, waste disposal to land may have occurred historically. However, no evidence to confirm landfilling was found during the

investigation. As such, the confirmation or exclusion of these activities cannot be made with absolute confidence based on the information available at the time of writing.

Taking into consideration the historical use of the site as a chicken (egg) farm, the currently known site conditions, and the environmental setting, it is considered unlikely that contaminants of concern associated with the waste disposal in sufficient quantity as to pose a risk to human health or the environment. Consequences associated with any waste disposal however are considered to be medium as they will be flagged as soon as they are discovered (and worked stopped to deal with the discovery).

Taking into consideration the above, the risk to human health based on the likelihood and consequence of potential contaminants is considered to be LOW.

8 CONCLUSION AND RECOMMENDATIONS

A combined Preliminary Site Investigation was carried out at the site on 23rd January 2023 in order to determine whether soil contamination is more likely than not present on site associated with possible HAIL activities. An assessment of the risks to human health associated with potential contaminants of concern was required in order to satisfy the NESCS and local council requirements for rural residential subdivision.

8.1 NESCS ASSESSMENT

Although anecdotally there is an indication that possible landfilling may have occurred on site, no evidence of such HAIL activities has been noted as part of the PSI review, as such the **NES-CS does not apply** to the site.

Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assessed as LOW.

Taking into consideration development proposals along with the end use for rural residential purposes, it is considered highly unlikely that there will be a risk to human health associated with the proposed subdivision of the site.

8.2 RECOMMENDATIONS

Based on the findings of this investigation, WSP recommends that:

- An Accidental Discovery Protocol is in place during any future development on site.
- Should any ground conditions be encountered across the site which is not anticipated from the findings of this report a Suitably Qualified and Experienced Practitioner (SQEP) should be consulted in order to reassess the risks to human health;
- This PSI report is submitted to the consenting authority; and
- This PSI report is submitted to the regional authority to facilitate updating the HAIL database.

9 REFERENCES

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10 SQEP CERTIFICATION OF REPORT

National Environmental Standard for assessing and managing contaminants in soil to protect human health

PRELIMINARY SITE INVESTIGATION CERTIFYING STATEMENT

I, Lisa Bond, of WSP New Zealand Ltd certify that:

1 this preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

   a done by a suitably qualified and experienced practitioner, and

   b reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and

   c the report is certified by a suitably qualified and experienced practitioner (SQEP).

For activities under R8(4) of the NES-CS this preliminary site investigation concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

The activity to be undertaken as defined in R 5(5) and R5(6) is described in Section 1 and Section 6 of this preliminary site investigation report.

Signed and dated:  Bond, Lisa (allab0)
2023.03.17
09:03:23 +13'00'

Should evidence of qualifications or experience of the SQEP be required please contact:

WSP
69 Tarbert Street,
Alexandra
9320
+64 3 440 2400

11 LIMITATIONS

This report ('Report') has been prepared by WSP New Zealand Limited ('WSP') exclusively for JW & AE Holdom Family Trust ('Client') in accordance with the Short Form Agreement with the Client signed 11 January 2023 ('Agreement').

Permitted Purpose

This Report has been prepared expressly for the purpose of a Preliminary Site Investigation ('Permitted Purpose'). WSP accepts no liability whatsoever for the use of the Report, in whole or in part, for any purpose other than the Permitted Purpose. Unless expressly stated otherwise, this Report has been prepared without regard to any special interest of any party other than the Client.

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The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Agreement and the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report and/or otherwise communicated to the Client. Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and/or recommendations in the Report ('Conclusions') are based in whole or in part on information provided by the Client and other parties ('Information'). The Information has not been and have not been verified by WSP and WSP accepts no liability for the reliability, adequacy, accuracy and completeness of the Information.

The data reported and Conclusions drawn by WSP in this Report are based solely on information made available to WSP at the time of preparing the Report. The passage of time; unexpected variations in ground conditions; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

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Appendix A

Site Photographs

	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	Date
1	23/01/2023

Description

The site investigation took place on 23 January 2023 by WSP.

The site is accessed via a gravel driveway off Dunstan Rd. The weather was dry and moderately overcast during the site walkover.



Photo No.	Date
2	23/01/2023

Description

The site comprises grassed paddocks, formerly used for grazing but are now vacant. Two residential dwellings are located on the site.



	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	Date
3	23/01/2023

Description

Several sheds are located in the north-eastern end of the site. A pole shed is currently used as a carport and boat shelter.



Photo No.	Date
4	23/01/2023

Description

Miscellaneous items are noted on site such as scrap metal, a disused car, and random building materials.



	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	Date
5	23/01/2023

Description

Several sheds were noted and are currently used for storage of materials. A waste skip and two storage containers were observed.



Photo No.	Date
6	23/01/2023

Description

The majority of the site comprises grassed grazing paddocks with the gravel driveway splitting the site longitudinally.



	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	Date
7	23/01/2023

Description

Two residential dwellings are located on the site. One (pictured in Photo No 7) is situated west of the driveway near Dunstan Rd, the other at the end of the driveway in the north-eastern corner of the site.



Appendix B

Historical Aerials

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1958



Approximate Site Location



Approximate Site Location

1971



Approximate Site Location

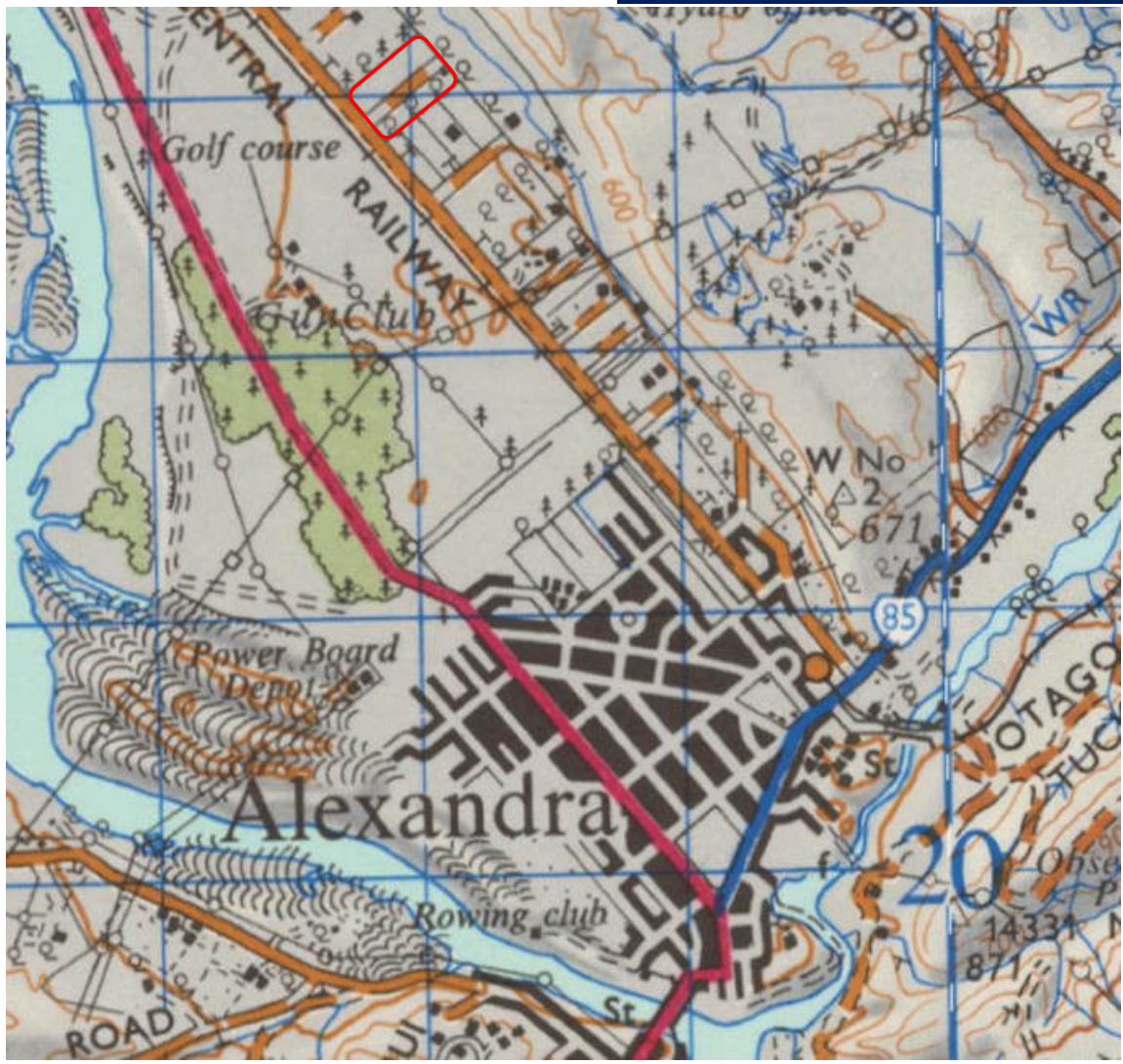
1976



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

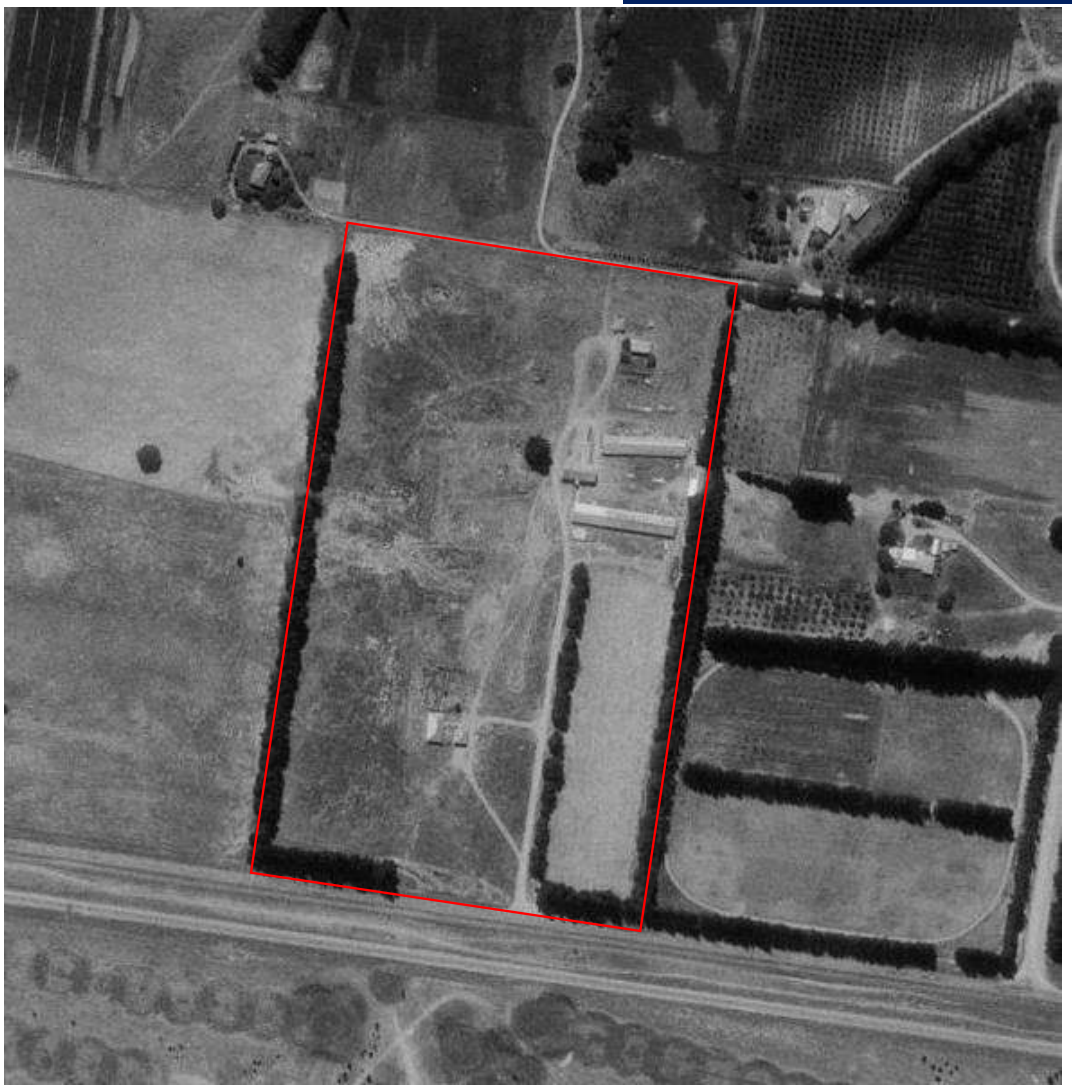
1978



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1979



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

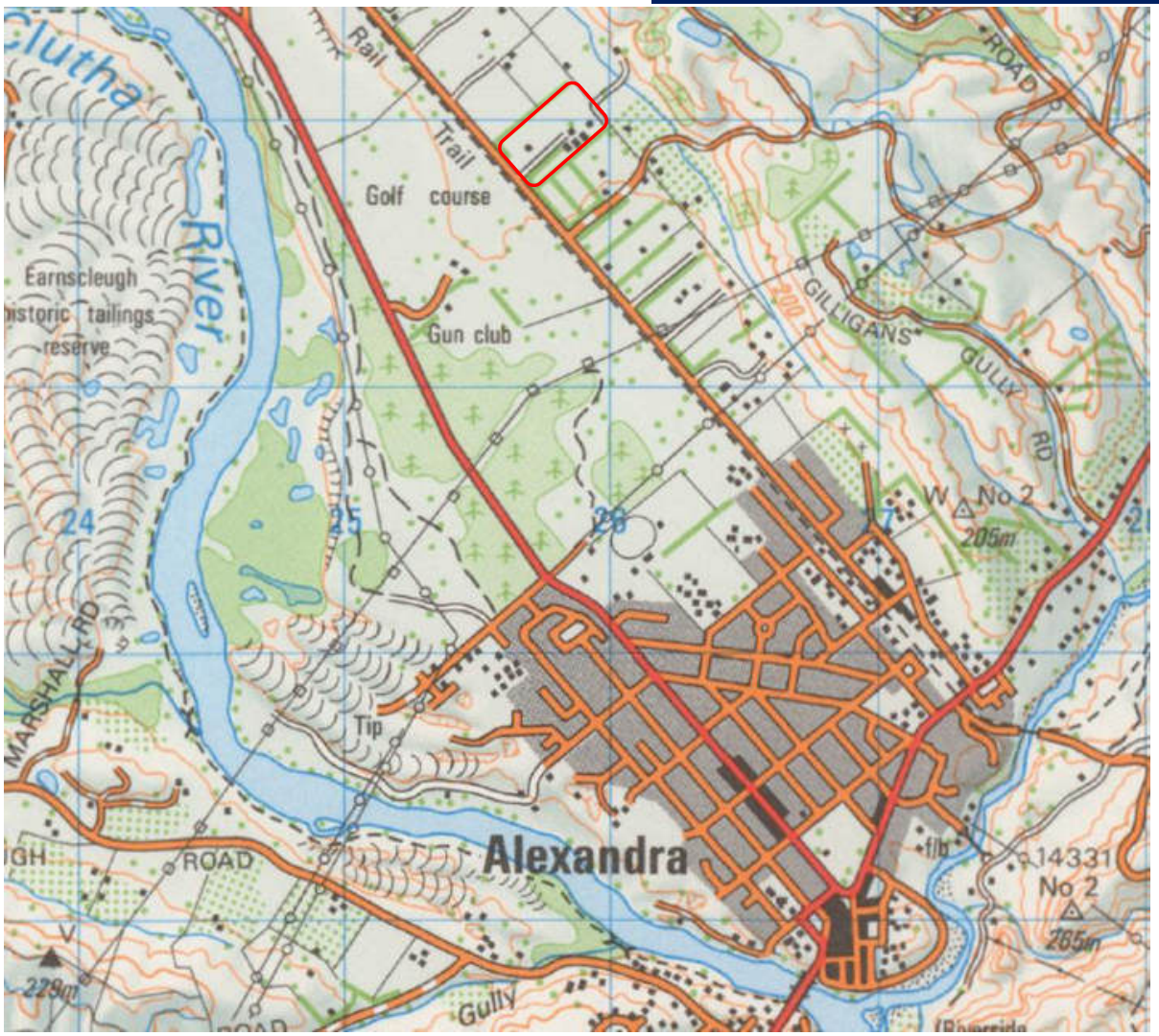
1984



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1999



Approximate Site Location

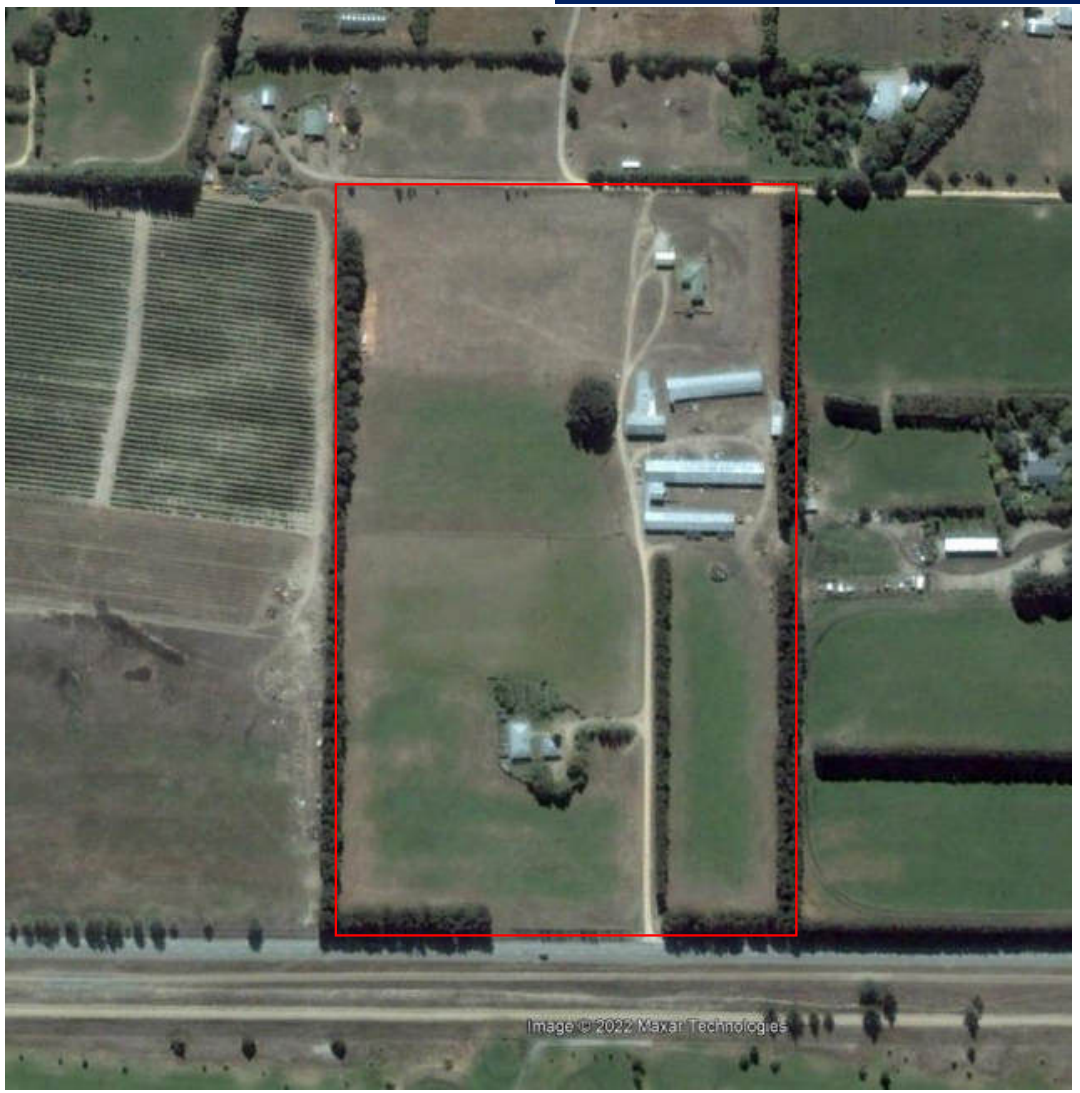
2005



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

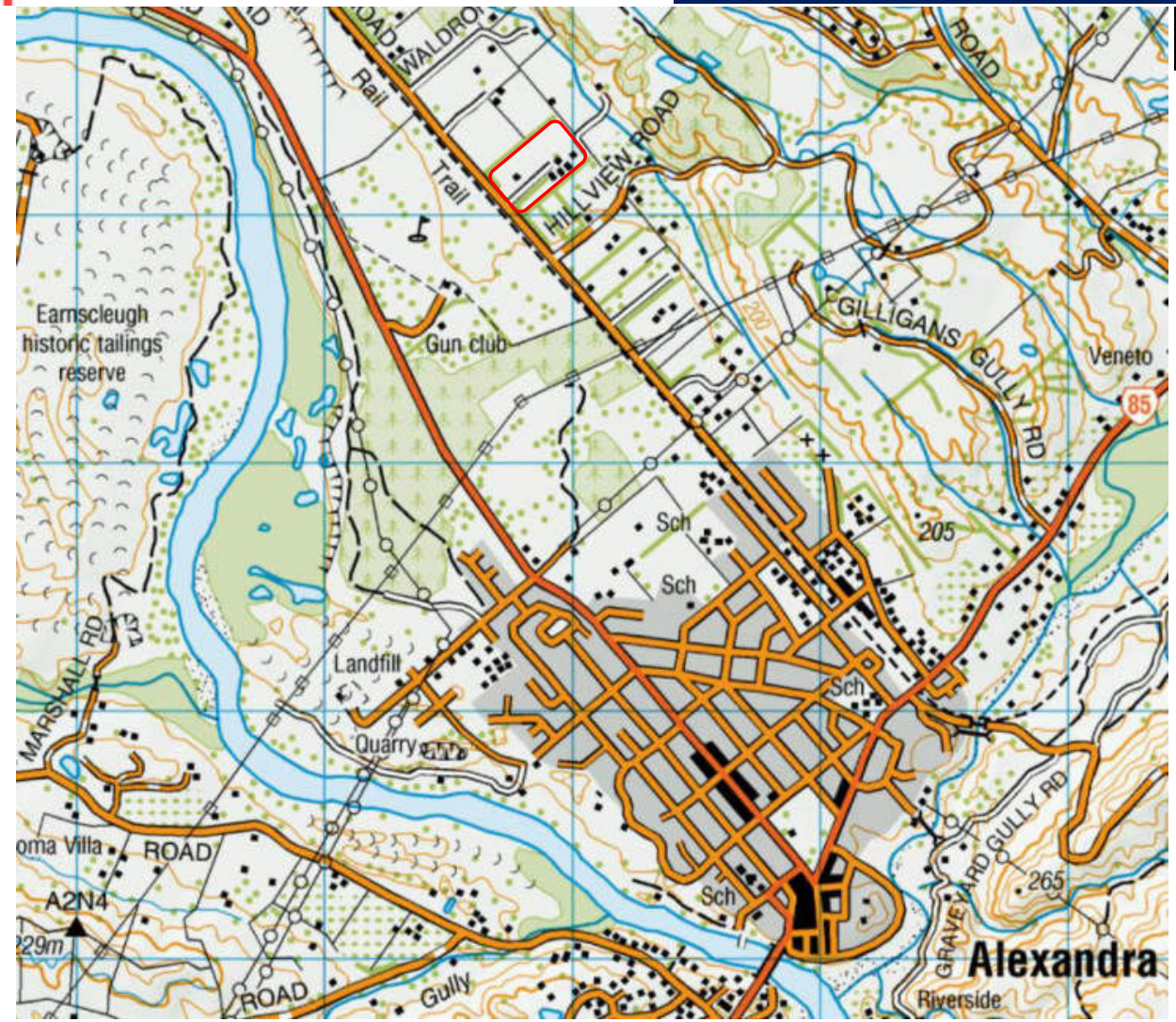
2007



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2009



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2010



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2012



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2015



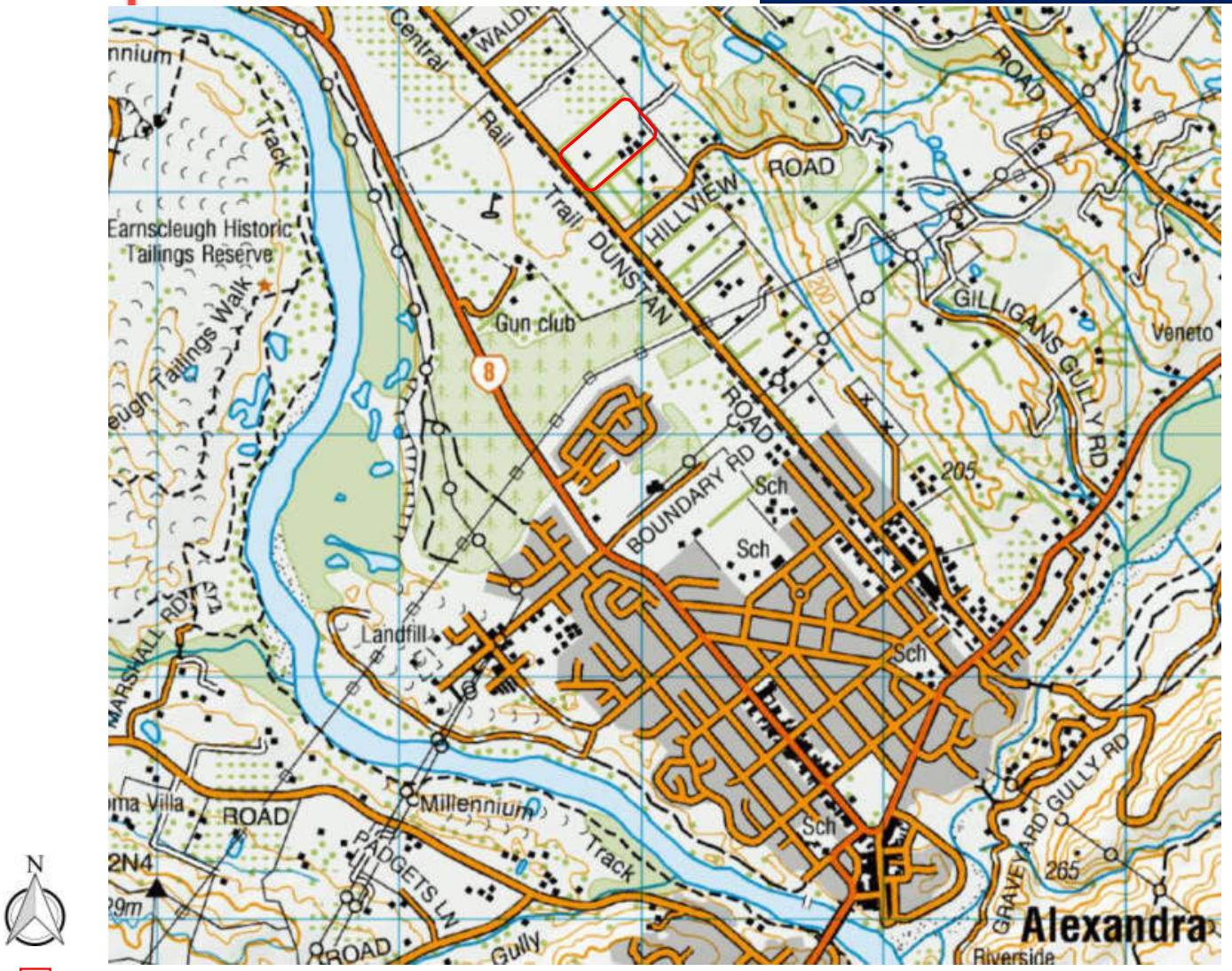
Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2017



Approximate Site Location



Approximate Site Location

2019



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2021



Approximate Site Location

wsp.com/nz

APPENDIX 6

CODC NES Records Search

NES RECORD SEARCH

Application

JKCM Limited PO Box 456, Cromwell 9342	Number NES250004 Application date 3/03/25 Phone Mobile 021 556 549 Email claude@insighteng.co.nz

Property

Valuation No.	2852025500
Location	231 Dunstan Road, Alexandra
Legal Description	Lot 11 DP 3194
Area (hectares)	8.1795

Resource consents

Resource Area: Large Lot Residential Zone

Consents:

No information in relation to the above could be found on Council's records.

Building

Consents/Permits/Compliance Schedules:

09/03/2022	BC 220107: Internal alterations to dwelling
	No information in relation to HAIL activities could be found on this record.
17/09/2003	BC 030825: Erect a new garage
	No information in relation to HAIL activities could be found on this record.
08/12/2000	BC 001576: Relocate dwelling
	Information provided in support of this application indicates that the dwelling contains Hardisoffit as a building material in the soffits and Hardibacker as a building material in the external walls. James Hardi building materials from this time period frequently contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition.
06/04/2000	BC 001088: Remove coal range and replace with new fire appliance
	No information in relation to HAIL activities could be found on this record.
29/05/1989	BP G054757: Rebuild laying shed roof structure
	No information in relation to HAIL activities could be found on this record.
31/03/1982	BP K99603: Erect a poultry laying shed
	No information in relation to HAIL activities could be found on this record.
28/08/1981	BP K35666: Erect glasshouse
	No information in relation to HAIL activities could be found on this record.
28/08/1978	BP H141955: Addition to mash shed
	No information in relation to HAIL activities could be found on this record.
28/08/1978	BP H141956: Egg room and cooler room
	No information in relation to HAIL activities could be found on this record.
11/07/1977	BP H120514: Extension to hen house

No information in relation to HAIL activities could be found on this record.

04/12/1974 BP 994: Plumbing and drainage for bathroom alterations

No information in relation to HAIL activities could be found on this record.

30/09/1974 BP F92514: Poultry house

No information in relation to HAIL activities could be found on this record.

05/07/1974 BP F92456: Addition to hay shed

Information provided in support of this application indicates the presence of an above ground diesel fuel tank adjacent to a building identified in the application as "Outbuilding No. 1" (Figure One). Storage tanks for fuels are Item A17 on the HAIL and may trigger NES-CS requirements.

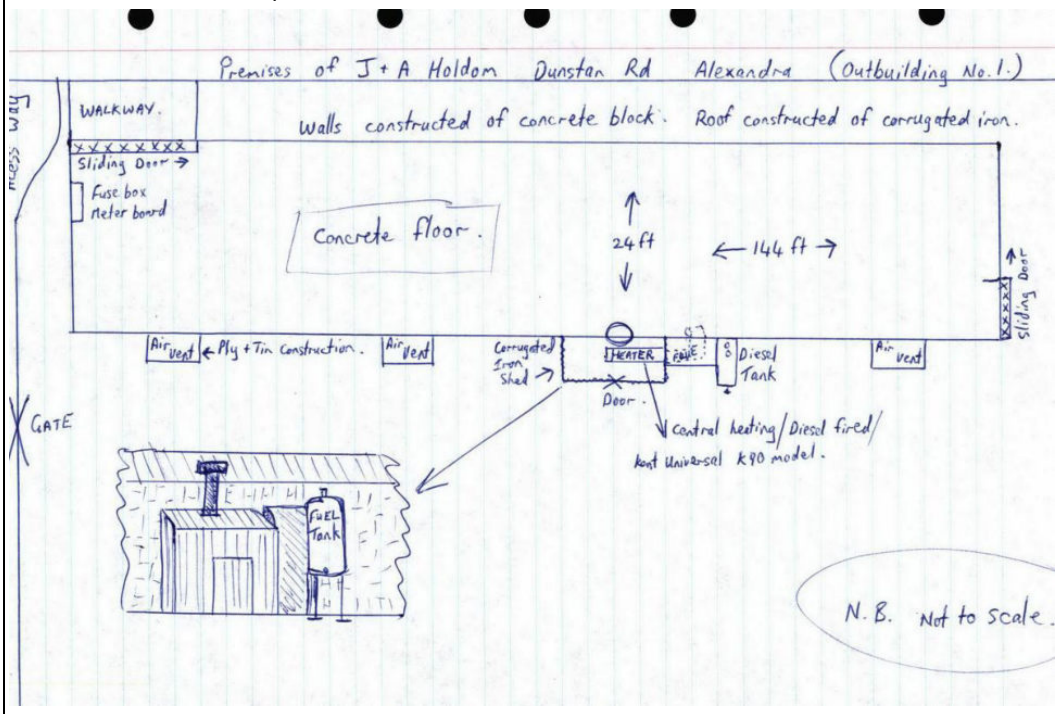


Figure One: Excerpt from building permit F92456 showing location of diesel tank.

15/03/1974 BP F15228: Erect car garage

No information in relation to HAIL activities could be found on this record.

16/03/1973 BP 848: Plumbing and Drainage

No information in relation to HAIL activities could be found on this record.

12/03/1973 BP E49392: Erect new dwelling

Information provided in support of this application indicates that the dwelling contains Polite as a building material in the soffits. Polite is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. Based on the building's footprint, this is believed to be the front house (Figure Two)



Figure Two: Front house built under building permit E49392

19/06/1972	BP E49274: Additions to mash shed
	No information in relation to HAIL activities could be found on this record.
27/01/1972	BP C048966: Erect hay barn
	No information in relation to HAIL activities could be found on this record.
19/10/1970	BP C025228: Erect store shed
	No information in relation to HAIL activities could be found on this record.
16/09/1970	BP C025217: Additions to brooder house
	No information in relation to HAIL activities could be found on this record.
24/02/1970	BP B063532: Erect new laying shed
	No information in relation to HAIL activities could be found on this record.
20/11/1969	BP B025000: Store shed
	No information in relation to HAIL activities could be found on this record
02/08/1963	BP A055170: Additions to hen house
	Information provided in support of this application indicates that the building contains Duroc as a building material in the walls. Duroc is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. No plan for which hen house this permit was for was available on this record.
30/11/1962	BP A011796: Erect egg room
	No information in relation to HAIL activities could be found on this record
22/08/1958	BP 921 Erect fowl house
	Information provided in support of this application indicates that the building contains Polite as a building material in the walls. Polite is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the

HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. No plan for which building this permit was for was available on this record.

Preliminary Site Investigations and Detailed Site Investigations

No information in relation to the above could be found on Council's records.

Aerial Photographs

Council's aerial photographs for the site date back to 2006. Information on this record shows an area of unknown fill near the western corner of the site (Figure Two). Landfill or waste disposal to land are Items G3 and G5 on the HAIL respectively and may trigger NES-CS requirements if undertaken on the site.



Figure Three: Area of unknown fill near the western corner of the property. Source: Aerial photographs dated 2023.

Aerial photographs also show an area that possibly includes storage of a number of unknown items which may be storage tanks or drums for fuel or chemicals (Figure Four). Storage tanks or drums for fuel, chemicals or liquid waste are Item A17 on the HAIL and may trigger NES-CS requirements.



Figure Four: Area of possible storage drums adjacent to the north-eastern most large shed.
Source: Aerial photographs dated 2023.

Other Land Features

No information in relation to the above could be found on Council's records.

Disclaimer: The Council does not hold records directly relating to activities on the Hazardous Activities and Industries List (HAIL). In the event some information is available it cannot be guaranteed as correct or complete and therefore may not satisfy your request. We therefore recommend you undertake further investigation to determine whether any HAIL activities exist on the site.

Prepared by

Adam Vincent
Planning Officer - Consents
Date: 7 March 2025

Detailed Environmental Site Investigation
231 Dunstan Road, Alexandra

APPENDIX 7

Laboratory Results Certificates and
Chain of Custody Documentation

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Certificate of Analysis

Client:	Insight Engineering	**Lab No:**	3801060 SPv1
Contact:	Claude Midgley	**Date Received:**	07-Mar-2025
	C/- Insight Engineering	**Date Reported:**	12-Mar-2025
	PO Box 456	**Quote No:**	100740
	Cromwell 9384	**Order No:**	
		Client Reference:	
		Submitted By:	Claude Midgley

Sample Type: Soil

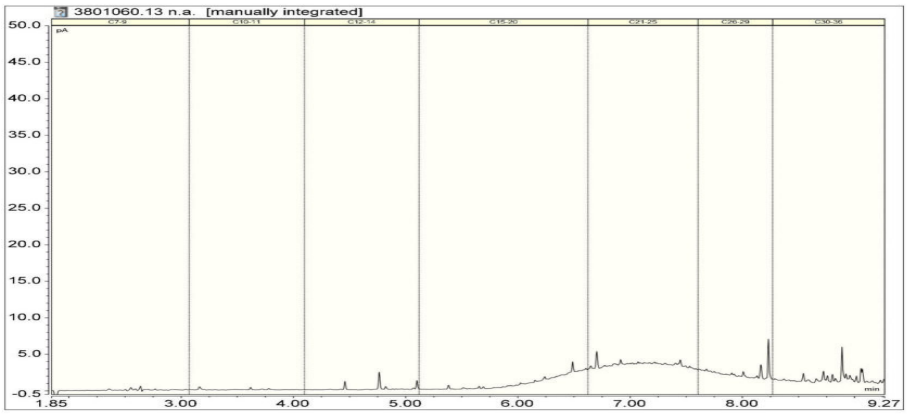
Sample Name:		DR1	DR2	DR3	DR4	DR5
Lab Number:		3801060.1	3801060.2	3801060.3	3801060.4	3801060.5
Individual Tests						
Dry Matter	g/100g as rcvd	-	-	97	-	-
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn						
Total Recoverable Arsenic	mg/kg dry wt	38	4	5	4	7
Total Recoverable Cadmium	mg/kg dry wt	0.79	0.14	0.34	0.16	0.11
Total Recoverable Chromium	mg/kg dry wt	20	4	6	3	8
Total Recoverable Copper	mg/kg dry wt	53	19	28	10	15
Total Recoverable Lead	mg/kg dry wt	24	9.8	14.6	7.0	9.8
Total Recoverable Nickel	mg/kg dry wt	7	4	5	4	6
Total Recoverable Zinc	mg/kg dry wt	78	72	154	54	68
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	-	< 0.011	-	-
alpha-BHC	mg/kg dry wt	-	-	< 0.011	-	-
beta-BHC	mg/kg dry wt	-	-	< 0.011	-	-
delta-BHC	mg/kg dry wt	-	-	< 0.011	-	-
gamma-BHC (Lindane)	mg/kg dry wt	-	-	< 0.011	-	-
cis-Chlordane	mg/kg dry wt	-	-	< 0.011	-	-
trans-Chlordane	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDD	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDD	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDE	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDE	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDT	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDT	mg/kg dry wt	-	-	< 0.011	-	-
Total DDT Isomers	mg/kg dry wt	-	-	< 0.07	-	-
Dieldrin	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan I	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan II	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan sulphate	mg/kg dry wt	-	-	< 0.011	-	-
Endrin	mg/kg dry wt	-	-	< 0.011	-	-
Endrin aldehyde	mg/kg dry wt	-	-	< 0.011	-	-
Endrin ketone	mg/kg dry wt	-	-	< 0.011	-	-
Heptachlor	mg/kg dry wt	-	-	< 0.011	-	-
Heptachlor epoxide	mg/kg dry wt	-	-	< 0.011	-	-
Hexachlorobenzene	mg/kg dry wt	-	-	< 0.011	-	-
Methoxychlor	mg/kg dry wt	-	-	< 0.011	-	-

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Sample Type: Soil						
Sample Name:		DR7	DR8	DR9	DR10	DR11
Lab Number:		3801060.6	3801060.7	3801060.8	3801060.9	3801060.10
Individual Tests						
Dry Matter	g/100g as rcvd	-	97	97	86	96
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn						
Total Recoverable Arsenic	mg/kg dry wt	4	5	6	250	7
Total Recoverable Cadmium	mg/kg dry wt	0.25	0.25	0.25	0.61	< 0.10
Total Recoverable Chromium	mg/kg dry wt	3	4	5	103	6
Total Recoverable Copper	mg/kg dry wt	6	7	12	380	13
Total Recoverable Lead	mg/kg dry wt	7.9	9.1	10.5	134	12.3
Total Recoverable Nickel	mg/kg dry wt	4	5	7	11	7
Total Recoverable Zinc	mg/kg dry wt	750	39	62	630	43
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
alpha-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
beta-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
delta-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
gamma-BHC (Lindane)	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
cis-Chlordane	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
trans-Chlordane	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
2,4'-DDD	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDD	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
2,4'-DDE	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDE	mg/kg dry wt	-	< 0.010	< 0.011	0.016	< 0.011
2,4'-DDT	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDT	mg/kg dry wt	-	< 0.010	< 0.011	0.014	< 0.011
Total DDT Isomers	mg/kg dry wt	-	< 0.06	< 0.07	< 0.07	< 0.07
Dieldrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan I	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan II	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan sulphate	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin aldehyde	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin ketone	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Heptachlor	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Heptachlor epoxide	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Hexachlorobenzene	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Methoxychlor	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011

Sample Name:		DR12	DR13	DR14
Lab Number:		3801060.11	3801060.12	3801060.13
Individual Tests				
Dry Matter	g/100g as rcvd	-	-	99
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn				
Total Recoverable Arsenic	mg/kg dry wt	4	4	5
Total Recoverable Cadmium	mg/kg dry wt	0.14	< 0.10	< 0.10
Total Recoverable Chromium	mg/kg dry wt	3	3	4
Total Recoverable Copper	mg/kg dry wt	7	7	10
Total Recoverable Lead	mg/kg dry wt	5.2	6.2	72
Total Recoverable Nickel	mg/kg dry wt	4	4	5
Total Recoverable Zinc	mg/kg dry wt	37	40	220
Total Petroleum Hydrocarbons in Soil				
C7 - C9	mg/kg dry wt	-	-	< 20
C10 - C14	mg/kg dry wt	-	-	< 20
C15 - C36	mg/kg dry wt	-	-	390
Total hydrocarbons (C7 - C36)	mg/kg dry wt	-	-	400

3801060.13
DR14
Client Chromatogram for TPH by FID



Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request.
Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Individual Tests			
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1-13
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1-13
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	3, 7-10, 13
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-13
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn	Dried sample, <2mm fraction. Nitric/Hydrochloric acid digestion, ICP-MS, screen level.	0.10 - 4 mg/kg dry wt	1-13
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	3, 7-10
Total Petroleum Hydrocarbons in Soil			
Client Chromatogram for TPH by FID	Small peaks associated with QC compounds may be visible in chromatograms with low TPH concentrations. QC peaks are as follows: one peak in the C12 - 14 band, the C21 - 25 band and the C30 - 36 band. All QC peaks are corrected for in the reported TPH concentrations.	-	13
C7 - C9	Solvent extraction, GC-FID analysis. In-house based on US EPA 8015.	20 mg/kg dry wt	13
C10 - C14	Solvent extraction, GC-FID analysis. Tested on as received sample. In-house based on US EPA 8015.	20 mg/kg dry wt	13
C15 - C36	Solvent extraction, GC-FID analysis. Tested on as received sample. In-house based on US EPA 8015.	40 mg/kg dry wt	13
Total hydrocarbons (C7 - C36)	Calculation: Sum of carbon bands from C7 to C36. In-house based on US EPA 8015.	70 mg/kg dry wt	13

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 07-Mar-2025 and 12-Mar-2025. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.



Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental

R J Hill Laboratories Limited
1/17 Print Place
Middleton
Christchurch 8024 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Certificate of Analysis

Client:	Insight Engineering	**Lab No:**	3801528	A2Pv1
Contact:	Claude Midgley	**Date Received:**	07-Mar-2025	
	C/- Insight Engineering	**Date Reported:**	12-Mar-2025	
	PO Box 456	**Quote No:**	100740	
	Cromwell 9384	**Order No:**		
		Client Reference:		
		Submitted By:	Claude Midgley	

Sample Type: Building Material

Sample Name	Lab Number	Sample Category	Sample Weight on receipt (g)	Asbestos Presence / Absence	Description of Asbestos in Non Homogeneous Samples
DR6	3801528.1	Plaster	4.71	Asbestos NOT detected. Organic fibres detected.	N/A

Glossary of Terms

• Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
• Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
• ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
• ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
• Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
• Trace - Trace levels of asbestos, as defined by AS4964-2004.
For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request.
Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Building Material

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Material			
Sample Category	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch.	-	1
Sample Weight on receipt	Sample weight (approximate). Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch.	0.01 g	1
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1
Description of Asbestos in Non Homogeneous Samples	Form, dimensions and/or weight of asbestos fibres present. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	-	1

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed on 12-Mar-2025. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Dexter Paguirigan Dip Chem Engineering Tech
Laboratory Technician - Asbestos

Job No: 380 1060 Date Recv: 07-Mar-25 06:58

ENVIRONMENTAL Analysis Request Form

Hill Laborato

R J Hill Laboratories Limited — accredite Accreditation NZ

Received by: Nathaniel Sue

CLIENT

Name: Insight Engineering [229068]
PO Box 456
Cromwell 9342

Phone: 021 556 549 Fax:

Client Reference: (Project Code)

Quote Number: 100740 Order No: (Cost Centre)

1 Clyde Street, Telephone:
Private Bag 3205, Facsimile:

Hill Laboratories office use only:
Date In Job # No. of Samples

Submitted By: Claude Midgley [228982]

Charge To: Insight Engineering [229068]

RESULTS TO

☐ Mail Client ☐ Mail Submitter
☐ Fax Results
X Email Results: claude@insighteng.co.nz

✓ C.O.C & coversheet to be scanned and emailed back

Additional Information

Chain of Custody Record

Delivered to Hill Laboratories (Depatched by)	Date & Time: 6/3/2025 12:00 Name: Claude Midgley Signature:
Received at Hill Laboratories	Date & Time: Name: Signature:
Condition ☐	Ambient Temp ☐ Chilled 12.8 °C

PRIORITY ☐ Normal (up to 10 days) ✠ High (approx 5 days) ☐ Urgent (MUST be pre-arranged)
Results required by:

Sample types

GW	Bore/well	TW	Trade waste	S	Saline water	ES	Soil/Solid	PI	Plant
SW	Surface water	E	Effluent	O	Oil	Sed	Sediment	BM	Fish/shellfish/Biota
P	Potable/DI	L	Leachate	SI	Sludge	BS	Biosolid	M	Misc (Specify)

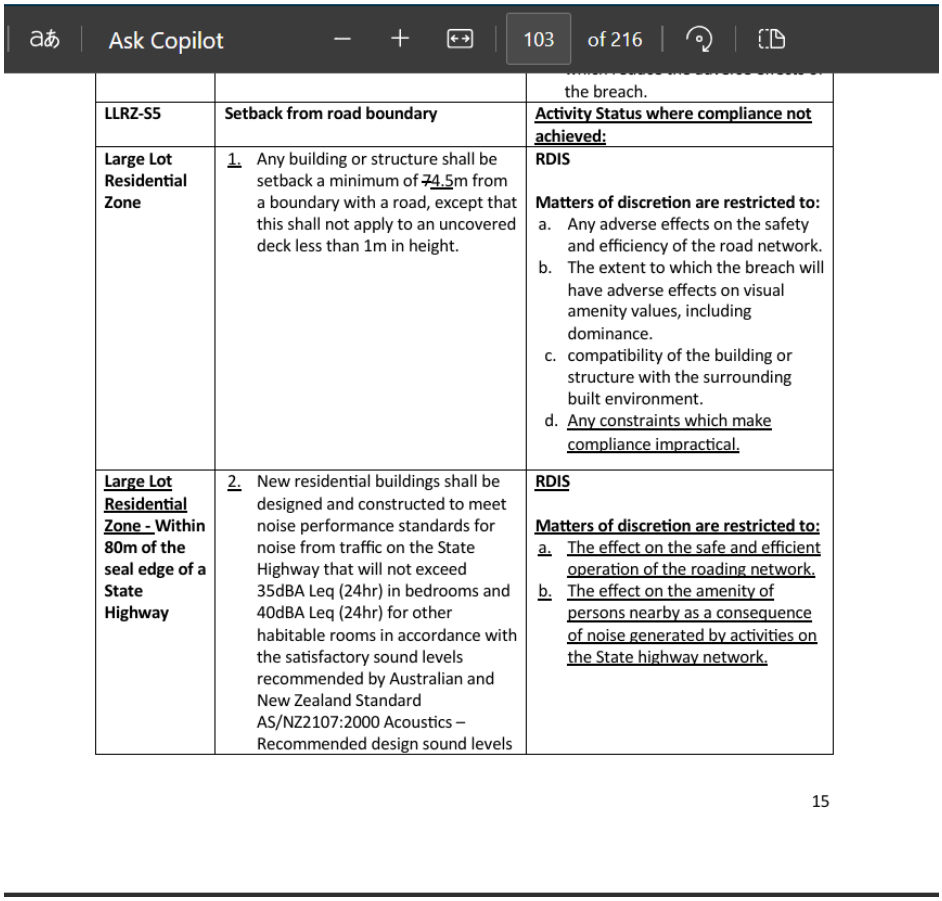
Site ID	Sample type	Tests required	Comments
DR1	ES	MSHMS	
DR2	ES	MSHMS	
DR3	ES	MSHMS ; OCPSC	
DR4	ES	MSHMS	
DR5	ES	MSHMS	
DR6	ES	Asbestos presence/absence	
DR7	ES	MSHMS	
DR8	ES	MSHMS ; OCPSC	
DR9	ES	MSHMS ; OCPSC	
DR10	ES	MSHMS ; OCPSC	
DR11	ES	MSHMS ; OCPSC	
DR12	ES	MSHMS	
DR13	ES	MSHMS	
DR14	ES	MSHMS ; TPH CI	

KB Item: Version: 1

Central Otago District Plan. Large Lot Residential Zone downloaded 17 April 2025.

LLRZ-S5	Setback from Road Boundary	Activity Status where compliance not achieved:
Large Lot Residential Zone	1. Any building or structure shall be setback a minimum of 7m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	**RDIS** **Matters of discretion are restricted to:** a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. Compatibility of the building or structure with the surrounding built environment.
Large Lot Residential Zone - Within 80m of the seal edge of a State Highway	2. New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics — Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	**RDIS** **Matters of discretion are restricted to:** a. The effect on the safe and efficient operation of the roading network. b. The effect on the amenity of persons nearby as a consequence of noise generated by activities on the State highway network.

Excerpt from Plan Change 19 – Decision of the Central Otago District Council Hearings Panel. Page Dated 27 June 2024. Appendix One – PC 19 Provisions as Amended by Decisions (Page 15) Downloaded 17 April 2025.



		the breach.
LLRZ-S5	**Setback from road boundary**	**Activity Status where compliance not achieved:**
Large Lot Residential Zone	1. Any building or structure shall be setback a minimum of ~~7~~4.5m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	**RDIS** **Matters of discretion are restricted to:** a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. compatibility of the building or structure with the surrounding built environment. d. Any constraints which make compliance impractical.
Large Lot Residential Zone - Within 80m of the seal edge of a State Highway	2. New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels	**RDIS** **Matters of discretion are restricted to:** a. The effect on the safe and efficient operation of the roading network. b. The effect on the amenity of persons nearby as a consequence of noise generated by activities on the State highway network.

15

09 June 2025

To the Planning Manager, CODC

Re: Support to subdivision consent application at 231 Dunstan Road

We, the undersigned, own 231 Dunstan Road as trustees of the JW & AE Holdom Family Trust.

We have entered into a conditional contract for sale of this property to Glen Oír LP.

We understand that the Glen Oír is preparing and intends to lodge a subdivision consent application for the property, pursuant to the new Plan Change 19 Large Lot Residential Zoning.

Glenoir LP have requested that we provide an acknowledgement of this, in support of their consent application.

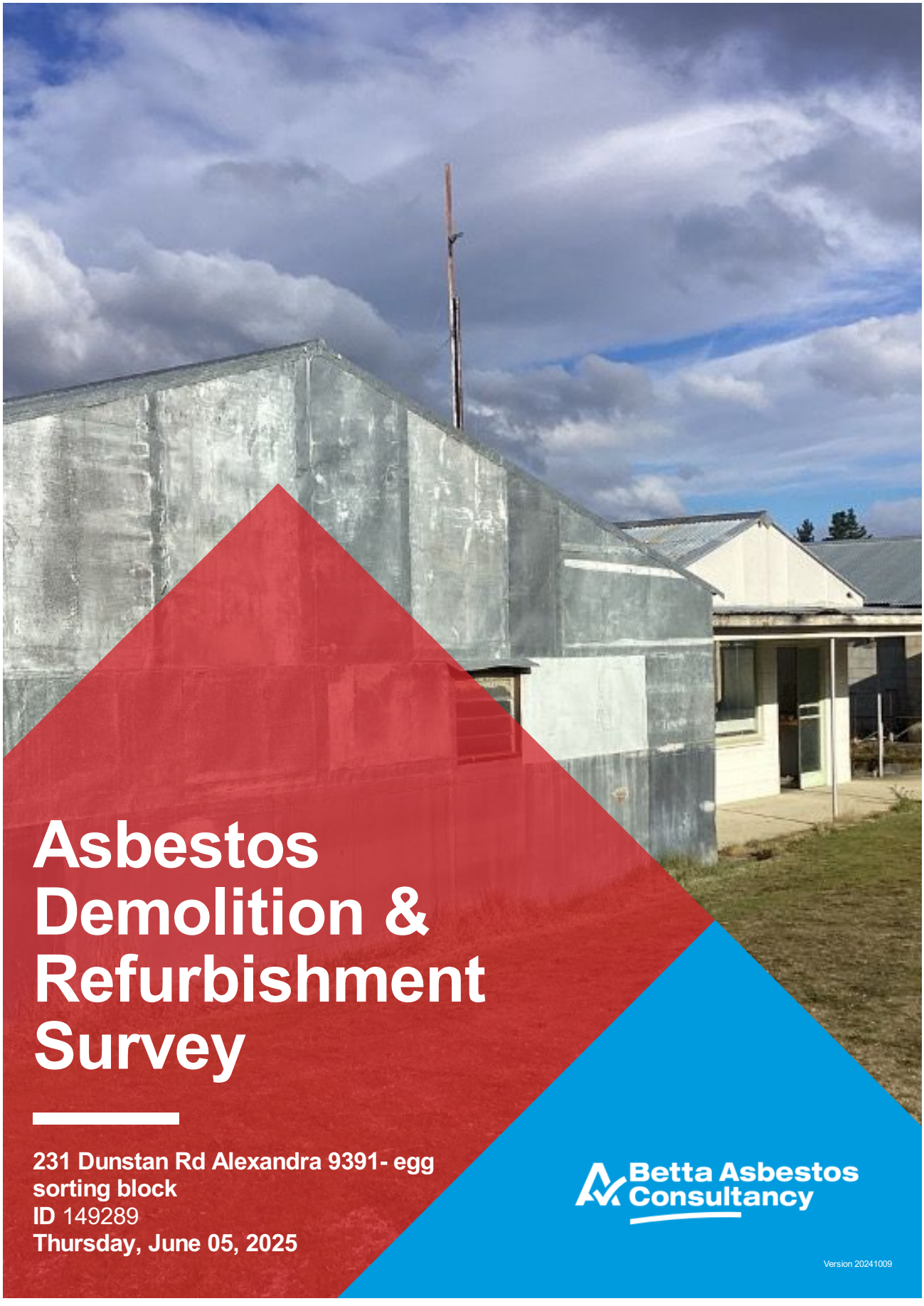
At this time, the Glen Oír has not shared with us their subdivision proposal. Accordingly, this letter does not constitute an affected party approval. Should Council determine that Glenoir's application be notified, as vendor, acting in support of the sale of our block, and upon reviewing the purchaser's application, we may then provide such an approval.

We hereby acknowledge the above.

Yours faithfully

Director

Fay Holdom, Alison O'Neill and Checketts McKay Trustees Ltd.



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391- egg sorting block
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy



Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391- egg sorting block
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	☼
BUILDING TYPE	Egg sorting block
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Power off. Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391- egg sorting block. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391- egg sorting block.


Your
Asbestos
Report
11

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Egg sorting block	Exterior Soffits and gable	Fibre Cement	30 sqm	Click HERE
Egg sorting block	Interior	Electrical meter backing board	1 sqm	Click HERE

EXTERIOR GABLE AND SOFFIT

Building	Egg sorting block
Location	Exterior Soffits and gable
Product Type	Fibre Cement
Extent	30 sqm
Accessibility	Low accessibility
Surface	Unsealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	6
Recommendation	No attention required, allow to label and manage the ACM.
Comments	Poses no risk undisturbed
Asbestos Present	Yes
Asbestos Type	Chrysotile (white) Asbestos
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)





13

EXTERNAL WALL CLADDING

Building	Egg sorting block
Location	Exterior Cladding
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Exterior envelope








ELECTRICAL SYSTEM

Building	Egg sorting block
Location	Interior
Product Type	Electrical meter backing board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)





15

INTERIOR

Building	Egg sorting block reception
Location	Reception
Product Type	Vinyl
Extent	15 sqm
Recommendation	No further action required.
Asbestos Present	No
Asbestos Type	No Asbestos detected









16

Asbestos Register

Building	Egg sorting block
Location/Room	Exterior Soffits and gable
Product Type	Fibre Cement
Extent	30 sqm
Accessibility	Low accessibility
Surface Treatment	Unsealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	6
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.
Comment	Poses no risk undisturbed

Building	Egg sorting block
Location/Room	Interior
Product Type	Electrical meter backing board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Underground cement based pipes should be tested if discovered during excavation.

18



Your Demolition Refurbishment Plan

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391- egg sorting block. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391- egg sorting block including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391- egg sorting block at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391- egg sorting block
Age	
Approximate Size	>500sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391- egg sorting block are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable**. ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.

6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.

6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391- egg sorting block** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	



Terms & Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391- egg sorting block (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building') are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (the Act). To the extent that these terms and conditions apply to a 'Consumer' as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

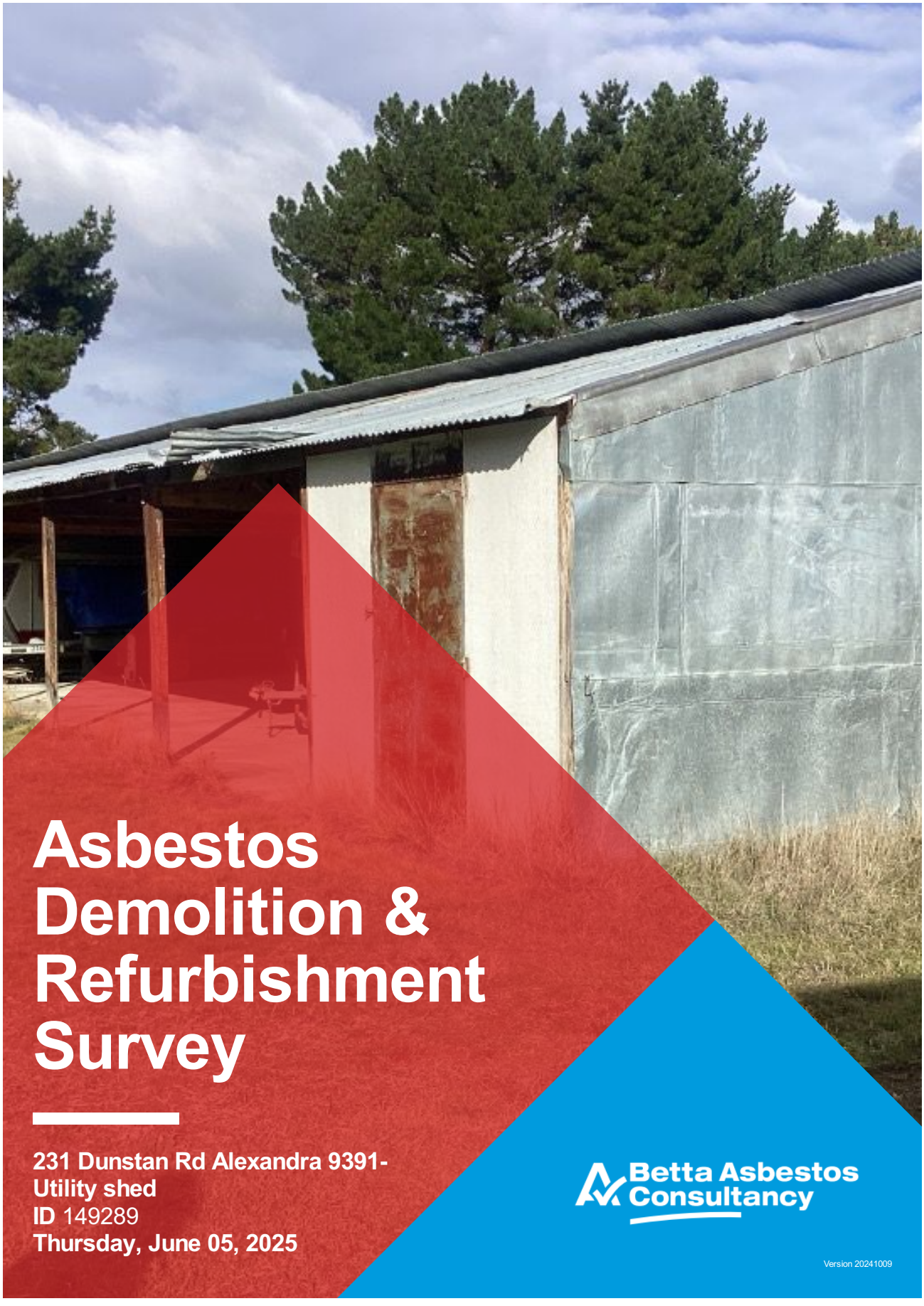
12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391-
Utility shed
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy



Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391- Utility shed
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	☼
BUILDING TYPE	Utility Shed
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Power off. Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391- Utility shed. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391- Utility shed.


Your
Asbestos
Report
11

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Utility shed	Exterior Cladding	Fibre cement board	100 sqm	Click HERE
Utility shed	Interior	Meter board	1 sqm	Click HERE

EXTERIOR ROOF

Building	Utility shed
Location	Exterior Roof
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Flashings, Metal Guttering, Roof Cladding





Further investigation required to interior of structure when access available

EXTERIOR WALL CLADDING

Building	Utility shed
Location	Exterior Cladding
Product Type	Fibre cement board
Extent	100 sqm
Accessibility	High accessibility
Surface	Unsealed
Condition	Poor Condition (high damage)
Material Risk Score	5
Priority Risk Score	7
Recommendation	Allow to immediately encapsulate the ACM, if not removing.
Asbestos Present	Yes
Asbestos Type	Chrysotile (white) Asbestos Amosite (brown) Asbestos
Friability	Non-Friable





ELECTRICAL SYSTEM

Building	Utility shed
Location	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	4
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)



15

INTERIOR

Building	Utility shed
Location	Interior
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Timber framed traditional structure





ROOF SPACE

Building	Utility shed
Location	Roof
Product Type	Roof underlay
Recommendation	No further action required.
Asbestos Present	No
Asbestos Type	No Asbestos detected
Non ACM Product Types	Building Paper, Roof framing

Asbestos Register

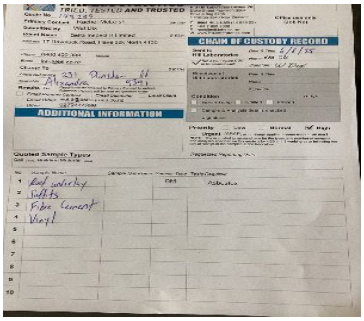
Building	Utility shed
Location/Room	Exterior Cladding
Product Type	Fibre cement board
Extent	100 sqm
Accessibility	High accessibility
Surface Treatment	Unsealed
Condition	Poor Condition (high damage)
Material Risk Score	5
Priority Risk Score	7
Friability	Non-Friable
Recommendation	Allow to immediately encapsulate the ACM, if not removing.

Building	Utility shed
Location/Room	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	4
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Packaged and sealed samples,Chain of custody







Your Demolition Refurbishment Plan

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391- Utility shed. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391- Utility shed including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391- Utility shed at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391- Utility shed
Age	
Approximate Size	500sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391- Utility shed are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable**. ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.

6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.

6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391- Utility shed** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	



Terms & Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391- Utility shed (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building‖) are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (**the Act‖**). To the extent that these terms and conditions apply to a ‖Consumer‖ as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

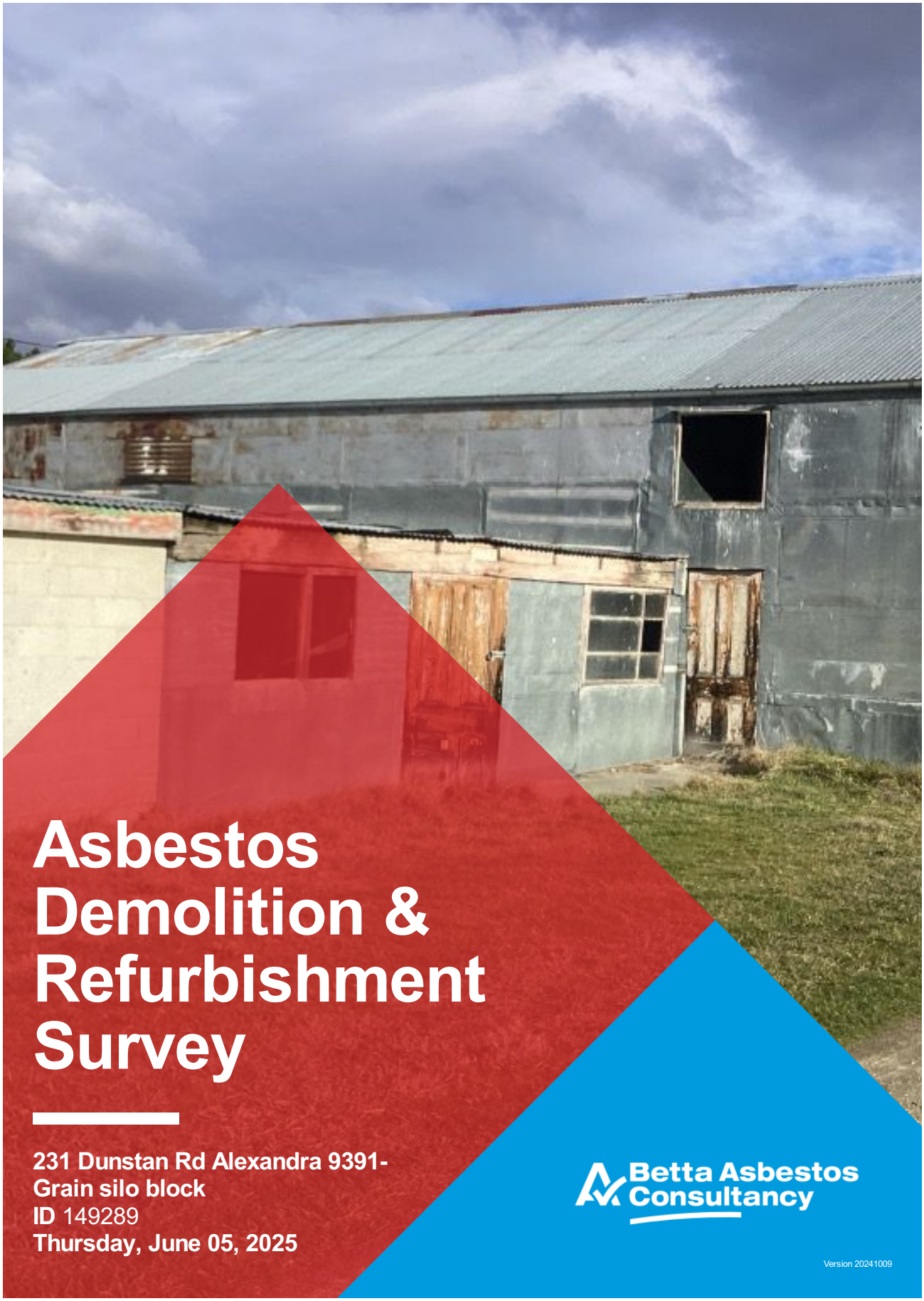
13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.

33



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391-
Grain silo block
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy



Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391-Grain silo block
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	☼
BUILDING TYPE	
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391-Grain silo block. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391-Grain silo block.


Your
Asbestos
Report
11

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Grain silo block	Interior	Meter board	1 sqm	Click HERE

EXTERIOR ROOF

Building	Grain silo block
Location	Exterior Roof
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Flashings, Flashings Metal, Guttering, Roof Cladding





EXTERNAL WALL CLADDING

Building	Grain silo block
Location	Exterior Cladding
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Exterior envelope





ELECTRICAL SYSTEM

Building	Grain silo block
Location	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)





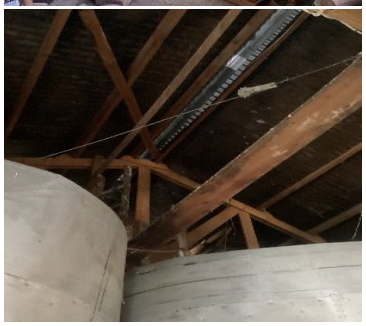
15

INTERIOR

Building	Grain silo block
Location	Interior
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	All interior elements








Asbestos Register

Building	Grain silo block
Location/Room	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Cement based pipes discovered during excavation should be tested

18



Your Demolition Refurbishment Plan

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391-Grain silo block. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391-Grain silo block including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391-Grain silo block at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391-Grain silo block
Age	
Approximate Size	400sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391-Grain silo block are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable**. ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.

6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.

6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391-Grain silo block** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	



Terms & Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391-Grain silo block (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building') are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (the Act). To the extent that these terms and conditions apply to a 'Consumer' as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.

COUNTERPART

Otago Regional Council

Our Reference A104904 Consent No: 2005.238.V1

WATER PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: [~~John Walter Holdom and Anne Eleanor Holdom~~] Transmission 10 May 2013

Address: [~~Rapid 231, RD 1, Dunstan Road, Alexandra~~]

Name: [~~John Walter Holdom and Gary Edward Parks~~] *Transferred 16 June 2013*

Address: [~~231 Dunstan Road, RD 1, Alexandra~~]

Name: *John Walter Holdom and Checketts McKay Trustees Limited being Trustees of the J W and A E Holdom Family Trust*

Address: *231 Dunstan Road, RD 1, Alexandra*

To take and use groundwater

for the purpose of pasture irrigation

for a term to expire on 1 November 2025

Location: Alexandra, approximately 380 metres north of the intersection of Dunstan Road and Hillview Road

Legal description of consent location: Lot 11 DP 3194

Approximate map reference: NZMS 260 G42:258-469

Conditions:

1. This permit shall not commence until Water Permit 95701 has been surrendered or expired.

2. This permit shall only be exercised for irrigation during the period of 15 October to 15 April (inclusive.)
   (a) *5.69* litres per second;
   (b) *328* cubic metres per day;
   (c) *2,300* cubic metres per week;
   (d) *10,000* cubic metres per month;
   (e) *57,350* cubic metres per year.

   Note: water may be taken at any time for reasonable domestic or stock water purposes.

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Otago Regional Council

3. The consent holder shall take all practicable steps to ensure that:
   (a) the volume of water used for irrigation does not exceed soil field capacity of the irrigated areas;
   (b) the irrigation does not cause surface runoff that would make its way into natural waterbodies;
   (c) there is no leakage from pipes and structures;
   (d) the use of water is confined to targeted areas;
   (e) irrigation induced soil erosion and soil pugging does not occur;
   (f) soil quality is not degraded as a consequence of irrigation; and
   (g) loss of water, nutrients, and agrichemicals by percolation to groundwater is minimised.

4. (a) The consent holder shall install a water meter to record the water take, within an error accuracy range of +/- 2% over the meter's nominal flow range. (All practicable steps shall be taken to ensure that the meter's nominal flow range coincides with required pumping rate(s). An error accuracy of +/- 5% shall apply to meters when pumping rates are below the nominal flow range.)

   (b) The consent holder shall keep a record of the extent to which this consent is exercised by recording the weekly volume of water (cubic metres). A copy of that record shall be forwarded to the Consent Authority on or before 31 July each year and upon request.

   (c) The installation and maintenance of the water meter shall be performed in accordance with manufacturer's specifications and to New Zealand Quality Standard ISO 4064.

   (d) The water meter shall be attached on the pump outlet pipe before any diversion of water occurs.

   (e) The consent holder shall ensure the full operation of the water meter at all times during the exercise of this consent. All malfunctions of the water meter during the exercise of this consent shall be reported to the Consent Authority within 6 hours of observation and appropriate repairs shall be performed within 48 hours or otherwise as soon as is practicable following the observation of malfunction.

   (f) The installation of the water meter shall be completed to full and accurate operation ***within 1 month of the exercise of the consent.*** The consent holder shall forward a copy of the installation certificate to the Consent Authority within one month of installing the water meter.

   (g) The water meter must be serviced by a suitably qualified operator annually. Receipts of service shall be made available to the Consent Authority on request.

Note: the water meter should be safely accessible by the Consent Authority and its contractors at all times.

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5. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent for the purpose of imposing aquifer restriction levels, if and when an operative regional plan sets aquifer restriction levels.

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6. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
   (a) adjusting the consented rate or volume of water under condition 2, should monitoring under condition 4 or future changes in water use indicate that the consented rate or volume is not able to be fully utilised; or
   (b) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
   (c) ensuring the conditions of this consent are consistent with any National Environmental Standards; or
   (d) adjusting or altering the method of water take data recording and transmission; or
   (e) ensuring the water meter installed and operated under condition 4 is consistent with any "Code of Practice" for Water Metering developed by the Consent Authority.

Issued at Dunedin this 26th day of May 2005
Reissued at Dunedin this 17th day of June 2013 to reflect the transmission from Anne Eleanor Holdom to John Walter Holdom and change to the reporting date for condition 4(b)
Reissued at Dunedin this 17th day of July 2013 to correct current holder and to reflect a transfer of holder from John Walter Holdom and Gary Edward Parks to John Walter Holdom and Checketts McKay Trustees Limited as Trustees of the J W and A E Holdom Family Trust, to update the location and legal description of consent location.

Christopher P Shaw
Manager Consents

ISO9001 Certified

Schedule Four RMA Matters

2	Information required in all applications		Document
2(1)	**An application for a resource consent for an activity (the activity) must include the following:**		
2(1)(a)	a description of the activity:	Set out in AEE and summarised in other reports	AEE and CODC Form/Online form
2(1)(b)	a description of the site at which the activity is to occur:	Set out in AEE	
2(1)(c)	the full name and address of each owner or occupier of the site:	Set out in AEE Applicant in this case has contracted to acquire the property from the current registered owned. A letter is provided by the registered owned evidencing this arrangement and their support	Attachment 12
2(1)(d)	a description of any other activities that are part of the proposal to which the application relates:	Set out in AEE and summarised in other reports	AEE
2(1)(e)	a description of any other resource consents required for the proposal to which the application relates:	Set out in AEE	AEE
2(1)(f)	an assessment of the activity against the matters set out in Part 2:	Set out in AEE	AEE
2(1)(g)	an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).	Set out in AEE	AEE
2(2)	**The assessment under subclause (1)(g) must include an assessment of the activity against—**		
2(2)(a)	any relevant objectives, policies, or rules in a document; and	Set out in AEE	AEE
2(2)(b)	any relevant requirements, conditions, or permissions in any rules in a document; and	Set out in AEE	AEE
2(2)(c)	any other relevant requirements in a document (for example, in a national environmental standard or other regulations).	Set out in AEE	AEE
2(2A)	An assessment required by subclauses (1)(g) and (2) must not include an assessment of the activity against clause 1.3(5) or 2.1 of the NPSFM 2020 (which relates to the hierarchy of obligations in the NPSFM 2020).	Not applicable	N/A
2(2B)	Subclause (2A) applies despite subclauses (1)(g) and (2) and any other provision of this Act.	[TBD]	N/A
2(3)	**An application must also include an assessment of the activity's effects on the environment that—**		
2(3)(a)	includes the information required by clause 6; and	See below	

2(3)(b)	addresses the matters specified in clause 7; and	See below	
2(3)(c)	includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.	We consider that the application sufficiently describes the activities, their effects, and the controls proposed, noting the nature and scale of the proposal.	AEE and Attachments 1-14
3	**Additional information required in some applications**		
	An application must also include any of the following that apply:		
3(a)	if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Referenced in the AEE	AEE.
3(b)	if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	Not applicable	
3(b)	if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	Not applicable	
4	**Additional information required in application for subdivision consent**		
	An application for a subdivision consent must also include information that adequately defines the following:		
4(a)	the position of all new boundaries:	Done	Scheme Plan Master Plan Landscaping Plan Comprehensive Housing Plans Staging Plan Architectural Plans
4(b)	the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:	Done	
4(c)	the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:	Done	
4(d)	the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:	Done	
4(e)	the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:	Not applicable	

4(f)	the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):	Not applicable	
4(g)	the locations and areas of land to be set aside as new roads.	Done	
5	**Additional information required in application for reclamation**	Not applicable	
	An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:		
5(a)	the location of the area:		
5(b)	if practicable, the position of all new boundaries:		
5(c)	any part of the area to be set aside as an esplanade reserve or esplanade strip.		
6	**Information required in assessment of environmental effects**		
6(1)	**An assessment of the activity's effects on the environment must include the following information:**		
6(1)(a)	if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	No such significant adverse effects identified	
6(1)(b)	an assessment of the actual or potential effect on the environment of the activity:	Done in AEE and supporting documentation such as Traffic Assessment and Landscape Assessment	AEE Attachments 1-14
6(1)(c)	if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable	
6(1)(d)	if the activity includes the discharge of any contaminant, a description of—	Not applicable	
	(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and		
	(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:		
6(1)(e)	a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:		Refer AEE
6(1)(f)	identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	The residential activity proposed is consistent with the surrounding zone. Neighbours are not considered to be adversely affected. Consultation with neighbour has not been considered necessary or appropriate at this time.	

6(1)(g)	if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is anticipated beyond standard monitoring to achieve Section 224C. Refer to Attachment 5 – proposed conditions.	
6(1)(h)	if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No actual or potential impact on customary rights has been identified	
6(2)	A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.	AEE	AEE
6(3)	**To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—**		
6(3)(a)	oblige the applicant to consult any person; or	Acknowledged	
6(3)(a)	create any ground for expecting that the applicant will consult any person.	Acknowledged	
7	**Matters that must be addressed by assessment of environmental effects**		
7(1)	**An assessment of the activity's effects on the environment must address the following matters:**		
7(1)(a)	any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Yes, has been considered	AEE
7(1)(b)	any physical effect on the locality, including any landscape and visual effects:	Yes, has been considered	AEE and Attachments 1-14
7(1)(c)	any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	No such negative effects are identified	AEE and Attachments 1-14
7(1)(d)	any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	No such negative effects are identified	AEE and Attachments 1-14
7(1)(e)	any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:		AEE and Attachments 1-14
7(1)(f)	any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	Not applicable	

7(2)	The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.	The relevant Objectives and Policies are addressed in the AEE	AEE

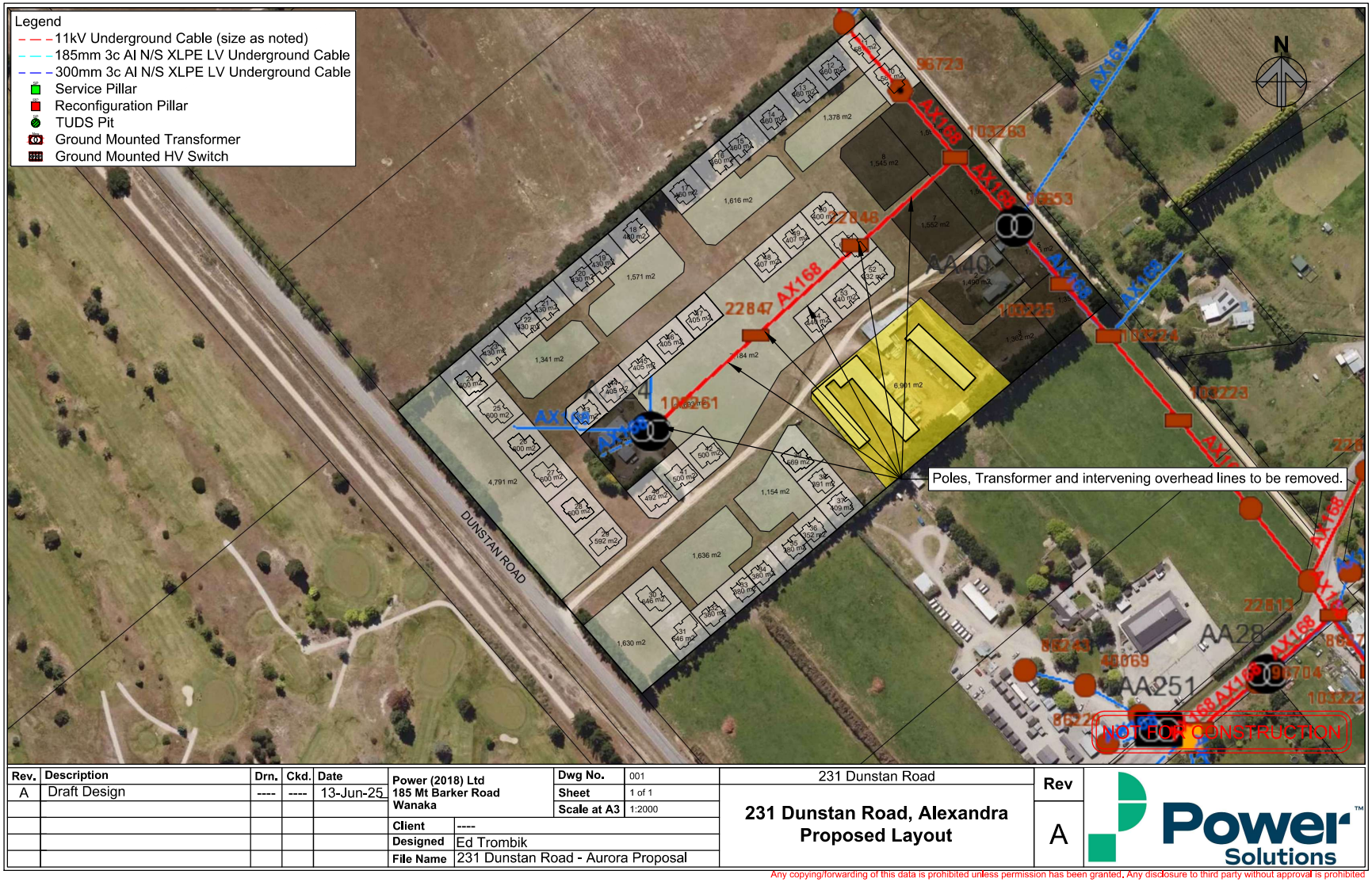
231 Dunstan Road, Alexandra

Subdivision

First Draft Design

Capital Funding Request Details	
Contractor	Power Solutions
Reason for Work	TBA
Capacity	TBA
Customer Name	TBA
Postal Address	TBA
Installation Address	TBA
Land Description	TBA
Source Zone Sub	TBA
Feeder No.	TBA

Drawing Index		
Drawing	Sheet Title	Revision
E - 001	Existing Layout	A
E - 002	Proposed Layout	A



Rev.	Description	Drn.	Ckd.	Date
A	Draft Design	----	----	13-Jun-25

Power (2018) Ltd
185 Mt Barker Road
Wanaka

Dwg No.	001
Sheet	1 of 1
Scale at A3	1:2000
Client	----
Designed	Ed Trombik
File Name	231 Dunstan Road - Aurora Proposal

231 Dunstan Road

231 Dunstan Road, Alexandra
Proposed Layout

Rev A

Power Solutions

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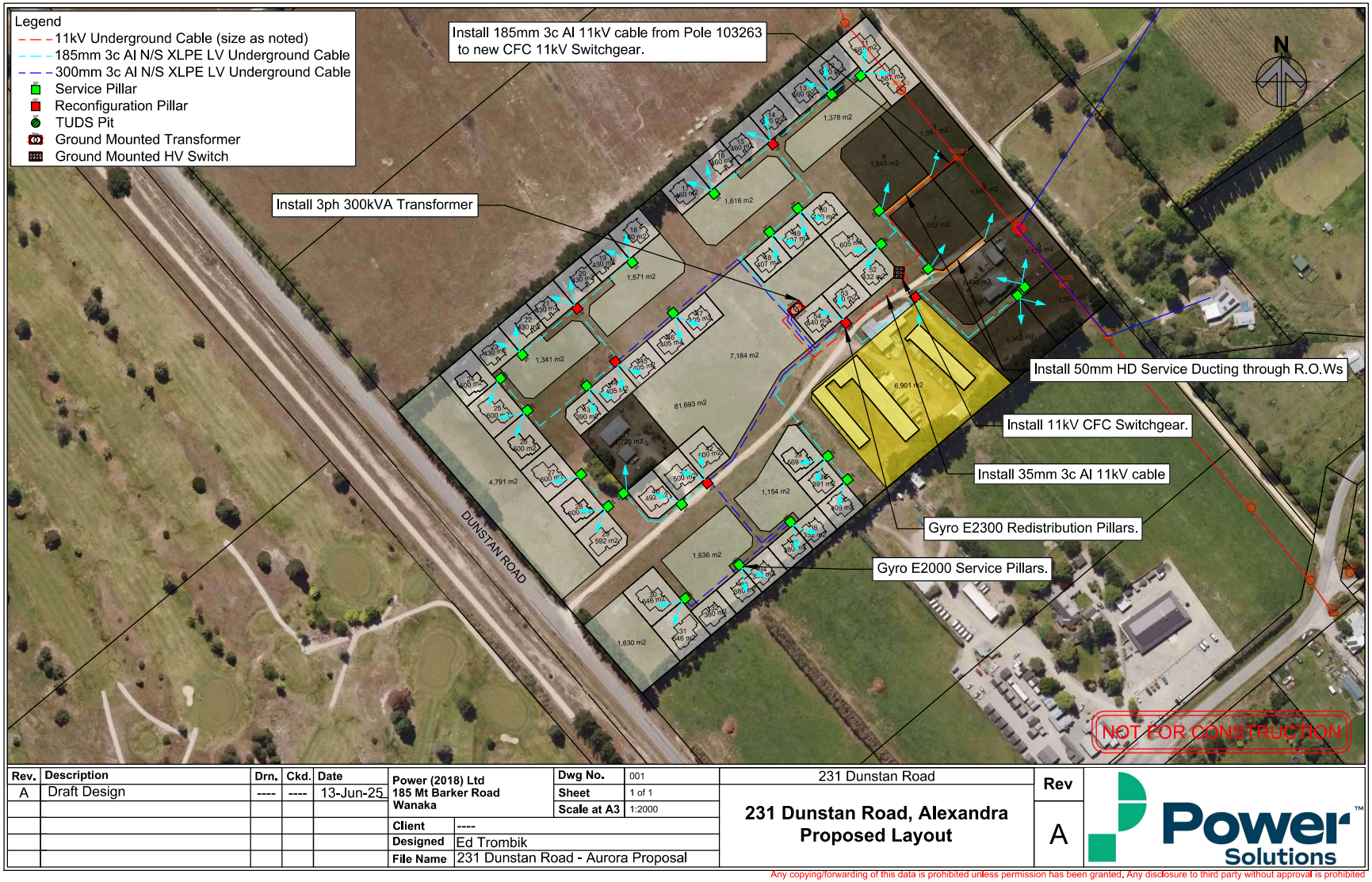

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT5C/60**
Land Registration District	**Otago**
Date Issued	28 August 1973

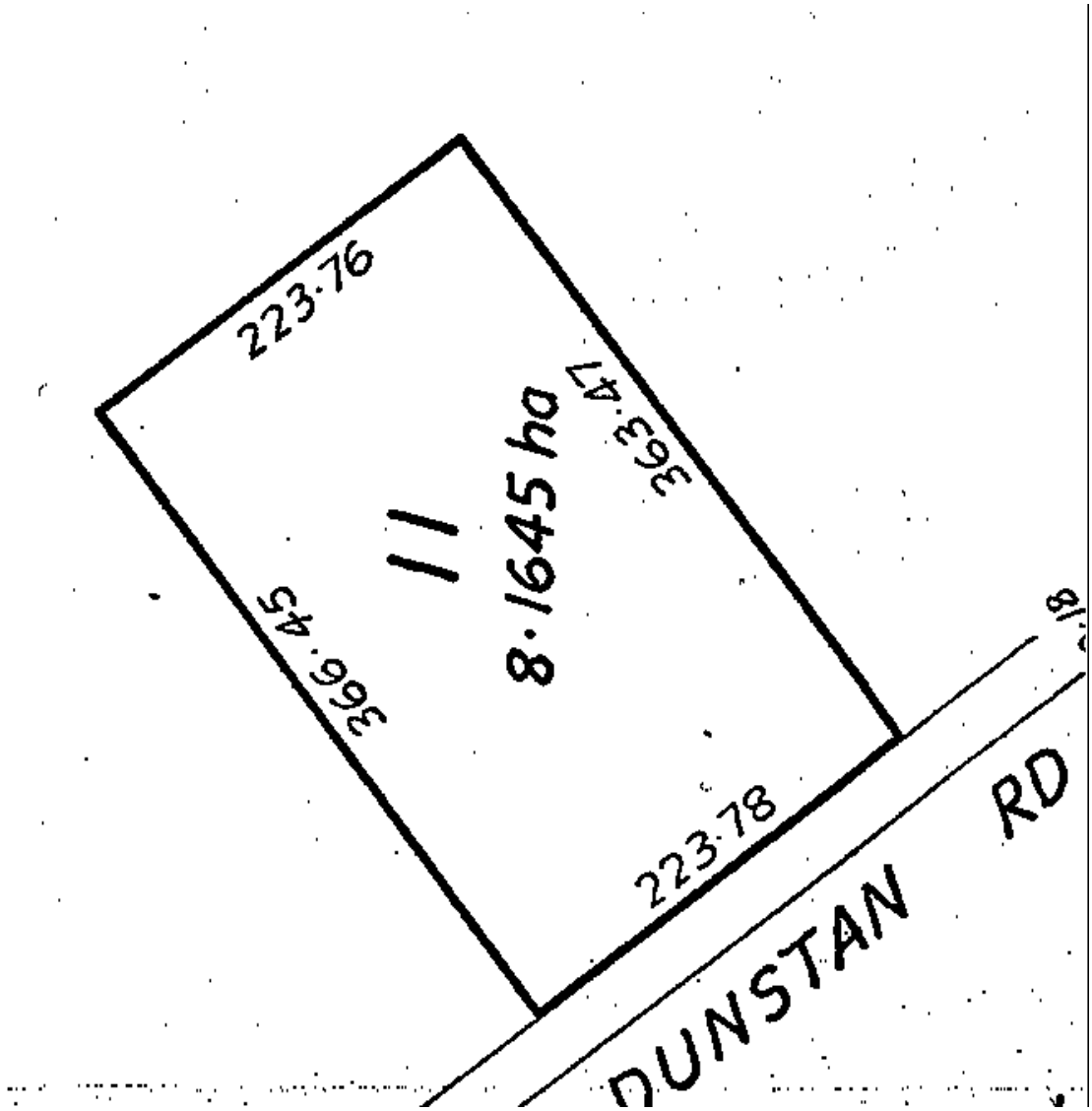
Prior References
OT1D/368

Estate	Fee Simple
Area	8.1645 hectares more or less
Legal Description	Lot 11 Deposited Plan 3194
Registered Owners	

Fay Eleanor Holdom, Alison Violet O'Neill and Checketts McKay Trustees Limited

Interests

Identifier **OT5C/60**



9 June 2025

Shanon Garden
Navigate Property Limited
PO Box 84
Cromwell 9342

Re. Detailed Environmental Site Investigation for proposed subdivision at 231 Dunstan Road, Alexandra

Our Reference: 25007

1 Introduction

Shanon Garden of Navigate Property Limited requested that JKCM Ltd, trading as Insight Engineering (IE), undertake a detailed environmental site investigation (DSI) of the property at 231 Dunstan Road, Alexandra (herein referred to as "the site").

We understand that the site is proposed to be subdivided into new lots for residential purposes, and this report will be provided to Central Otago District Council (CODC) as part of the subdivision consent application.

The purpose of this investigation was to assess the suitability of the site for subdivision and residential development, as required by the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations[1] (herein referred to as the NES). This investigation was undertaken in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand* [2].

Figure 1 (Appendix 1) indicates the location of the property. The proposed subdivision plan is provided in Appendix 2.

2 Objectives of the Investigation

The objectives of this report were to investigate the site history, in terms of potentially contaminating activities, and assess whether a risk to human health is likely to result from subdivision, development and residential use of the site.

2.1 Approach

IE completed the following scope of work to satisfy the investigation objectives:

2.1.1 Review of Site Information

Several sources were contacted for information relating to the sites past and present uses and to identify any other environmental issues which may be on record. This consisted of:

- Undertaking a site walkover to describe current site conditions and assess whether any visual or olfactory evidence of contamination is present at the site;
- Obtaining information relating to potentially contaminating activities that may have been undertaken at the site from the owners;
- Review of publicly available data describing the local geology and hydrogeology;
- Search the ORC HAIL Database to ascertain whether the site or nearby properties are recorded on the database;
- Reviewing the CODC NES Records Search statement to determine whether any records of contamination at the site are held in their database;
- Reviewing an existing Preliminary Environmental Site Investigation (PSI), prepared by WSP in 2023[3]; and
- Reviewing publicly available historical aerial photographs and maps of the site and surrounding area.

2.1.2 Intrusive Investigation

The following scope of work was undertaken upon completion of the review of site information:

- Collect 13 soil samples from 13 locations across the site where the potential for contamination impacts had been identified;
- Visual and olfactory inspection of soil samples in the field;
- Collect 1 sample of unidentified material from the inside of a chimney flue;
- Submit 13 soil samples and 1 bulk material sample to Hill Labs for analysis of various contaminants associated with each location (asbestos presence / absence, a suite of common heavy metals, organochlorine pesticides (OCPs) and / or petroleum hydrocarbons);
- Assess laboratory results for the soil samples against the adopted human health criteria for residential land use and land development / excavation activities / maintenance of underground services;
- Formulation of a conceptual site model (CSM); and
- Present a DSI report outlining our findings, the suitability of the site for residential subdivision, development and use.

3 Site Description

Site information is summarised in Table 1.

Table 1: Site Information

Location	231 Dunstan Road, Alexandra
Legal Description	Lot 11 DP 3194
Property Ownership	Navigate Property Limited
Current Site Use	Rural Residential / Lifestyle Block
Proposed Site Use	Residential
Site Area	Approximately 81,795 m² (8.1795 ha)
Territorial Authorities	Central Otago District Council Otago Regional Council
Zoning	New Residential Large Lot

The site setting is summarised in Table 2.

Table 2: Site Setting

Topography	The site is considered to be relatively flat, or very gently sloping with a minor gradient towards the south west.
Local Setting	The site is located on the northern outskirts of Alexandra. The surrounding areas consist generally of rural residential, horticultural / agricultural land and reserve / recreational areas.
Nearest Surface Water & Use	The Clutha River / Mata-Au, used as a source of potable water as well as for recreational and irrigation purposes, is located approximately 1.3 km west of the south western corner of the site. Surface water is also present in farm dams on properties towards the east, north and north east. The nearest of these is located approximately 440 m towards the east of the north eastern corner of the site.
Geology	The GNS New Zealand Geology Webmap[4] indicates that the site is within the "Late Pleistocene outwash deposits" geological unit described as '*Unweathered to slightly weathered, loose, sandy to silty, well rounded gravel usually on large outwash plains*.' The surface material observed during the sit visit is described as silty sand.
Hydrogeology	According to the ORC[5], the wells at the site (G42/0384, G42/0385 and G42/0386) were drilled to 27 m bgl. No depth to groundwater was provided for those wells. However, a bore record for a well (G42/0733) at a neighbouring property approximately 80 m north of the eastern corner of the site, confirms that groundwater was measured at approximately 19.07 below ground level at that location. Given that the well is located at an area with an elevation of 153.63 m above mean sea level (amsl), groundwater can be expected to be encountered at approximately 134.56 amsl.

Table 2 (cont.): Site Setting

Hydrogeology (cont.)	The ground elevations of the wells at the site range were recorded between 153.43 m amsl and 154.63 m amsl. Therefore, groundwater can be expected at depths between 18.87 m bgl and 19.07 m bgl. Predicted groundwater flow direction is based on an ORC[6] report and a diagram provided by ORC (Appendix 3). Based on this information, the site is located over the Dunstan Flats Aquifer and groundwater is considered likely to flow towards the south-south-west.
Groundwater Abstractions[5]	Several groundwater abstraction consents were issued for properties located at, or within 250 m of, the site: • Consent number 2005.238.V1 was issued in 2005 for John Walter Holdom and Checketts McKay Trustees Limited being Trustees of the J W and A E Holdom Family Trust to take and use groundwater for the purpose of pasture irrigation for a term to expire on 1 November 2025 at 231 Dunstan Road. The Permit specified that irrigation was only allowed between 15 October and 15 April (annually) and that the total volume per year must not exceed 57,350 cubic metres. • Consent number RM25.105.01 was issued in 2015 for Richard Peter Heyward and Catherine Mary Colhoun to construct up to two drill holes including no more than one production bore for the purpose of accessing ground water at Lot 1 DP 15442, Lot 2 DP 18651 and Lot 1 DP 12640 (66 Waldron Rd).
Discharge Consents[5]	IE searched the ORC consents database within 250 m of the site and found no current discharge consents that have the potential to have resulted in an impact at site.

3.1 Current Site Conditions

Claude Midgley of IE completed a site walkover inspection on 6 March 2025. Observations made at that time are summarised in Table 3 and photographs are presented in Appendix 4.

Table 3: Current Site Conditions

Visible signs of contamination	Several indicators of potential contamination were observed on site: • Evidence of known and unknown materials being burnt on the site surface was observed in three locations. • Two oil stains were observed on the ground between the poultry buildings. • Several lengths of chimney flue, including a grey material lining the inside of the flue, were observed adjacent to the property boundary in the area south of the poultry buildings. • An above-ground diesel storage tank was observed on the north western side of the northernmost poultry building. A hydrocarbon odour was noted in that area. • An area of bare ground was observed below a gutter outlet that extends from the easternmost poultry building.

Table 3 (cont.): Current Site Conditions

Surface water appearance	No surface water was present at the site during the walkover.
Current surrounding land use	Rural residential land is located towards the south east, east and north west. The land towards the west and south west is used for recreational purposes (golf club).
Local sensitive environments	No sensitive environments are located within 200 m of the site.
Visible signs of plant stress	Apart from the dry summer conditions, no visible signs of plant stress were noted.
Additional Observations	An above ground diesel storage tank was observed adjacent to the garage at the southern dwelling. The tank fed a heater located in a basement level of the dwelling. Miscellaneous objects, including a bicycle, drums and tyres, were stored on the ground in the area north east of the north eastern rectangular building.

3.2 Interview with Current Residents

Fay and Alison Holdom (*pers. comm.*) provided the following information:

- The Holdom's parents purchased the property in 1969 and ownership was transferred to the family trust in the 1990s. The Holdoms are not aware of who the former owners were, but confirmed that a poultry shed was present on the property when their parents purchased the land.
- Some sheep were kept on the property, but the Holdoms are not aware of how and where they were dipped.
- Rabbits were controlled by occasional shooting with a shotgun.
- The Holdoms do not know the types of chemicals that were used in the poultry buildings to control fungi, bacteria, insects and vertebrate pests.
- The Holdoms could not confirm the volume of diesel that could be held in the two above-ground tanks. However, they did confirm that the tanks had been in the same locations for approximately 30 to 50 years. It is assumed that the Holdoms are unaware that the tank associated with the poultry buildings had been moved from its original location adjacent to the south western side of the south western poultry building.
- The Holdoms confirmed that the diesel tank located near to the poultry buildings was not used frequently after approximately 2015. The fuel stored in that tank was used to refuel a tractor, which was used to undertake small tasks on the property. The total volume of fuel used to refuel the tractor and heat the dwelling in the south western portion of the site was less than 500 litres, annually.
- Other than the residential activities, sheep grazing and the poultry farm operation, the Holdoms confirmed that small-scale metalwork occurred infrequently, consisting of bending / folding metal and the occasional minor welding.
- The Holdoms could not think of any other activities that could have resulted in contamination impacts at the site.

Item 26.5.2 - Report author: Planning Support Officer
Page 755
Hearings Panel Meeting Agenda
12 May 2026

3.3 Existing Environmental Reports

A PSI was completed for the JW & AE Holdom Family Trust by WSP in March 2023. The report has been included as Appendix 5 for completeness.

In summary, the report contained the following relevant information:

- The site contains two dwellings.
- The site was predominantly used for sheep grazing , however a poultry farming operation was established at the site approximately 30 years prior to the date of the WSP report (1995).
- The following potentially contaminating activities were recorded in the report:
    - Potential (unconfirmed) fertilizer application across the site.
    - Storage of building materials, scrap metal and an "*overhead oil drum*", which is assumed to be the above-ground diesel storage tank, were noted during the site walkover.
    - Anecdotal evidence of potential landfilling associated with the poultry farm.
- WSP concluded that *"impacts are likely to be limited to shallow soils (the upper few meters)."*
- WSP also concluded that the NES does not apply, because "*HAIL activities are not considered to have been or be occurring on site and contamination migration pathways onto the site are highly unlikely*."
- Furthermore, WSP concluded "*Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assess* [sic] *as LOW.*" The context for this conclusion is based on the proposed two-Lot subdivision at the time the report was written.

The report contains little detail about some potentially contaminating activities at the site. Other potentially contaminating activities, such as the storage of fuel or the potential use of persistent pesticides, were ignored by WSP. IE considers the report to be incomplete due to the omission of the CODC NES Records Search. Furthermore, the report conclusions are considered to be inappropriate, even taking into account the context of the proposed two-Lot subdivision and rural residential use of the site at that time.

3.4 ORC Property Database

IE reviewed the ORC Hazardous Activities, Industries and Bore Search database[7] on 5 March 2025.

The search confirmed that the neighbouring property towards the south east is recorded on the database as site number HAIL.01192.01 and as "Peter Lyon Shearing" for the presence of one above ground and one below ground tank for the storage of fuel, chemicals or liquid waste (Category A17). The contamination status of the site is 'Not Investigated'.

Furthermore, the property located towards the north west (269 Dunstan Road) is recorded as site number HAIL.00323.02 for the use of persistent pesticides (Category A10) and the presence of a landfill (Category G3). The contamination status was recorded as 'Partially Investigated' and the Summary was recorded as 'Opus DSI received September 2017, farm landfill and CCA posts not assessed'.

No further information was available in the ORC database.

3.5 CODC NES Records Search

The NES Records Search (Appendix 6) completed by Adam Vincent, Planning Officer – Consents, on 7 March 2025 contains the following information:

- Twenty-five building permits / consents were issued between 1958 and 2022. The majority of those relate to development of structures associated with the poultry operation between 1958 and 1982. Other permits / consents relate to the construction of a dwelling (1973), garage (1974), glasshouse (1981), removal of a coal range and replacement with a new fire appliance (2000), relocation of a dwelling (2000), construction of a new garage (2003) and internal alterations to a dwelling (2022).
- Five of the building permit / consent records included information related to potential contamination sources:
    - Information supplied as part of the application to erect a fowl house in 1958 confirmed that Polite, which is known to contain asbestos, was used as a building material in the walls. The permit did not include a plan to confirm which building the record relates to.
    - Information supplied as part of the application to construct additions to the hen house in 1963 confirmed that Duroc, which is known to contain asbestos, was used as a building material in the walls. The permit did not include a plan to confirm which building the record relates to.
    - Information supplied as part of the application to construct a new dwelling in 1973 confirmed that Polite was used for the soffits. The record relates to the building in the south western portion of the site.
    - Information supplied as part of the application to construct additions to a hay shed in 1974 confirmed that an above-ground diesel storage tank was located adjacent to the building identified as "*Outbuilding No. 1*". This is considered likely to be the poultry building located furthest towards the south west.
    - Information supplied as part of the application to relocate a dwelling in 2000 confirmed that the dwelling contains Hardisoffit in the soffits and Hardibacker in the external walls. Those materials may contain asbestos, depending on the age of the dwelling that was relocated. It is not known which building this record relates to, because no new buildings appear at the site after 1984.
- Aerial photographs taken in 2023 show evidence of unknown fill near to the western corner of the site, as well as the storage of unknown items adjacent to the north easternmost poultry building.
- No environmental site investigation reports were contained in Council's records.
- The document concludes with a disclaimer that Council does not hold records directly relating to activities on the Hazardous Activities and Industries List[8] (HAIL) and recommends that further investigation is undertaken to determine whether any HAIL activities exist on the site.

3.6 Review of Historical Aerial Photographs and Maps

Publicly available photographs were viewed on Retrolens[9] and Google Earth[10]. These photographs and maps have been reviewed to obtain information on the past uses of the site and surrounding area.

Aerial photographs taken between 1958 and 2023, as well as Topomap[11] images produced between 1949 and 2019, have been reviewed. Table 4 summarises the features visible in each image.

Table 4: Historical Aerial Photographs

1929 [11]	The site is displayed as a property with the same extents as the current footprint. The property is labelled with '11' and '20,0,28'. A railway line is marked 'Otago Central Railway' just beyond the south western boundary, on the opposite side of Dunstan Road. No other significant features are visible at the site or in the surrounding area.
1939 [11]	No significant changes are apparent, compared with the 1929 map.
1949 [11]	The map does not show a significant amount of detail. The approximate location of the site is based on georeferencing the image according to known roads within the Alexandra township. The only detail shown intersecting the site is a double dashed line extending towards the north west indicating the presence of an informal track. The general area at and surrounding the site is marked with '2' and '277.2.05'. No other significant features are visible at the site or in the surrounding area.
1958 [9]	The site is available as an undeveloped paddock with shelterbelts visible along every boundary. A small light-coloured, rectangular object resembling a dwelling is visible near to the eastern corner of the site. A track leads from Dunstan Road to the northern side of the light-coloured rectangle. A perpendicular row of trees extends approximately 50 m towards the south east from the shelter belt at the north western site boundary. The row of trees terminates near to the centre of the site. Another row of 4 trees is visible approximately 65 m south-west of the light coloured rectangular object. In the surrounding area, a dwelling is visible approximately 50 m north of the north eastern corner of the site. Rows of plants, resembling an orchard, are visible approximately 60 m east of that dwelling. The orchard area extends approximately 170 m towards the south east and 65 m towards the north east. Three recently planted shelter belts, orientated approximately north west to south east, are visible in the neighbouring property towards the south east. No other significant features are visible at the site or in the surrounding area.
1959 [9]	The majority of the site remains unchanged, with the exception of a new rectangular building measuring approximately 30 m by 5 m located approximately 50 m south west of the dwelling near to the north eastern corner of the site. Four new trees have been planted in a row approximately 75 m to 110 m north west of the dwelling. One new tree has been planted in the north western quarter of the site. In the surrounding landscape, a new dwelling is visible near to the centre of the neighbouring property towards the south east. No other significant changes are visible at the site or in the surrounding area.

Item 26.5.2 - Report author: Planning Support Officer
Page 758
Hearings Panel Meeting Agenda
12 May 2026

Table 4 (cont.): Historical Aerial Photographs

1969 [11]	The site is displayed with a track leading from Dunstan Road to the north eastern site boundary. A black square, indicating the presence of a building, is visible near to the north eastern corner of the site. Symbols indicating the presence of trees are located along the south eastern, north eastern and north western site boundaries. The neighbouring properties towards the south east and north west each contain one black square and symbols indicating the presence of trees at their north western, north eastern and south eastern boundaries. The Otago Central Railway and a golf course are labelled on the south western side of Dunstan Road. No other significant changes are apparent at the site or in the surrounding area.
1971 [9]	A shelter belt is visible along the track that leads to the dwelling from Dunstan Road. The shelter belt terminates approximately 235 m north east of Dunstan Road, at a cluster of 3 buildings. One of the buildings, which was visible in the 1959 photograph, has been extended towards the south and east so that it now measures 40 m by 10 m. One of the other buildings also measures 40 m by 10 m and is located approximately 30 m to 35 m west of the first building. The last building has an irregular shape, resembling an upside-down letter F orientated from the south west to the north east. One large tree is visible between the rectangular buildings and another large tree is visible north west of the F-shaped building. A garage has been constructed directly north of the dwelling near to the eastern corner of the site. A vegetable garden is visible in the area south of the dwelling. Small unidentifiable objects are visible in the area along the south eastern property boundary in the vicinity of the two rectangular buildings. A circular feature is visible approximately 45 m north west of the F-shaped building. A curving line that extends from the circular feature appears to be a field drain leading towards the row of trees perpendicular to the north western site boundary. In the surrounding land, new orchards are visible on the neighbouring properties towards the south east and east. A new dwelling has been constructed on the neighbouring property towards the north west and east. A golf course has been established on the property towards the south west. No other significant changes are apparent at the site or in the surrounding area.
1976 [9]	A new dwelling and associated garage have been constructed in the north western quarter of the site. The south western side of the F-shaped building has been extended towards the north west and the south western rectangular building has been extended to the north west. The circular feature and potential field drain are no longer visible. Eight unidentifiable, light-coloured, square-shaped objects are visible in a linear cluster directly east of the row of trees extending south eastwards from the north western property boundary. The trees have been removed from the area north of the dwelling near to the north eastern corner of the site. In the surrounding landscape, a new orchard has been planted on a property directly north of the dwelling near to the north eastern corner of the site. The orchard visible in the 1958 photograph has been removed. No other significant changes are visible at the site or in the surrounding area.
1979 [11]	No significant changes are apparent, compared with the 1969 map.
1979 [9]	The south western side of the F-shaped building has been extended towards the south east. A light-coloured rectangular object, measuring approximately 10 m by 5 m is visible near to the south eastern property boundary in the area between the two rectangular buildings. The ground surface in the area south of the north eastern

Table 4 (cont.): Historical Aerial Photographs

1979 (cont.) [9]	corner of the site appears to have been disturbed. The row of trees perpendicular to the north western shelter belt has been removed. The tree located between the rectangular buildings has been removed. In the surrounding area, another new orchard has been established on the neighbouring property towards the south east. No other significant changes are apparent, compared with the 1976 photograph.
1984 [9]	A rectangular building has been constructed approximately 15 m south west of the south western rectangular building. The new building measures approximately 9 m by 45 m. A square building measuring approximately 7 m by 7 m is visible between those two rectangular buildings. A vegetable garden is visible in the area north east of the south western dwelling. In the surrounding area, some orchards have been removed from the neighbouring property towards the south east. No other significant changes are visible at the site or in the surrounding area.
1989 [11]	No significant changes are apparent, compared with the 1979 map.
1999 [11]	The site now contains 6 black squares, indicating that additional buildings have been constructed at the property. The majority of the squares are located in the north eastern quarter of the site and just one is located in the western quarter of the site. A track enters the site from Dunstan Road and terminates near to the buildings in the eastern quarter of the site. Shelter belts are marked along the north western, south western and south eastern property boundaries, as well as along the southern side of the track on site. In the surrounding area, symbols indicating the presence of horticultural activities are visible in the property directly east of the eastern corner of the site. Black squares are marked on the neighbouring properties towards the north west, north east, east and south east. No other significant changes are apparent, compared with the 1989 map.
2005 [10]	The north eastern dwelling has been extended towards the south west. A few piles of possible green waste are visible in the area north of the south western dwelling, as well as south west of the rectangular buildings. In the surrounding area, a vineyard has been established in the north eastern half of the neighbouring property towards the north west. No other significant changes are apparent at the site or in the surrounding area.
2007 [10]	No significant changes are apparent at the site or in the surrounding area.
2009 [11]	No significant changes are apparent, compared with the 1999 map.
2010 [10]	A circular feature, resembling a burnt pile of green waste, is visible near to the north western corner of the site. No other significant changes are visible at the site or in the surrounding area.
2011 and 2012 [10]	The tree located north of the F-shaped building has been removed and five roughly circular features, resembling piles of green waste, are visible in the area north west of the F-shaped building. No other significant changes are visible at the site or in the surrounding area during this timeframe.
2015 [10]	No significant changes are visible at the site or in the surrounding area.

Table 4 (cont.): Historical Aerial Photographs

2017 and 2019 [10]	Possible green waste piles are visible near to the north western corner of the site, as well as near to the south western corner and along the south western property boundary south east of the south western dwelling. No other significant changes are visible at the site or in the surrounding area during this timeframe.
2019 [11]	With the exception of symbols indicating the presence of horticultural activities on the neighbouring property towards the north west, no significant changes are apparent, compared with the 2009 map
2021 and 2023 [10]	No significant changes are visible at the site or in the surrounding area during this timeframe.

3.7 Summary of Identified Hazardous Activities and Industries

The following activities noted on the MfE HAIL[8] have been identified within 231 Dunstan Road during review of the site history:

- Category A11 – Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application.
    - This category is represented by the likely use of pesticides associated with the vegetable gardens visible in the 1971 and 1984 photographs. It is considered possible that OCPs could have been used at the site. The risk to human health is unknown.
- Category A17 – Storage tanks or drums for fuel, chemicals or liquid waste.
    - This category is represented by the presence of two diesel storage tanks and a drum containing an unknown substance in the area between the rectangular buildings. The risk to human health is unknown.
- Category G3 – Landfill sites.
    - This category is represented by the anecdotal evidence for disposal of car bodies, excluding engines, beneath the ground in the area "*towards the back of the property*". Furthermore, anecdotal evidence of landfilling associated with the poultry farm operation was noted in the WSP report[3]. The risk to human health is considered likely to be minor, however geotechnical limitations may require removal of the waste to ensure consistent ground conditions for foundation construction.
- Category G5 – Waste disposal to land.
    - This category is represented by the disposal of waste on the ground in the area north east of the north eastern rectangular building, as well as along the south eastern property boundary and in the areas where waste was burned. The risk to human health is considered likely to be minor in the area adjacent to the poultry buildings and property boundary, but moderate to potentially significant in the areas where waste was burned.

4 Intrusive Investigation

Under the NES[1], the proposed activity is considered to meet the definitions provided under Regulations 5(5) and 5(6), subdividing and changing the use of a piece of land, respectively, that has Regulation 5(7) a HAIL activity undertaken on it.

The application for subdivision and a change of land use could not be considered to qualify as a Permitted Activity under Regulation 8(4), because it is not highly unlikely that there will be a risk to human health if the activities are done to the piece of land.

Therefore, a detailed environmental investigation was undertaken to assess whether the identified hazardous activities have resulted in an unacceptable risk to human health. Thirteen targeted discrete surface soil surface samples were collected from strategic locations and one sample of suspected asbestos-containing material was collected from the inside of a length of chimney flue.

The samples were submitted to Hill Labs for analysis of the relevant contaminants at each location (refer to Table 5). Sample locations are displayed in Figure 2.

4.1 Data Quality Objectives

The data quality objectives (DQO) of this assessment were:

- To assess the presence and concentrations of contaminants of concern identified during the site history investigation; and
- To assess the risks to human health posed by contamination at the site.

4.2 Methodology

The following was undertaken during the soil sampling works:

- Samples were given individual names that corresponded to specific locations recorded on a site plan (refer to Figure 2);
- Visual and olfactory inspection of each sample for indicators of contamination;
- Samples were collected from the site surface to approximately 0.1 m bgl, then compressed directly into laboratory supplied containers using a new pair of nitrile gloves for each sample. Prior to sampling, the equipment (hand trowel) was decontaminated using a triple wash procedure with potable water, Decon 90 solution and deionised water;
- Placement of samples into a chilly bin and transport, under standard IE chain of custody procedures, to Hill Labs for analysis;
- IE requested that Hills analyse samples for contaminants detailed in Table 5, consisting of a suite of heavy metals (As, Cd, Cr, Cu, Pb, Ni and Zn), OCPs, petroleum hydrocarbons (TPH) and / or asbestos (presence / absence).

Table 5: Sample Names, Locations and Analytes

Sample Name	Location	Analytes
DR1	Area of unidentified fill near to the north western corner of the site, identified in the CODC NES Records Search.	Heavy metals
DR2	Western side of the garden at the western dwelling.	
DR3	Eastern side of the garden at the western dwelling, in a former vegetable patch visible in 1984.	Heavy metals and OCPs
DR4	Near to the south western corner of the site.	Heavy metals
DR5	At a stack of miscellaneous items to be burned in the south western portion of the site.	
DR6	Lining the inside of a few lengths of chimney flue.	Asbestos presence / absence
DR7	Within a bare area beneath an outlet from the gutter of the north easternmost poultry building.	Heavy metals
DR8	In the area between the original dwelling (north eastern dwelling) and the poultry building constructed in 1958.	Heavy metals and OCPs
DR9	In a vegetable patch visible in the 1971 photograph.	
DR10	Adjacent to the garden fence of the dwelling in the north eastern portion of the site.	
DR11	Near to an orchard planted on the neighbouring property towards the north east.	
DR12	Near to the north eastern corner of the site.	Heavy metals
DR13	Within an area of disturbed ground visible in the 1976 photograph.	
DR14	Beneath an above-ground diesel storage tank located adjacent to the northernmost poultry building.	Heavy metals and TPH

4.2.1 Quality Assurance / Quality Control

The quality assurance / quality control (QA / QC) procedures employed during the works included:

- Standard sample registers and chain of custody records have been kept for all samples;
- The use of Hill Labs, accredited by International Accreditation New Zealand (IANZ), to conduct laboratory analyses; and
- During the site investigation every attempt was made to ensure that cross contamination did not occur through the use of the procedures outlined within this document.

Item 26.5.2 - Report author: Planning Support Officer
Page 763
Hearings Panel Meeting Agenda
12 May 2026

4.3 Investigation Criteria

4.3.1 Soil Criteria

The investigation criteria referenced in this report have been selected from the NES to assess risks to human health. Where a soil contaminant standard (SCS) was not available, the hierarchy detailed in the MfE *Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values*[12] was used to select applicable criteria.

Human Health

SCSs[1], or other appropriate criteria for residential land use, with an anticipated ingestion of 10% produce grown on the site, have been selected considering the potential end use of the site.

SCSs, or other appropriate criteria for commercial / industrial use, have also been presented to assess the risks to human health during the disturbance of soil associated with installation and maintenance of underground services and other construction works required as part of the site development.

Ecological Health

Criteria for the protection of ecological receptors (Eco-SVGs) were calculated according to the method provided in the Landcare Research *Development of soil guideline values for the protection of ecological receptors*[13] and the subsequent *Updated development of soil guideline values for the protection of ecological receptors*[14].

Ambient Concentrations of Heavy Metals

Landcare Research produced a report[15] on naturally occurring (referred to as background) concentrations of heavy metals in New Zealand. Naturally occurring concentrations were correlated with geological units to enable estimation of the mean and 95% upper confidence limits (UCL) of selected heavy metals. Laboratory results below the 95% UCL estimates for the geological unit described as 'gravel' are considered to qualify as 'cleanfill' according to the MfE definition[16].

4.4 Results

4.4.1 Soil Encountered

Near surface soil encountered across the majority of the site was described as brown sandy silt with minor gravels. Soil was stained black in two areas adjacent to each other, where oil spills were noted.

4.4.2 Laboratory Test Results

Table 6 compares soil contaminant concentrations in the samples with the adopted investigation criteria described in Section 4.3.1. The full analytical results are included in Appendix 7.

Item 26.5.2 - Report author: Planning Support Officer
Page 764
Hearings Panel Meeting Agenda
12 May 2026

Table 6: Laboratory Results Compared with Human Health Criteria and Eco-SVGs

Analyte	Investigation Criteria				Investigation Results													
	Predicted Background Concentrations [A]	Ecological Soil Guideline [B]	Human Health SCSs [C]		DR1	DR2	DR3	DR4	DR5	DR6	DR7	DR8	DR9	DR10	DR11	DR12	DR13	DR14
Land Use		Residential	Residential	Commercial / Industrial and Maintenance / Excavation														
Heavy Metals																		
Arsenic	5.9	61	20	70	38	4	5	4	7	-	4	5	6	***250***	7	4	4	5
Cadmium [D]	0.08	17	3	1,300	0.79	0.14	0.34	0.16	0.11	-	0.25	0.25	0.25	0.61	< 0.10	0.14	< 0.10	< 0.10
Chromium [E]	15.5	399	460	6,300	20	4	6	3	8	-	3	4	5	103	6	3	3	4
Copper	23.5	127	10,000	>10,000	53	19	28	10	15	-	6	7	12	380	13	7	7	10
Lead	11.4	1,287	210	3,300	24	9.8	14.6	7	9.8	-	7.9	9.1	10.5	134	12.3	5.2	6.2	72
Nickel	14.3	184 [F]	400 [G]	6,000 [G]	7	4	5	4	6	-	4	5	7	11	7	4	4	5
Zinc	62.9	173	7,400 [G]	400,000 [G]	78	72	154	54	68	-	750	39	62	630	43	37	40	220
Total Petroleum Hydrocarbons [H]																		
C_7 - C_9	ND	130	500 [I, m]	500 [I, m]	-	-	-	-	-	-	-	-	-	-	-	-	-	< 20
C_{10} - C_{14}	ND	110	510 [I, x]	1,700 [I, x] (31,000 [J])	-	-	-	-	-	-	-	-	-	-	-	-	-	< 20
C_{15} - C_{36}	ND	1,300	>20,000 [K]	>20,000 [K]	-	-	-	-	-	-	-	-	-	-	-	-	-	390
Asbestos																		
Presence / Absence	ND	NA	ND	ND	-	-	-	-	-	ND	-	-	-	-	-	-	-	-
Organochlorine Pesticides																		
4,4'-DDE	ND	15	70 [L]	1,000 [L]	-	-	ND	-	-		-	ND	ND	0.016	ND	-	-	-
4,4'-DDT	ND	15	70 [L]	1,000 [L]	-	-	ND	-	-		-	ND	ND	0.014	ND	-	-	-

Notes:

All values in mg/kg. Full laboratory results are provided in Hill Laboratories Certificate.

Bold text indicates that the concentration exceeds the Residential criterion

Italics text indicates concentration exceeds the Commercial / Industrial and Maintenance / Excavation Criterion.

Underlined text indicates concentration exceeds the estimated background concentration [15].

Shaded cells indicate the concentration exceeds the Eco-SVG [13, 14].

ND indicates that the contaminant is not detected within the laboratory limits of detection.

- Indicates that the tests was not completed on the sample.

NA indicates that the criterion has not been established.

A Landcare Research New Zealand Limited and Hawke's Bay Regional Council: Determining background soil concentrations of trace elements across New Zealand (most conservative values from units 8354 and 12559)[16].

B Development of Soil Guideline Values for the protection of Ecological Receptors [13, 14].

Eco-SVG Calculation: ACL(EC30) + Site Specific Background Concentration. ACL(EC30 fresh, 95% CI) or ACL(EC30, 95% CI) used when no ACL(EC30 fresh) is available.

C The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health [1].

D Assumes soil pH of 5.

E Criteria for Cr_6 presented as criteria for Cr_3 are non limiting.

F Australian National Environmental Protection Council (NEPC) National Environmental Protection (Assessment of Site Contamination) Measure Schedule B(1): Guideline on the investigation levels for soil and groundwater [17]. Calculation: Added Contaminant Limited (ACL) for urban residential and public open space (CEC = 10) + background concentration (rounded).

G Australian National Environmental Protection Council (NEPC) National Environmental Protection (Assessment of Site Contamination) Measure Schedule B(1): Guideline on the investigation levels for soil and groundwater [17]. Health Investigation Level: Category HIL A (residential) and HIL D (commercial / industrial).

H MfE Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand: Module 4 – Tier 1 Soil Screening Criteria [18]. Guideline values adopted conservatively for sandy silt surface (<1m) soils.

I Estimated criteria exceeds 20,000 mg/kg. At 20,000 mg/kg residual separate phase is expected to have formed in soil matrix and some aesthetic impact may be noted [H].

Value is specifically for maintenance / excavation activities [I].

Limiting pathway [H] for each Petroleum Hydrocarbon criterion:

x - PAH surrogate

m - Maintenance / Excavation

J Tier 1 criterion for the protection of maintenance / excavation workers (sandy silt) [I].

K Value exceeds the threshold likely to correspond to formation of separate phase hydrocarbons [H].

L Values are for Total DDT as no specific criteria were provided for daughter products.

4.5 Discussion

4.5.1 Burnt Green Waste

Samples were collected from three areas where green waste may have been burned in the past. These areas were tested for heavy metals, for an indication of whether burning of objects other than green waste.

Sample DR1, located near to the north western corner of the site, contains arsenic at a concentration exceeding the residential SCS. Therefore, it is considered likely that treated timber was burned along with green waste in that area. Additional assessment, potentially using a portable X-ray fluorescence analyser (XRF), should be undertaken to define the impacted area prior to remediation works being undertaken in that area (if required).

4.5.2 Vegetable Gardens

The sample from the vegetable garden area, located adjacent to the south western dwelling, did not contain orchanochlorine pesticides. However, the sample from the vegetable garden area in the north eastern portion of the site did contain trace amounts of DDT daughter products which are formed over time as DDT breaks down via natural attenuation.

Given the time that has passed since OCPs were available in New Zealand[19], significant concentrations of DDT and other OCPs are not expected to be present at the site.

4.5.3 Poultry Buildings

Comparison of the site plans provided in the CODC NES Records Search with the visual observations made by IE on site confirmed that the above-ground diesel storage tank and the associated heater had been removed from their original location adjacent to the south western poultry building.

The dismantled chimney flue was located on the ground near to the south eastern site boundary, south of the poultry buildings. The diesel tank was located adjacent to the northern side of the F-shaped-building.

When IE visited the site, the view of the ground in the area where the heater and diesel tank had been located was obscured by stacks of cages placed on old oil drums. Therefore, potential localised hydrocarbon impacts may be present in that area.

Furthermore, the CODC NES Records Search indicates that several buildings on site were constructed using asbestos-containing building materials.

4.5.4 Oil Stains

Two small oil stains were observed on the ground in the area between the central and north eastern poultry buildings. The impacted area covered a total area of approximately 0.5 m^2.

4.5.5 Discharge from Poultry Building Roof

Water collected on the roof of the north eastern poultry building discharged directly to ground in the area near to the two oil stains. Laboratory analyses confirmed that zinc concentrations exceed the background concentration[15] that area.

4.5.6 General Site Samples

Samples DR8, DR11, DR12 and DR13 were collected from areas where no evidence of potentially contaminating activities was found, to assess whether contaminant concentrations in those areas were consistent with the predicted background concentrations[15] for the site. Laboratory analyses indicated that, with the exception of sample DR13, arsenic, lead and / or cadmium are present at concentrations exceeding the background concentrations in those samples.

Item 26.5.2 - Report author: Planning Support Officer
Page 766
Hearings Panel Meeting Agenda
12 May 2026

5 Conceptual Site Model

A contamination conceptual site model, presented in Table 7, consists of three primary components to allow the potential for risk to be determined. These are:

- Source of contamination;
- Pathway to allow the contamination to mobilise; and
- Sensitive receptors which may be impacted by the contamination.

Table 7: Conceptual Site Model

Source	Pathway	Receptor
Heavy metals OCPs TPH Asbestos	Inhalation of dust Dermal absorption (direct contact) Ingestion of soil and / or produce grown in the soil Sediment migration via stormwater; Leaching via stormwater infiltration.	Maintenance / Excavation workers Site construction workers Current / future residents and visitors Soil microbes Soil invertebrates Plants Wildlife Livestock
Acceptable risk to human health	Residential use No: Isolated areas (DR1 and DR10) contain contaminants that pose risks to human health. Remediation of those areas is required to enable residential use. Furthermore, potential asbestos-containing materials may be present in the buildings. Earthworks associated with land development No: Isolated areas in the vicinity of the discharge from the poultry building roof (DR7), the area east of the north eastern dwelling (DR10) and the above-ground diesel storage tank located adjacent to the F-shaped building (DR14).	

6 Conclusions

Information obtained as part of this investigation (refer to Section 3) indicates that part of the site has been used as a poultry farm and residential purposes in two areas, but the majority of 231 Dunstan Road has apparently not been used.

A sample plan was prepared to target areas where contamination impacts were considered possible, as well as areas where no indication of potentially contaminating activities could be found. Laboratory results confirmed that only 1 of the 13 soil samples did not contain contaminants at concentrations exceeding the background levels[15]. Soil in the vicinity of sample DR13 is considered to qualify for use as cleanfill[16].

One sample, DR10, contained arsenic at a concentration exceeding the commercial / industrial SCS. That concentration also exceeds the residential SCS, the Eco-SVG and the natural concertation.

Sample DR1 contained arsenic at a concentration exceeding the residential SCS and the natural concertation.

Two other samples, DR7 and DR14, contained zinc at a concentration exceeding the Eco-SVG.

Burnt Waste

Evidence was found that waste, other that green waste, had been burnt in an area located near to the north western corner of the site (DR1).

Another pile of waste, including non-green waste objects, was observed in the area south east of the south western dwelling (DR5). However, the sample collected from that area did not contain contaminants at concentrations exceeding the residential SCSs. It is considered possible that contaminants could be present at concentrations exceeding the residential SCSs beneath the waste, but that soil could not be accessed for sample collection.

Former Poultry Buildings

Evidence in the CODC NES Records Search suggests that asbestos-containing building materials were used in the construction of some or all of the poultry buildings. IE observed the asbestos-containing fuse boards, but could not confirm whether any other building materials contained asbestos.

Oil Stains

Black-stained soil was encountered in one location near to sample DR7. The visual confirmation of the presence of engine oil is considered appropriate confirmation that the concentrations of long-chain petroleum hydrocarbons (C_{15} to C_{36}) exceeds the residential SCS in the area where the soil stain is visible[18].

7 Recommendations

It is recommended that the proposed subdivision is allowed as a Restricted Discretionary Activity under NES Regulation 10 because a detailed site investigation exists and it states that the soil contamination exceeds the applicable standard in Regulation 7.

The following are recommended to be developed as conditions of consent:

- Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
- Assessment to confirm that the no potential data gaps exist in the CSM.
- A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
- A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
- If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

Once the site has been remediated and developed for residential purposes, potential future applications for subdivision / development / disturbance of the proposed new lots should be assessed in terms of any potential additional HAIL activities that could occur within the properties at any time after remediation has been completed.

Item 26.5.2 - Report author: Planning Support Officer
Page 768
Hearings Panel Meeting Agenda
12 May 2026

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18. Ministry for the Environment 2011: Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand.

19. Ministry for the Environment 1998: Ambient concentrations of selected organochlorines in soils. Appendix A: Status of organochlorines in New Zealand.

9 Limitations

i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Navigate Property Limited, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.

iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

iv. This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.

v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 021 556 549 if you require any further information. The author is a Certified Environmental Practitioners (CEnvP) under the Environment Institute of Australia and New Zealand (EIANZ) accreditation system.

Report prepared by





Claude Midgley, CEnvP

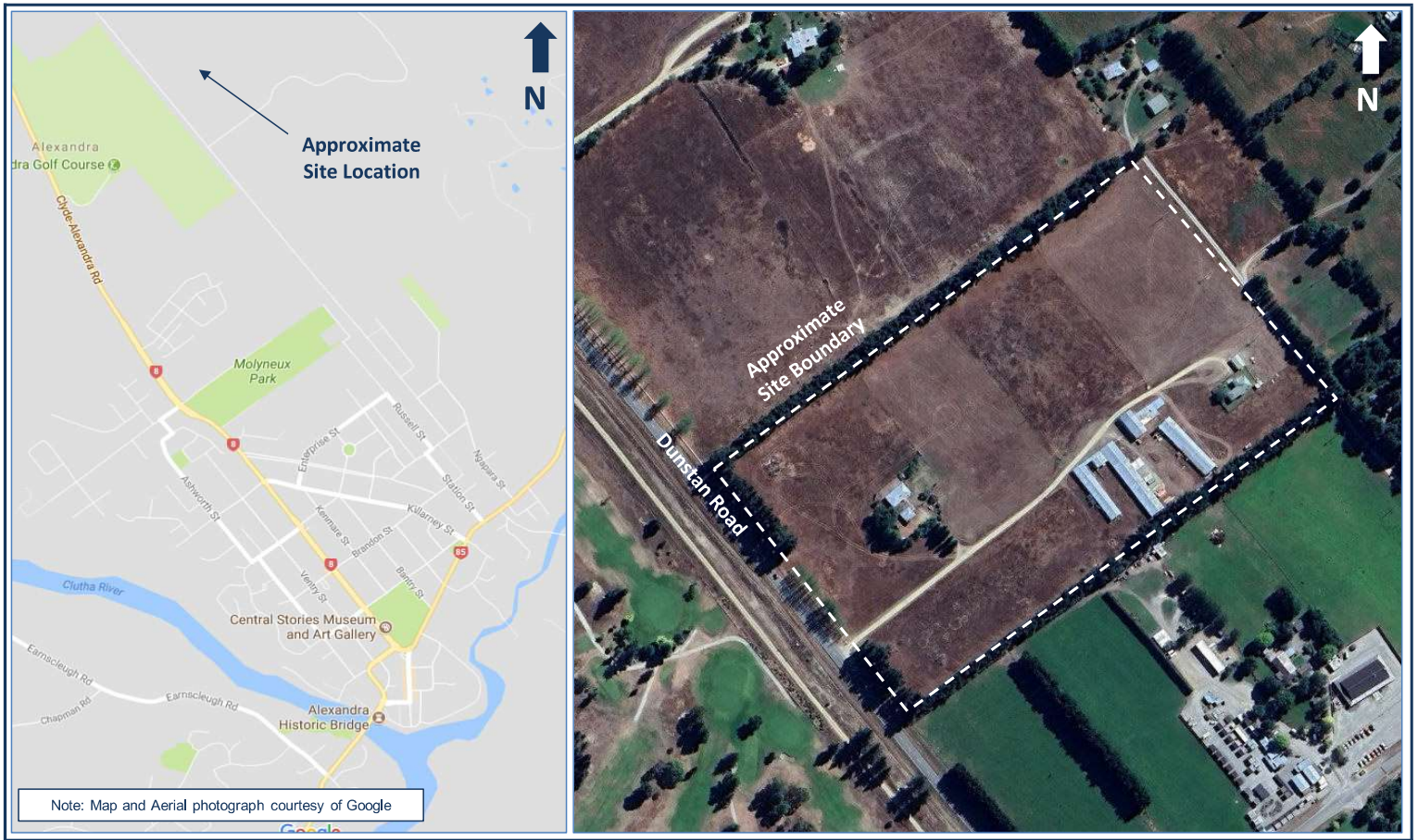
Principal Environmental Scientist

Item 26.5.2 - Report author: Planning Support Officer
Page 770
Hearings Panel Meeting Agenda
12 May 2026

APPENDIX 1

Figures

Item 26.5.2 - Report author: Planning Support Officer
Page 771
Hearings Panel Meeting Agenda
12 May 2026



Description	Site Location Plan	**Figure Number**	1
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date**	Mar-25
Client	Navigate Property Limited	**Drawn by**	CM
Project Number	25007	**Approved by**	JK



Description	Sample Location Plan	**Figure Number**	2
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date**	Mar-25
Client	Navigate Property Limited	**Drawn by**	CM
Project Number	25007	**Approved by**	JK

APPENDIX 2

Proposed Subdivision Plan



IKON

BULK & LOCATION LEGEND

DUNSTAN RD LIFESTYLE VILLAGE

CONCEPT SITE PLAN - OPTION 01

N

Job # 2319
Date: 6/06/2025
Scale @ A1 1:1000

SK-01

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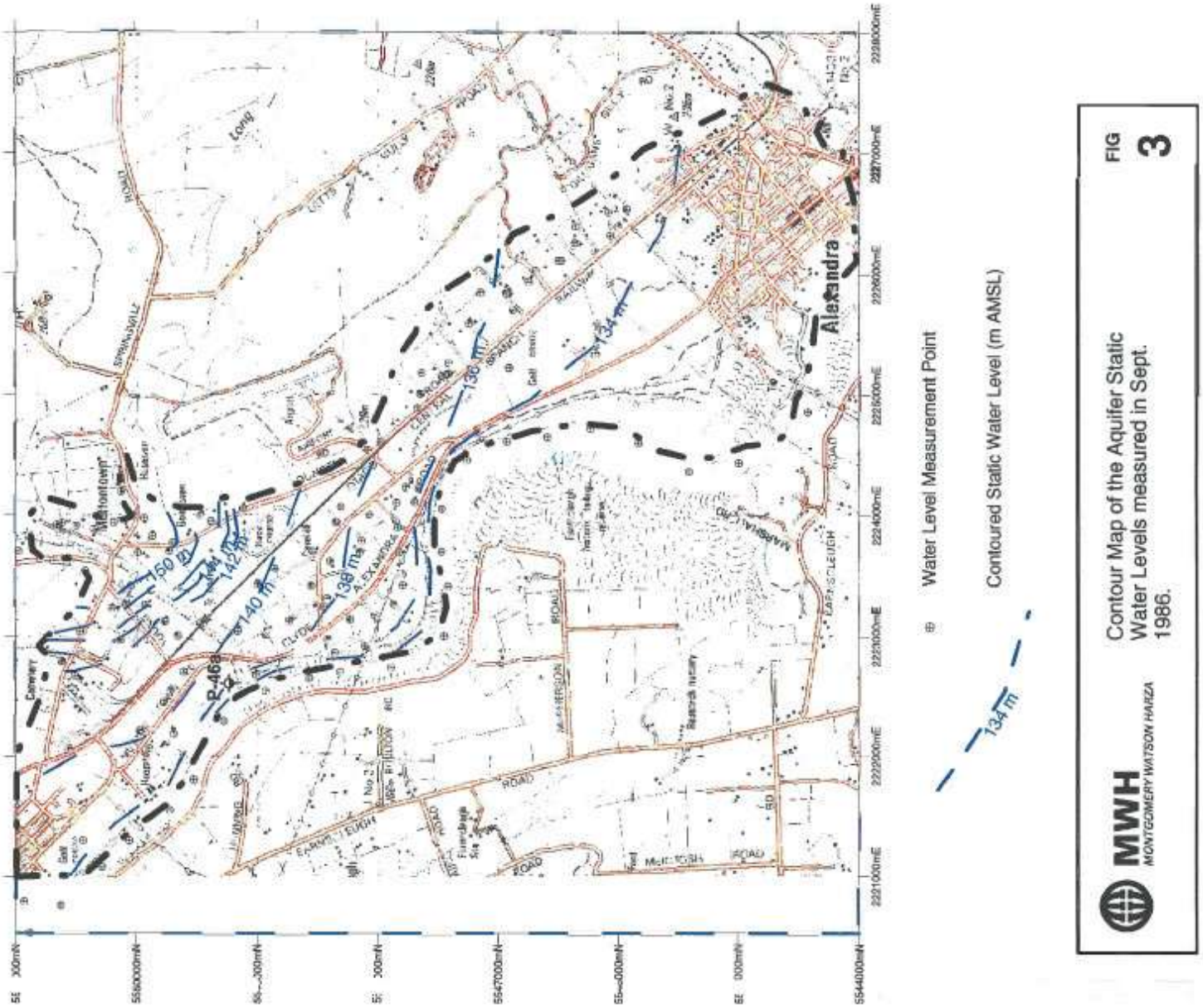
APPENDIX 3

Groundwater Diagram

Item 26.5.2 - Report author: Planning Support Officer
Page 776
Hearings Panel Meeting Agenda
12 May 2026


Alexandra
Clyde
Earnscleugh
Manuherikia
Matakanui
Dunstan
Roxburgh
Millers Flat
Nevis
Cromwell
Wanaka
Queenstown
Arrowtown
Lake Hawea
Lake Wanaka
Lake Dunstan
Lake Roxburgh
Lake Onslow
Lake Pearson
Lake Fergus
Lake Mahinerangi
Lake Waipori
Lake Waihola
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Lake Waipahi
Lake Tuakitoto

APPENDIX 4

Site Photographs

Item 26.5.2 - Report author: Planning Support Officer
Page 778
Hearings Panel Meeting Agenda
12 May 2026



Photo 1: Unburnt waste at sample location DR5.



Photo 2: Sample location DR10.



Photo 3: Sample location DR6.



Photo 4: Above-ground diesel storage tank at the south western dwelling.



Photo 5: South western dwelling, viewed from the north east facing south west.



Photo 6: Poultry buildings viewed from the south western dwelling, facing east.

Description	Site Photographs	**Photos**	1 to 6
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date Taken**	6/03/25
Client	Navigate Property Limited	**Taken by**	CM
Project Number	25007	**Approved by**	JK



Photo 7: Cages covering the former diesel-fired boiler area.



Photo 8: Southern poultry building, viewed from the south east facing north west.



Photo 9: Above-ground diesel storage tank at sample location DR14.



Photo 10: Oil drum located between the poultry buildings.



Photo 11: Surface oil stains near to sample location DR7.



Photo 12: Sample location DR7.

Description	Site Photographs	**Photos**	7 to 12
Project	Detailed Site Investigation 231 Dunstan Road, Alexandra	**Date Taken**	6/03/25
Client	Navigate Property Limited	**Taken by**	CM
Project Number	25007	**Approved by**	JK

APPENDIX 5

WSP PSI Report

JW & AE Holdom Family Trust

PRELIMINARY SITE INVESTIGATION

231 DUNSTAN RD, ALEXANDRA

16 MARCH 2023

CONFIDENTIAL



Question today
Imagine tomorrow
Create for the future

PRELIMINARY SITE INVESTIGATION
231 DUNSTAN RD, ALEXANDRA

JW & AE Holdom Family Trust

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Alexandra
Tarbert Buildings
69 Tarbert Street
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REV	DATE	DETAILS
REV1	01/02/2023	Revision 1.
REV2	14/03/2023	Revision 2 and finalise for issue.

	NAME	DATE	SIGNATURE
Prepared by:	Tara Verhulst	16/03/2023	
Reviewed by:	Lisa Bond	16/03/2023	
Approved by:	Lisa Bond	16/03/2023	

REPORT CHECKLIST

SUMMARY CONTAMINATED SITES REPORT CHECKLIST					
Report contained in this document	☒	☐	☐	☐	☐
Report sections and information to be presented	**PSI**	**DSI**	**RAP**	**SVR**	**MMP**
Executive summary	☒	☐	☐	☐	☐
Scope of work	☒	☐	☐	☐	☐
Site identification	☒	☐	☐	☐	☐
Site history	☒	S	S	S	S
Site condition and surrounding environment	☒	S	S	S	S
Geology and hydrology	A	☐	S	S	S
Sampling and analysis plan and sampling methodology	A	☐	X	☐	☐
Field quality assurance and quality control (QA/QC)	N	☐	X	☐	S
Laboratory QA/QC	N	☐	X	☐	X
QA/QC data evaluation	N	☐	X	☐	X
Basis for guideline values	☒	☐	☐	☐	☐
Results	A	☐	☐	☐	S
Site characterisation	☒	☐	☐	☐	☐
Remedial actions	X	X	☐	S	S
Validation	X	X	X	☐	S
Contaminated materials management plan (CMMP)	X	X	☐	S	S
Ongoing site monitoring	X	X	X	N	☐
Conclusions and recommendations	☒	☐	☐	☐	☐

KEY:

PSI - preliminary site investigation report
DSI detailed site investigation report
RAP - site remedial action plan
SVR - site validation report
MMP - ongoing monitoring and management plan
A - Readily available information should be included
S - A summary of this section's details will be adequate if detailed information has been included in an available referenced report
N - Include only if no further site investigation is to be undertaken
X - Not applicable and can be omitted.

(Ministry for the Environment (2021). *Contaminated land management guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Revised 2021)*. ME 1475, June 2021)

TABLE OF CONTENTS

REPORT CHECKLIST I

ABBREVIATIONS IV

EXECUTIVE SUMMARY 1

1 INTRODUCTION 2

1.1 BACKGROUND 2

1.2 OBJECTIVE 2

1.3 SCOPE OF WORK 2

2 SITE IDENTIFICATION 4

3 DEVELOPMENT PROPOSALS 6

4 PRELIMINARY INVESTIGATION 7

4.1 ENVIRONMENTAL SETTING 7

4.1.1 GEOLOGY 7

4.1.2 TOPOGRAPHY, HYDROLOGY AND HYDROGEOLOGY 8

4.2 CURRENT SITE CONDITION AND SURROUNDING ENVIRONMENT 8

4.3 SITE HISTORY 9

4.3.1 HISTORICAL AERIALS 9

4.3.2 HERITAGE NZ 10

4.3.3 COUNCIL RECORDS 10

4.4 HAIL DATABASE SEARCH 11

5 BASIS FOR GUIDELINE VALUES 12

6 ASSESSMENT OF HAIL ACTIVITIES 13

6.1 DISCUSSION 14

7 SITE CHARACTERISATION 15

8 CONCLUSION AND RECOMMENDATIONS 17

8.1 NESCS ASSESSMENT 17

8.2 RECOMMENDATIONS 17

9 REFERENCES 18

10 SQEP CERTIFICATION OF REPORT 19

11 LIMITATIONS 20

List of Figures

FIGURE 1: SITE LOCATION PLAN 4

FIGURE 2: GEOLOGY OF THE SITE 7

List of Tables

TABLE 1: SITE DETAILS 5

TABLE 2: SUMMARY OF TOPOGRAPHICAL, HYDROLOGICAL AND HYDROGEOLOGICAL DATA 8

TABLE 3: SUMMARY OF HISTORICAL AERIALS 9

TABLE 4: SUMMARY OF BUILDING CONSENTS FOR THE SITE 10

TABLE 5: HAIL DATABASE SEARCH SUMMARY 11

TABLE 6: LAND USE SCENARIO 12

TABLE 7: CONCEPTUAL SITE MODEL 14

TABLE 8: LIKELIHOOD AND CONSEQUENCES SCALE 15

Appendices

A Site Photographs

B Historical Information

ABBREVIATIONS

CLMG 1	Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand
CLMG 5	Contaminated Land Management Guideline No. 5: Site investigation and analysis of soils
CMMP	Contaminated Materials Management Plan
CoC	Chain of Custody
CODC	Central Otago District Council
CSM	Conceptual Site Model
CSMP	Contaminated Site Management Plan
DSI	Detailed Site Investigation
H&S	Health and Safety
HAIL	Hazardous Activities and Industries List
IANZ	International Accreditation New Zealand
ILAC	International Laboratory Accreditation Cooperation
ILAC-MRA	ILAC Mutual Recognition Arrangement
IRB	International Risk Based
LINZ	Land Information New Zealand
LRIS	Land Resource Information Systems
m bgl	meters below ground level
MfE	Ministry for the Environment
MMP	Ongoing Monitoring and Management Plan
N/A	Not applicable
ND	Not derived
NES	National Environmental Standards
NESCS	National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NL	No limit - derived value exceeds 10,000mg/kg
NZRB	New Zealand Risk Based
ORC	Otago Regional Council

PoL	Piece of Land
PSI	Preliminary Site Investigation
PSSP	Project Site Safety Plan
QA/QC	Quality assurance and Quality Control
RAP	Remedial Action Plan
SCS (health)	Soil Contaminant Standards for Health
SGV	Soil Guideline Value
SID	Safety in Design
SQEP	Suitable Qualified and Experienced Practitioner
SSL	Soil Screening Level
SVR	Site Validation Report
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxicity Equivalent – indication of the toxicity of a mixture of compounds

EXECUTIVE SUMMARY

BACKGROUND

WSP New Zealand Ltd (WSP) were engaged by Fay Holdom on behalf of JW & AE Holdom Family Trust to develop a Preliminary Site Investigation (PSI) for 231 Dunstan Rd, Alexandra ('the site').

It is understood that the site currently comprises two rural residential dwellings. The site has mainly been used for grazing sheep, however historically (approx. 30 years ago) the site was operated as a poultry farm. The proposed works comprise subdividing the site into two rural residential properties.

As it is currently not known whether HAIL activities have historically or are currently occurring on site, a Preliminary Site Investigation (PSI) is required in order to assess the likelihood of HAIL activities and the associated potential risks to human health from contaminants in the soil.

As HAIL activities are not considered to have been or be occurring on site and contamination migration pathways onto the site are highly unlikely, the **NES-CS does not apply** to the site. Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assess as LOW.

Taking into consideration development proposals along with the end use for rural residential purposes, it is considered highly unlikely that there will be a risk to human health associated with the proposed subdivision of the site.

RECOMMENDATIONS

Based on the findings of this investigation, WSP recommends that:

- Should any ground conditions be encountered across the site which is not anticipated from the findings of this report a Suitably Qualified and Experienced Practitioner (SQEP) should be consulted in order to reassess the risks to human health;
- This PSI report is submitted to the consenting authority; and
- This PSI report is submitted to the regional authority to facilitate updating the HAIL database.

1 INTRODUCTION

1.1 BACKGROUND

A Preliminary Site Investigation (PSI) has been undertaken on behalf of JW & AE Holdom Family Trust for Lot 11 DP 3194 at 231 Dunstan Rd, Alexandra (herein referred to as 'the site').

The site is located along Dunstan Rd, approximately 3km north-west of Alexandra town centre, and covers approximately 8.16ha. It is currently occupied by a rural residential land use.

It is understood that the proposed development works include subdividing the family home, nearest to Dunstan Rd, from the remaining land.

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal (Ministry for the Environment, 2012).

As subdivision is envisioned as part of the proposed works, the completion of a PSI was required in order to assess the likelihood of (historical) HAIL activities on site and potential risks to human health from contaminants in the soil.

1.2 OBJECTIVE

The objective of this investigation is to characterise the contamination risk both to human health and the environment during and following any potential future soil disturbance works on the site. The conclusions of this investigation may be used in support of obtaining consent under the NESCS and to meet any requirements from Central Otago District Council (CODC) and Otago Regional Council (ORC).

As such, the following objectives have been identified:

- Determine whether potentially contaminating activities have been undertaken on the site or its surrounds;
- Assess the risks associated with these potential contaminants to affect human health or the environment;
- Determine the likely impact upon sensitive receptors including site users and occupiers on the site; and
- Give details of further investigations or remedial options, if required.

1.3 SCOPE OF WORK

This report has been prepared in general accordance with the requirements for a PSI referred to in the *Users' Guide National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (Ministry for the Environment, 2012) and *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites in New Zealand* (Ministry for the Environment, Revised 2021a) and *No.5: Site Investigation and Analysis of Soils* (Ministry for the Environment, 2021b)

To achieve the objectives, the following scope was undertaken:

- Site walkover to assess the current site condition and its surrounding environment;
- An assessment of historical information relating to the site and its surroundings (this may be from documented or anecdotal evidence), including the review of historical aerial photographs;
- A review of information regarding resource consents and the HAIL status of the site from council records, including searches of the ORC contaminated land database;
- Review local geological and hydrogeological conditions through publicly available sources;
- Review of previous reports and information pertaining to the site from local authority records or other available sources;
- Site characterisation indicating the potential human health and environmental risks associated with the site and likely consenting requirements under the NESCS Regulations (Ministry for the Environment, 2011a).

This report has been reviewed by a Suitably Qualified and Experienced Practitioner (SQEP), as per the NESCS Regulations (Ministry for the Environment, 2011a).

2 SITE IDENTIFICATION

The site is located at 231 Dunstan Rd, Alexandra, as shown on the Site Location Plan in Figure 1. Site Details can be found in Table 1. Adjacent land uses to the site generally comprise rural residential land. The site is situated north-west of Alexandra, approximately 1km north-east of the Clutha / Mata-Au River and Earnscleugh mine tailings.



Figure 1: Site location plan

Table 1: Site details

Site Address	231 Dunstan Road, Alexandra
Territorial Authority	Central Otago District Council (CODC)
Legal Description	Lot 11 DP 3194
Certificate of Title	5C/60
Approximate total site area	8.16ha / 81,645m^2

3 DEVELOPMENT PROPOSALS

The proposed development plans comprise subdividing the site into two rural residential lots. The family home on the lot nearest Dunstan Rd will be retained for the time being by the owners with the second lot to the north east likely to be sold for future residential development. At this time, only subdivision of the site (is envisioned as part of the works.

4 PRELIMINARY INVESTIGATION

4.1 ENVIRONMENTAL SETTING

4.1.1 GEOLOGY

The geology of the site is shown on the 1:250,000 scale GNS Geology Web Map extract (GNS Science, 2022) presented in Figure 2.

The site is underlain by Late Pleistocene river deposits comprising unweathered to slightly weathered, loose, sandy to silty, well rounded gravel usually on large outwash plains.

Middle Pleistocene river deposits, generally comprising sandy gravel with minor clay and boulders, can be found north of the site; and Holocene sandy quartz, schist and sandstone gravels make up the dredge tailings and sluicing deposits to the south.

A review of the GNS Active Faults Database indicates that the nearest active fault, the Damsite Fault (#8531), lies some 7.5km north-west of the site. The fault has a sinistral fault sense and 5,000 – 10,000-year recurrence interval.

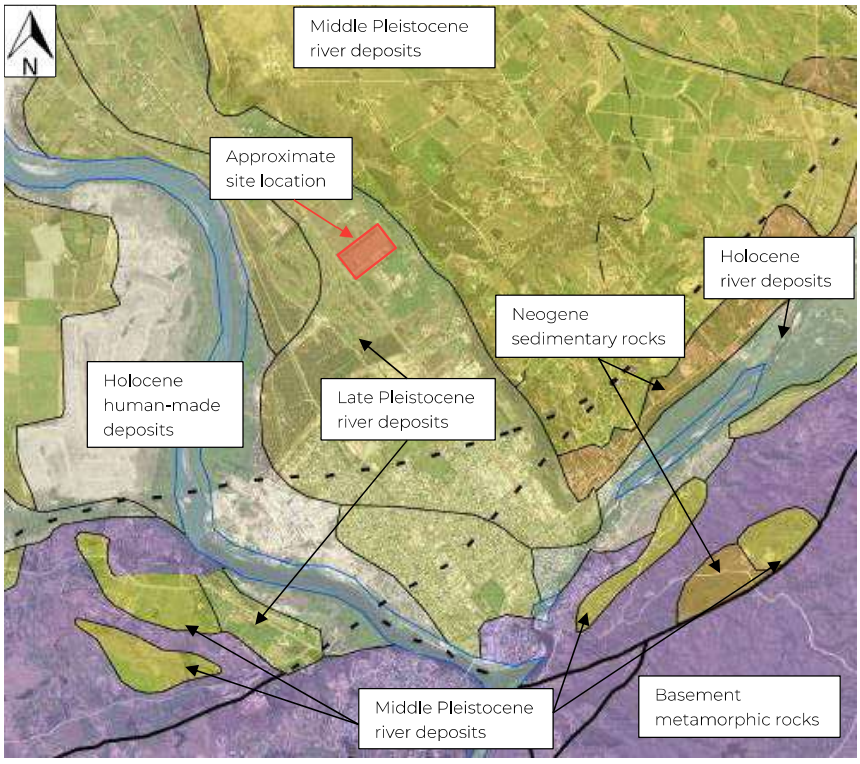

Figure 2: Geology of the site

4.1.2 TOPOGRAPHY, HYDROLOGY AND HYDROGEOLOGY

Details of the site topography, hydrology and hydrogeology have been gained from a review of sources including the LINZ database, GNS Science and a search of council records (CODC and ORC). A summary is given in Table 2 below.

The site is located at approximately 162m above mean sea level (amsl). All surface water flow in the area follows the general topography in a south-westerly direction towards the Clutha/Mata-au River.

Grow Otago rainfall data indicated an annual median rainfall of 351-400mm/yr in the vicinity of the site.

There are three known bores on site: one with a domestic use, one used domestically and for stockwater, and one for irrigation purposes. All bores have a depth of 27m bgl with depth to water noted for only one of the bores at 18m bgl.

Table 2: Summary of topographical, hydrological and hydrogeological data

Topography	Generally level
Nearest Surface Water Body	Clutha/Mata-au River
Height above Mean Sea Level	Approximately 162m amsl
General Flow Direction	South-west
No. of known Boreholes and wells on site	Three

4.2 CURRENT SITE CONDITION AND SURROUNDING ENVIRONMENT

A site walkover was undertaken by an Environmental Scientist. The walkover was completed on 23 January 2023.

A number of photographs were taken during the site visit, a summary of which can be found in Appendix A.

At the time of the walkover the weather was overcast and there had been no significant rainfall within the week prior.

The site was accessed via a gravel driveway off Dunstan Road. A residential dwelling is located on the western side of the driveway. The gravel road continues northwards and leads to numerous sheds, historically used for poultry farming.

In the vicinity of the sheds, several storage containers can be seen, a trailer and a waste skip. One of the sheds is used as a carport and contains two boats.

Miscellaneous materials are seen along the eastern boundary of the site, such as wire fencing, scrap metal, bricks, timber, a disused car, empty old oil drums, etc.

A second residential dwelling is located in the north-eastern corner of the site.

The majority of the site comprises grass paddocks, previously used for grazing sheep. Anecdotal evidence from the client suggests landfilling of waste materials may have occurred historically, however during the site walkover no significant ground disturbance was noted or signs of landfilling observed.

The site is generally level with a slight slope northward. A gravel road aligns the northern boundary and trees are seen along the other boundaries. During the site walkover no olfactory evidence of contamination was noted, nor any significant places of vegetation dieback.

4.3 SITE HISTORY

Details of the site history have been gained from a review of multiple sources including historical aerial photographs and a review of council databases.

4.3.1 HISTORICAL AERIALS

Four historic maps (1978 - 2017) were obtained from Maps Past and thirteen historical aerials, six from Retrolens (1958 – 1984) and seven from Google Earth (2005 – 2021) were reviewed.

A summary of observations made following the review of historical aerials is presented in Table 3. The maps and aerials are presented in Appendix B.

Table 3: Summary of historical aerials

YEAR	OBSERVATIONS
1958 Retrolens	The site is situated along Dunstan Road. A gravel driveway can be seen leading towards a dwelling in the north-eastern corner of the site. Trees align the boundaries of the site with another short row of trees off the middle of the western boundary toward the centre of the site. The surrounding area comprises rural properties.
1959 Retrolens	A shed has been built in the north-eastern corner of the site.
1971 Retrolens	Several more sheds have been built in the eastern part of the site. Some ground disturbance is noted in the centre of the site. A long row of trees aligns the driveway from Dunstan Rd to the sheds. A residential dwelling has been built on the neighbouring property to the east with an orchard being established.
1976 Retrolens	A residential dwelling and another shed have been built respectively in the front half of the site and along the eastern boundary. Several pens can be seen near the centre of the western half of the site.
1978 Maps Past	Topographic map of the site and surrounding area, showing the site at approximately 550 feet above mean sea level (ft amsl). The Otago Central Railway is seen along the southern boundary of the site.
1979 Retrolens	The trees off the western boundary have been removed together with the pens. Ground disturbance is seen in the vicinity of the sheds due to vehicle movement.
1984 Retrolens	Another large shed has been built in the north-eastern part of the site.
1999 Maps Past	Topographic map of the site showing the site at approximately 165m amsl.
2005 Google Earth	Colour aerial of the site. The majority of the site comprises grass paddocks.

2007 Google Earth	No discernible changes are noted to the site.
2009 Maps Past	Topographic map of the site.
2010 Google Earth	No notable changes are seen on the site. A well is seen in the south-western corner of the site.
2012 Google Earth	No discerning changes are noted to the site. Some trees have been planted in the centre of the site.
2015-2017 Google Earth	No discerning changes are noted to the site. Some trees have been removed along the driveway and the centre of the site.
2017 Maps Past	Most recent topographic map of the site. The site is located along Dunstan Rd and the Otago Central Rail Trail. The surrounding area slopes upwards north of the site. The sheds and residential dwellings on site are noted as established
2019 Google Earth	No discerning changes are noted to the site.
2021 Google Earth	Most recent aerial photograph available for the site. Two residential dwellings are seen on the site with several sheds in between.

4.3.2 HERITAGE NZ

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand.

In order to establish the heritage status of the site, the Heritage New Zealand database was consulted (Heritage New Zealand Pouhere Taonga, 2023). The site was not found on the database.

4.3.3 COUNCIL RECORDS

A review of CODC's District Plan Maps indicates that the site is zoned as a Rural Residential Resource Area.

Four building consents have been lodged for the property. These have been summarised in Table 4 below. No resource consents were available from the CODC database.

Table 4: Summary of building consents for the site.

CONSENT ID & DATE	CURRENT STATUS	PROPOSAL
001576 (8/12/2000)	Building consent granted	Relocate dwelling.
001088 (19/04/2002)	Code compliance cert. issued	Remove coal range and replace with a Milan Milano fireplace.
030825 (15/10/2003)	Code compliance cert. issued	Erect a new garage
220107 (09/03/2022)	Building consent issued	Internal alterations to existing dwelling (reconfigure).

4.4 HAIL DATABASE SEARCH

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal (Ministry for the Environment, 2012).

A review of the online Land Use Register for Hazardous Activities, Industries and Bores held by ORC was undertaken. The HAIL database revealed that the site is not recorded as a HAIL site. It should be noted that exclusion from the database does not guarantee non-HAIL status but rather reflects.

Both neighbouring site to the east and west of the investigated site are noted as HAIL sites. Details of the nature of the HAIL activities and status can be found in Table 5.

Table 5: HAIL Database Search Summary

SITE NUMBER & NAME	HAIL CATEGORY & DESCRIPTION	CONTAMINATION STATUS	SUMMARY
HAIL.01192.01 – Peter Lyon Shearing	A17. Storage tanks or drums for fuel, chemicals or liquid waste.	Unverified HAIL - Not investigated	One above ground and one below ground tank.
HAIL.00323.02 – 269 Dunstan Rd	A10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds. G3. Landfill sites	Verified HAII – Partially investigated	Opus DSI received September 2017, farm landfill and CCA posts not assessed.

5 BASIS FOR GUIDELINE VALUES

For contaminated site assessments, the hierarchy of reference documents containing guidelines for soils and waters, the MfE Contaminated Land Management Guidelines No. 2 is referred to (Ministry for the Environment, 2011b).

The site is currently zoned as a Rural Residential Resource Area.

The proposed development plans comprise the subdivision of the site into two rural residential sections. As such, a rural residential land use defined in the NES-CS is considered the most appropriate and conservative end use of the site as detailed within Table 6. The recommendations outlined in this report must therefore be considered when developing this land.

The primary human health receptors have been determined to be site workers, along with residential users and visitors following any (possible) future development of the site.

Table 6: Land Use Scenario

Scenario	Description
Rural / lifestyle block	Rural residential land use, including home-grown produce consumption (25 per cent). Applicable to the residential vicinity of farm houses for protection of farming families, but not the productive parts of agricultural land. Note: Consumption of eggs, milk and meat from animals raised on site is excluded. Produce consumption is limited to home-grown vegetables. Sites for which consumption of home-grown eggs, milk or meat is important will need to be evaluated on a site-specific basis.
Residential	Standard residential lot, for single dwelling sites with gardens, including home-grown produce consumption (10 per cent).
High-density residential	Urban residential with limited soil contact, including small ornamental gardens but no vegetable garden (no home-grown produce consumption); applicable to urban townhouses, flats and ground-floor apartments with small ornamental gardens, but not high-rise apartments.
Parks / recreational	Public and private green areas and reserves used for active sports and recreation. This scenario is intended to cover playing fields and suburban reserves where children play frequently. It can also reasonably cover secondary school playing fields but not primary school playing fields.
Commercial / industrial outdoor worker (unpaved)	Commercial / industrial site with varying degrees of exposed soil. Exposure of outdoor workers to near-surface soil during routine maintenance and gardening activities with occasional excavation as part of maintaining subsurface utilities (ie, a caretaker or site maintenance personnel). Also conservatively applicable to outdoor workers on a largely unpaved site.

6 ASSESSMENT OF HAIL ACTIVITIES

The Ministry for the Environment (MfE) created a list of potentially contaminating activities and industries in October 2011. This Hazardous Activities and Industries List (HAIL) is a compilation of the activities and industries likely to cause land contamination resulting from hazardous substance use, storage or disposal.

The desk study found that the potential contaminants of concern may be associated with the application of fertilisers to the former pastures. No evidence or anecdotal knowledge of bulk storage of fertilisers is known to have occurred on the site, and fertiliser application during the 1950's is considered to have been minimal.

Miscellaneous building materials, scrap metal and an overhead oil drum were noted during the site walkover. However, a risk assessment has concluded that contamination of soils associated with these items is unlikely and risks are low. As such, the above are not considered to be HAIL activities as such.

Anecdotal evidence does suggest that landfilling may have occurred on site, associated with the former poultry farm. During the site walkover and desktop investigation, however, no confirming evidence was noted.

Based on the site history and desk-based information presented, the following conceptual site model (CSM) was produced. The CSM, Table 7, is used to support the decision-making process for contaminated land management.

The five basic activities associated with developing a conceptual site model are:

- Identification of potential contaminants;
- Identification and characterisation of the source(s) of contamination;
- Delineation of potential migration pathways through environmental media, such as groundwater, surface water, soils sediment, biota, air, service lines;
- Identification and characterisation of potential receptors (human, ecological or building infrastructure);
- Determination of the limits of the study area or system boundaries.

Data gaps and uncertainties are identified during the preparation of the conceptual site model, which assists in designing any detailed investigation that may follow.

For there to be an effect on receptors there must be a contamination source and a mechanism (pathway) for contamination to affect human health or the environment (receptor).

A possible pollutant linkage between the contaminant source and receptor is defined as one that has the potential to represent unacceptable risks to human health or the environment but has not been identified through risk assessment.

The following conceptual site model has been identified based on land use of rural residential. These may need to be amended in light of any further development proposals in the future.

Table 7: Conceptual Site Model

Likely sources of impact	Review of all data sources and anecdotal evidence indicated that the site may have been subject to low intensity agricultural activities. In addition, HAIL sites have been identified in the surrounding area and although not identified during the site investigation, waste disposal to land may have occurred.
Potentially impacted media	Impacts are likely to be limited to shallow soils (the upper few meters).
Contaminants of concern	Potential sources of impact associated with historical activities may have given rise to the following potential contaminants being on site: — Heavy metals from possible waste disposal to land or migration from nearby HAIL sites; — Fertilizers associated with agricultural activities. .
Migration pathways	Potential migration pathways for the contaminants of concern comprise: — Airborne migration of dust, vapour or fibres; — Surface runoff containing impacted soil or dissolved contaminants; — Infiltration of contaminants in soil; and — Groundwater transport through soil, including in preferential pathways (service trenches, through higher permeability soils and/or high groundwater levels).
Potential exposure pathways	Potential exposure pathways comprise: — Inhalation of dust, vapours or fibres; — Ingestion or dermal contact with impacted soil, including surface soils, including during excavation work; and — Ingestion or dermal contact with impacted surface water or groundwater during excavation work.
Potential sensitive receptors	Identified sensitive receptors comprise: — Future residents and visitors; and — Workers during future soil disturbance.

6.1 DISCUSSION

Taking into consideration likely migration pathways, the contamination status, distance and nature of the adjacent HAIL sites, migration of contaminants onto the site **in sufficient quantity** is considered highly unlikely.

In terms of onsite sources of contaminants, no evidence of bulk storage, manufacture or disposal of fertilizers was noted. Fertilizer application on the site is not considered to have occurred **in sufficient quantity** to be considered a HAIL.

Anecdotal evidence indicated the possibility of waste disposal to land, however, no on-site indications of this were noted, nor evidence found during the desktop study. Taking into account the size of the site and unknown location of the possible landfill sites (if any), further investigation at this stage in time is not considered to be a resource or cost efficient option.

As such, site history, council records, historical aerial photography and a site inspection **did not** identify explicit HAIL activities on site.

7 SITE CHARACTERISATION

The purpose of this PSI was to provide an assessment of the historical and current land uses to determine whether activities have, more likely than not, resulted in contamination of the soil that may be hazardous to human health.

Based on a review of information currently available, as well as observations made during the site inspection, our assessment of the site is as follows:

- The site is zoned as a Rural Residential Resource Area.
- The site is surrounded by rural residences.
- The site is proposed for subdivision into two sections. The front section will be kept as a family home with the northernmost section sold as rural residential lot.
- The underlying geology comprises loose sandy to silty well-rounded gravel.
- No obvious signs of vegetation dieback were noted in any location across the site.
- No likely HAIL activities were noted to be or have been occurring on site.

Potential human health risks have been evaluated using the Likelihood and Consequence scales tabulated in Table 8, to determine a risk level – low, moderate, high, very high or extreme. The assessed risk level allows prioritisation of investigations and assessment measures.

Table 8: Likelihood and consequences scale

	Consequence				
Likelihood	Insignificant	Minor	Medium	Major	Catastrophic
Almost certain	Moderate	Moderate	Very High	Extreme	Extreme
Likely	Low	Moderate	High	Very High	Extreme
Possible	Low	Moderate	Moderate	Very High	Very High
Unlikely	Low	Low	Moderate	High	Very High
Rare	Low	Low	Low	Moderate	High

The risks to human health have been assessed based on the historical activities which may have occurred on specific areas on or off the site:

- **Production land:** The site has historically been used for agricultural purposes. The likelihood of broadacre application of agrochemicals is however considered unlikely to have been undertaken historically.

  The consequence corresponding to contaminants of concern associated with broadacre application of fertilisers is considered to be insignificant to minor at most.

- **Migration from nearby HAIL sites:** Based on the site topography, contamination status, distance from site and nature of the nearby HAIL activities, migration of contaminants from adjacent sites is considered unlikely with consequences considered to be minor at most.

- **Waste disposal to land:** Based on anecdotal evidence of the client, waste disposal to land may have occurred historically. However, no evidence to confirm landfilling was found during the

investigation. As such, the confirmation or exclusion of these activities cannot be made with absolute confidence based on the information available at the time of writing.

Taking into consideration the historical use of the site as a chicken (egg) farm, the currently known site conditions, and the environmental setting, it is considered unlikely that contaminants of concern associated with the waste disposal **in sufficient quantity** as to pose a risk to human health or the environment. Consequences associated with any waste disposal however are considered to be medium as they will be flagged as soon as they are discovered (and worked stopped to deal with the discovery).

Taking into consideration the above, the risk to human health based on the likelihood and consequence of potential contaminants is considered to be LOW.

8 CONCLUSION AND RECOMMENDATIONS

A combined Preliminary Site Investigation was carried out at the site on 23rd January 2023 in order to determine whether soil contamination is more likely than not present on site associated with possible HAIL activities. An assessment of the risks to human health associated with potential contaminants of concern was required in order to satisfy the NESCS and local council requirements for rural residential subdivision.

8.1 NESCS ASSESSMENT

Although anecdotally there is an indication that possible landfilling may have occurred on site, no evidence of such HAIL activities has been noted as part of the PSI review, as such the **NES-CS does not apply** to the site.

Through the desktop-study and site walkover, the risks to human health associated with potential soil borne contaminants has been assessed as LOW.

Taking into consideration development proposals along with the end use for rural residential purposes, it is considered highly unlikely that there will be a risk to human health associated with the proposed subdivision of the site.

8.2 RECOMMENDATIONS

Based on the findings of this investigation, WSP recommends that:

- An Accidental Discovery Protocol is in place during any future development on site.
- Should any ground conditions be encountered across the site which is not anticipated from the findings of this report a Suitably Qualified and Experienced Practitioner (SQEP) should be consulted in order to reassess the risks to human health;
- This PSI report is submitted to the consenting authority; and
- This PSI report is submitted to the regional authority to facilitate updating the HAIL database.

9 REFERENCES

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10 SQEP CERTIFICATION OF REPORT

National Environmental Standard for assessing and managing contaminants in soil to protect human health

PRELIMINARY SITE INVESTIGATION CERTIFYING STATEMENT

I, Lisa Bond, of WSP New Zealand Ltd certify that:

1 this preliminary site investigation meets the requirements of the Resource Management (National Environmental Standard for assessing and managing contaminants in soil to protect human health) Regulations 2011 because it has been:

   a done by a suitably qualified and experienced practitioner, and

   b reported on in accordance with the current edition of Contaminated land management guidelines No 1 – Reporting on contaminated sites in New Zealand, and

   c the report is certified by a suitably qualified and experienced practitioner (SQEP).

For activities under R8(4) of the NES-CS this preliminary site investigation concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.

The activity to be undertaken as defined in R 5(5) and R5(6) is described in Section 1 and Section 6 of this preliminary site investigation report.

Signed and dated: ..... Bond, Lisa (allab0) 2023.03.17 09:03:23 +13'00'

Should evidence of qualifications or experience of the SQEP be required please contact:

WSP
69 Tarbert Street,
Alexandra
9320
+64 3 440 2400

11 LIMITATIONS

This report ('Report') has been prepared by WSP New Zealand Limited ('WSP') exclusively for JW & AE Holdom Family Trust ('Client') in accordance with the Short Form Agreement with the Client signed 11 January 2023 ('Agreement').

Permitted Purpose

This Report has been prepared expressly for the purpose of a Preliminary Site Investigation ('Permitted Purpose'). WSP accepts no liability whatsoever for the use of the Report, in whole or in part, for any purpose other than the Permitted Purpose. Unless expressly stated otherwise, this Report has been prepared without regard to any special interest of any party other than the Client.

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Qualifications and Assumptions

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Agreement and the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report and/or otherwise communicated to the Client. Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and/or recommendations in the Report ('Conclusions') are based in whole or in part on information provided by the Client and other parties ('Information'). The Information has not been and have not been verified by WSP and WSP accepts no liability for the reliability, adequacy, accuracy and completeness of the Information.

The data reported and Conclusions drawn by WSP in this Report are based solely on information made available to WSP at the time of preparing the Report. The passage of time; unexpected variations in ground conditions; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

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Appendix A

Site Photographs

	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	Date
1	23/01/2023

Description

The site investigation took place on 23 January 2023 by WSP.

The site is accessed via a gravel driveway off Dunstan Rd. The weather was dry and moderately overcast during the site walkover.



Photo No.	Date
2	23/01/2023

Description

The site comprises grassed paddocks, formerly used for grazing but are now vacant. Two residential dwellings are located on the site.



	PHOTOGRAPHIC LOG	
Client Name JW & AE Holdom Family Trust	**Site Location** 231 Dunstan Road, Alexandra	**Project No.** 6-XZ746.00

Photo No.	**Date**
3	23/01/2023

Description

Several sheds are located in the north-eastern end of the site. A pole shed is currently used as a carport and boat shelter.



Photo No.	**Date**
4	23/01/2023

Description

Miscellaneous items are noted on site such as scrap metal, a disused car, and random building materials.



wsp	**PHOTOGRAPHIC LOG**

Client Name	**Site Location**	**Project No.**
JW & AE Holdom Family Trust	231 Dunstan Road, Alexandra	6-XZ746.00

Photo No.	**Date**
5	23/01/2023

Description

Several sheds were noted and are currently used for storage of materials. A waste skip and two storage containers were observed.



Photo No.	**Date**
6	23/01/2023

Description

The majority of the site comprises grassed grazing paddocks with the gravel driveway splitting the site longitudinally.



wsp	**PHOTOGRAPHIC LOG**

Client Name	**Site Location**	**Project No.**
JW & AE Holdom Family Trust	231 Dunstan Road, Alexandra	6-XZ746.00

Photo No.	**Date**
7	23/01/2023

Description

Two residential dwellings are located on the site. One (pictured in Photo No 7) is situated west of the driveway near Dunstan Rd, the other at the end of the driveway in the north-eastern corner of the site.



Appendix B

Historical Aerials

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1958



Approximate Site Location



Approximate Site Location



Approximate Site Location

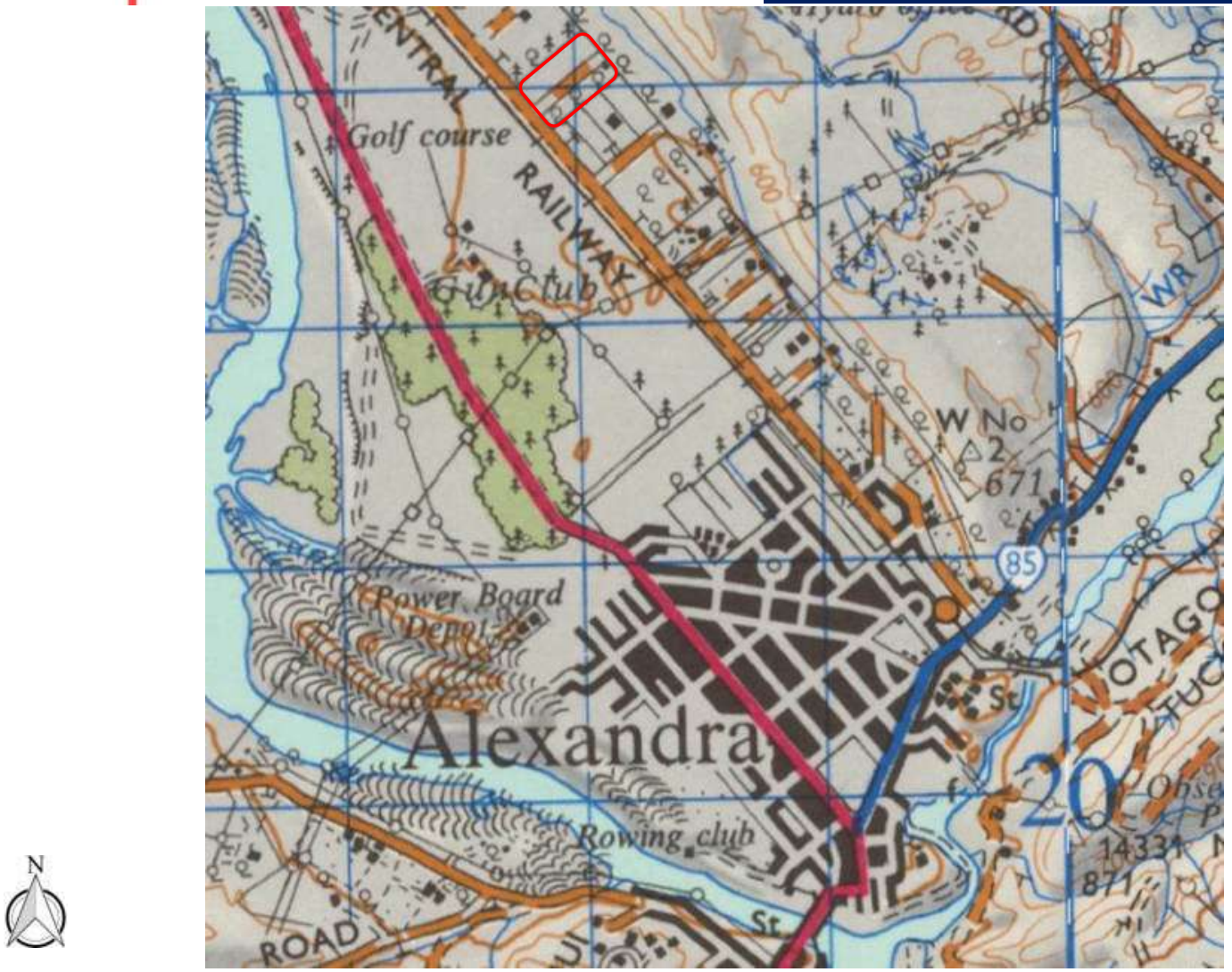
1976



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

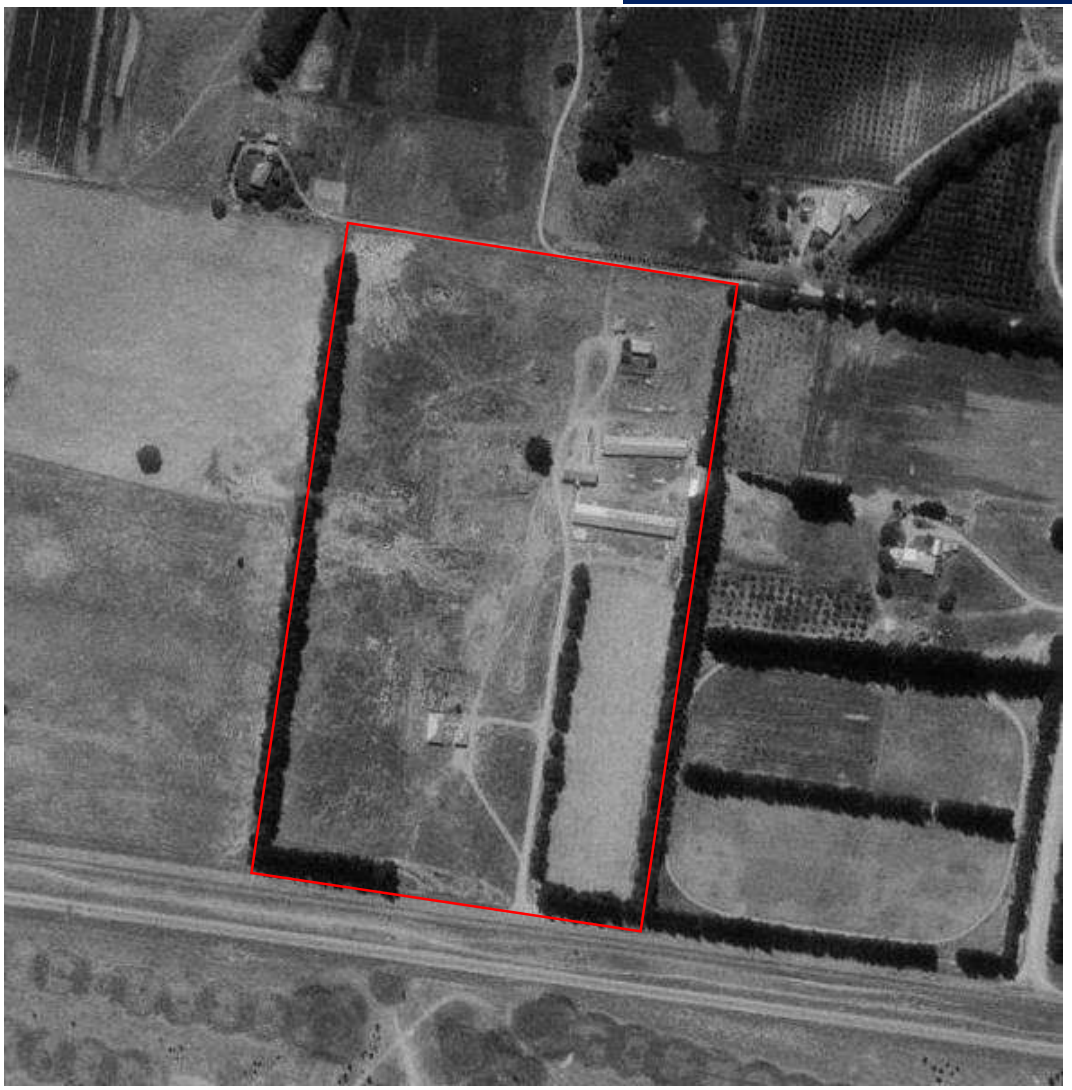
1978



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1979



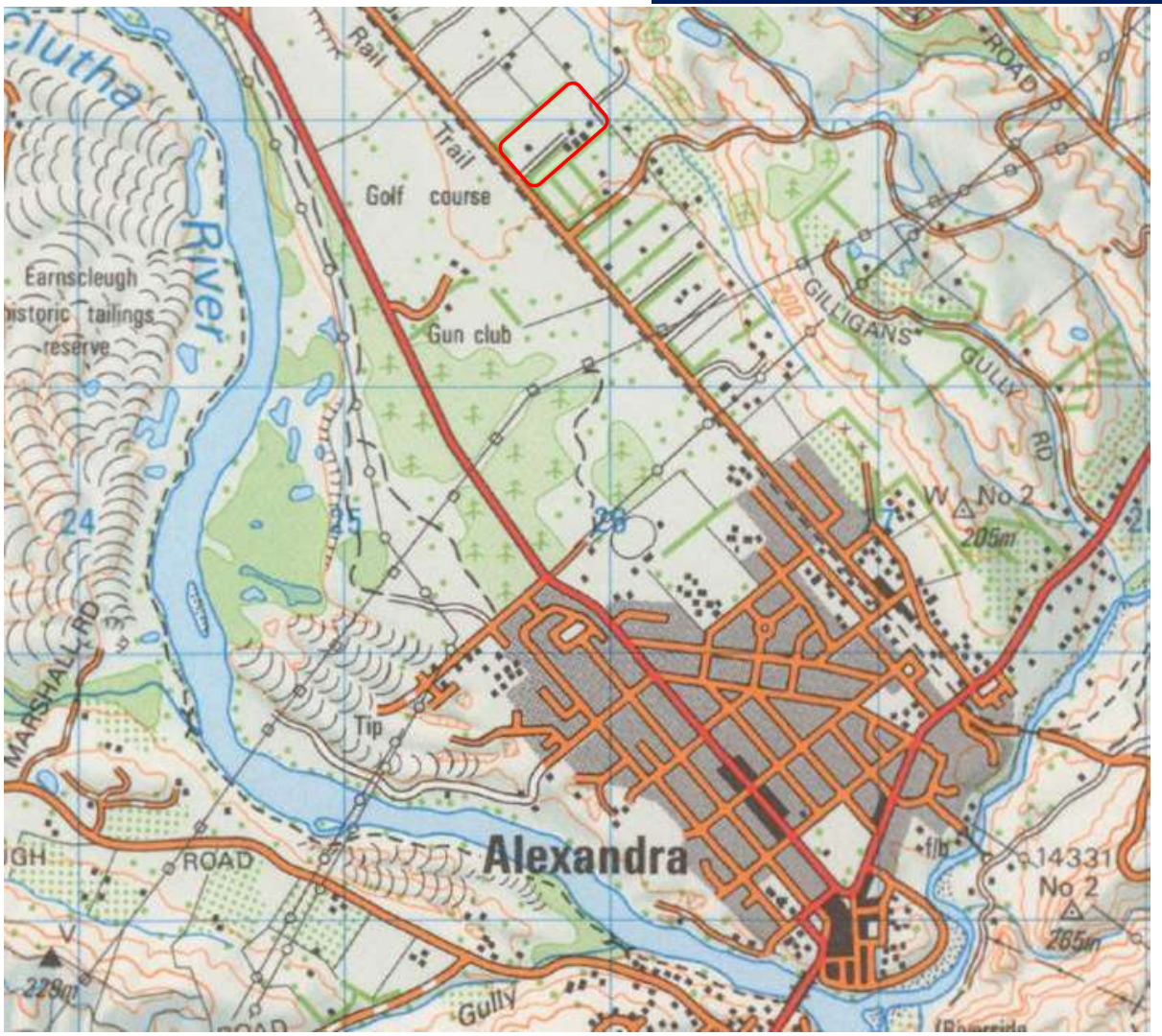
Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

1984



Approximate Site Location



Approximate Site Location

2005

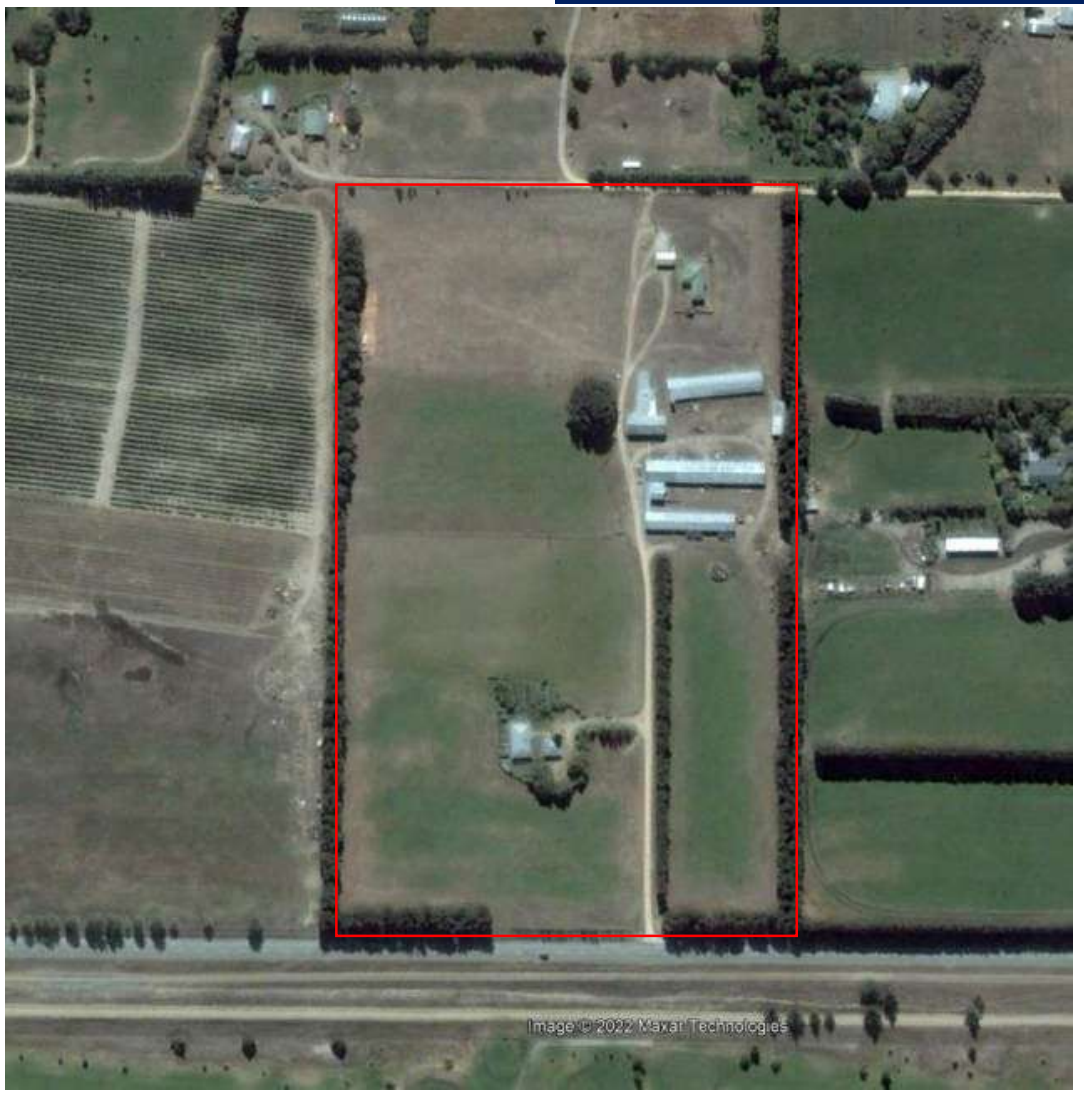


Approximate Site Location

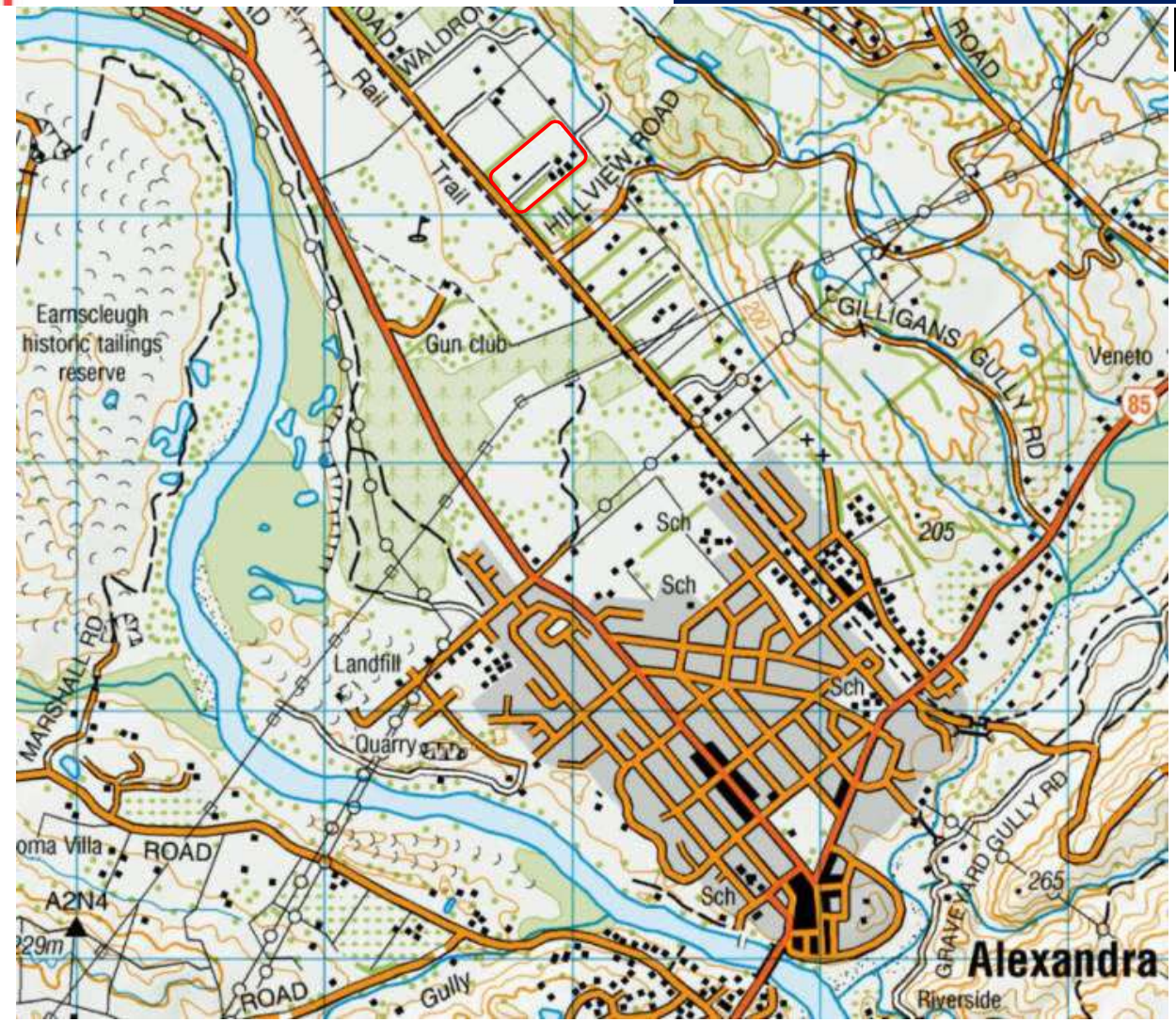
wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2007



Approximate Site Location



Approximate Site Location

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2010



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2012



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2015



Approximate Site Location

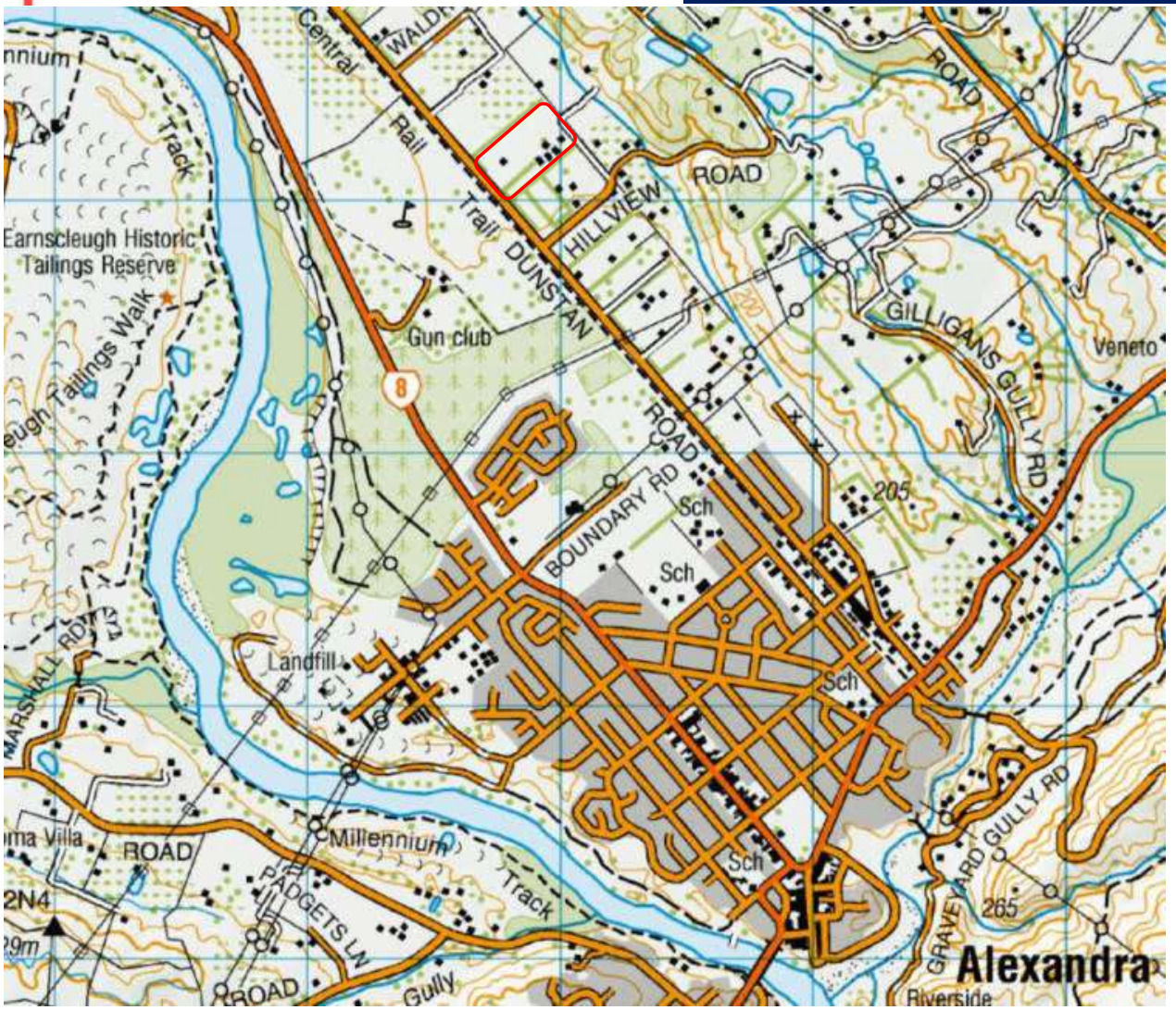
wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2017



Approximate Site Location



Approximate Site Location

wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2019



Approximate Site Location

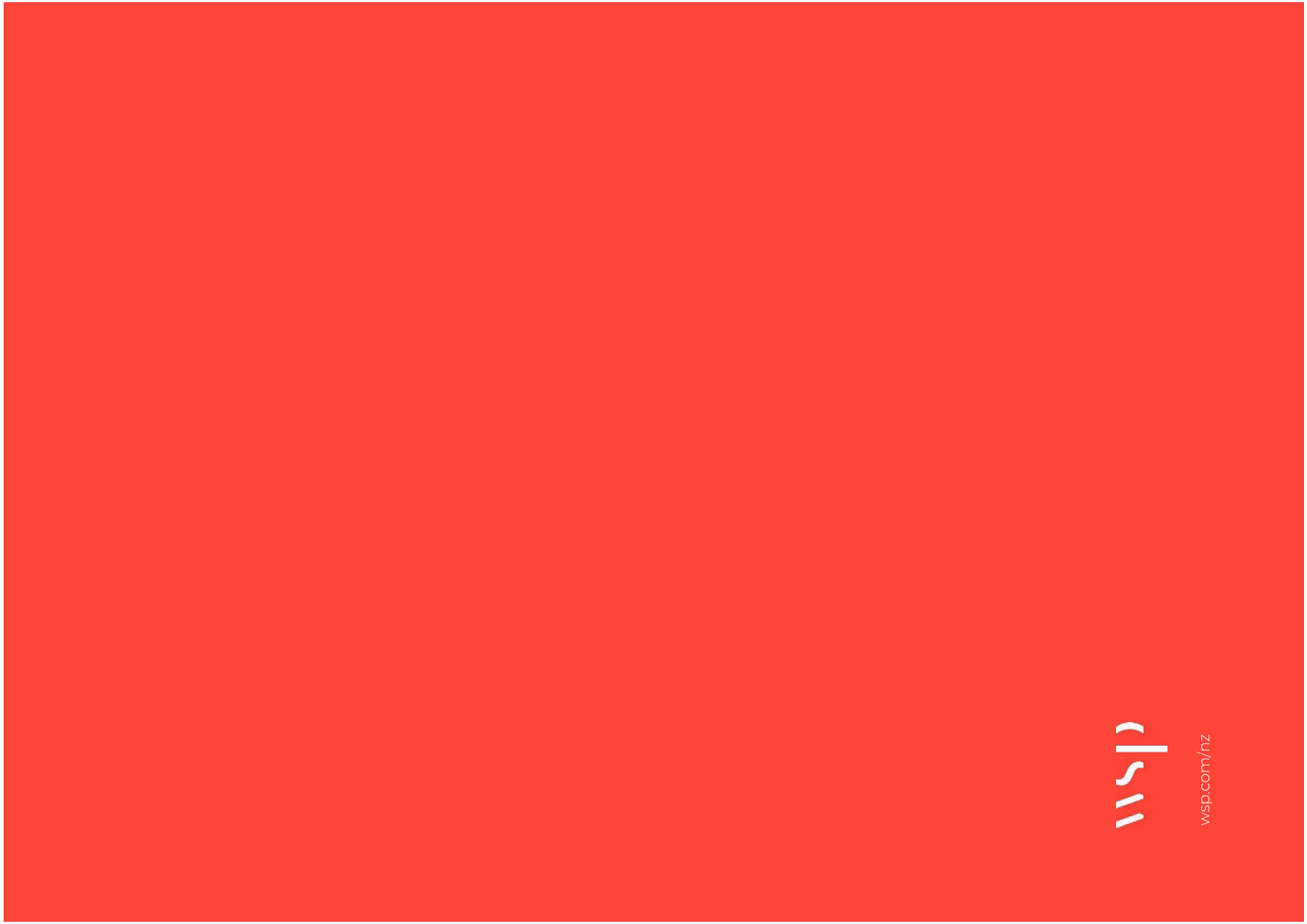
wsp

Preliminary Site Investigation
231 Dunstan Road, Alexandra

2021



Approximate Site Location


wsp.com/nz

APPENDIX 6

CODC NES Records Search

Item 26.5.2 - Report author: Planning Support Officer
Page 835
Hearings Panel Meeting Agenda
12 May 2026

NES RECORD SEARCH

Application

JKCM Limited PO Box 456, Cromwell 9342	Number NES250004 Application date 3/03/25 Phone Mobile 021 556 549 Email claude@insighteng.co.nz

Property

Valuation No.	2852025500
Location	231 Dunstan Road, Alexandra
Legal Description	Lot 11 DP 3194
Area (hectares)	8.1795

Resource consents

Resource Area: Large Lot Residential Zone

Consents:

No information in relation to the above could be found on Council's records.

Building

Consents/Permits/Compliance Schedules:

09/03/2022	BC 220107: Internal alterations to dwelling
	No information in relation to HAIL activities could be found on this record.
17/09/2003	BC 030825: Erect a new garage
	No information in relation to HAIL activities could be found on this record.
08/12/2000	BC 001576: Relocate dwelling
	Information provided in support of this application indicates that the dwelling contains Hardisoffit as a building material in the soffits and Hardibacker as a building material in the external walls. James Hardi building materials from this time period frequently contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition.
06/04/2000	BC 001088: Remove coal range and replace with new fire appliance
	No information in relation to HAIL activities could be found on this record.
29/05/1989	BP G054757: Rebuild laying shed roof structure
	No information in relation to HAIL activities could be found on this record.
31/03/1982	BP K99603: Erect a poultry laying shed
	No information in relation to HAIL activities could be found on this record.
28/08/1981	BP K35666: Erect glasshouse
	No information in relation to HAIL activities could be found on this record.
28/08/1978	BP H141955: Addition to mash shed
	No information in relation to HAIL activities could be found on this record.
28/08/1978	BP H141956: Egg room and cooler room
	No information in relation to HAIL activities could be found on this record.
11/07/1977	BP H120514: Extension to hen house

No information in relation to HAIL activities could be found on this record.

04/12/1974 BP 994: Plumbing and drainage for bathroom alterations

No information in relation to HAIL activities could be found on this record.

30/09/1974 BP F92514: Poultry house

No information in relation to HAIL activities could be found on this record.

05/07/1974 BP F92456: Addition to hay shed

Information provided in support of this application indicates the presence of an above ground diesel fuel tank adjacent to a building identified in the application as "Outbuilding No. 1" (Figure One). Storage tanks for fuels are Item A17 on the HAIL and may trigger NES-CS requirements.

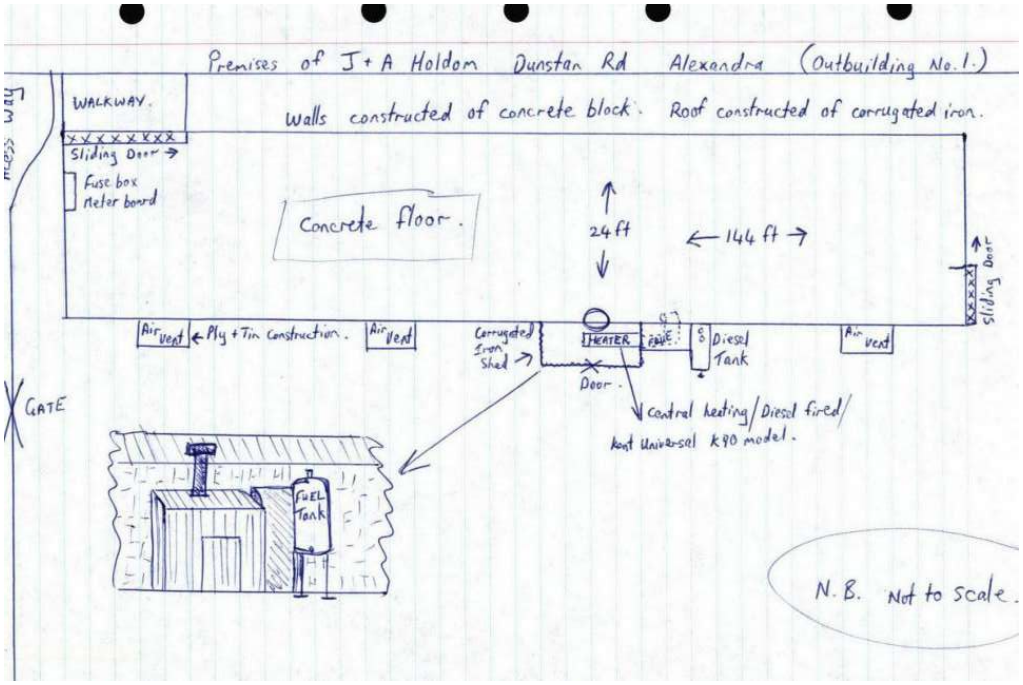


Figure One: Excerpt from building permit F92456 showing location of diesel tank.

15/03/1974 BP F15228: Erect car garage

No information in relation to HAIL activities could be found on this record.

16/03/1973 BP 848: Plumbing and Drainage

No information in relation to HAIL activities could be found on this record.

12/03/1973 BP E49392: Erect new dwelling

Information provided in support of this application indicates that the dwelling contains Polite as a building material in the soffits. Polite is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. Based on the building's footprint, this is believed to be the front house (Figure Two)



Figure Two: Front house built under building permit E49392

19/06/1972	BP E49274: Additions to mash shed
	No information in relation to HAIL activities could be found on this record.
27/01/1972	BP C048966: Erect hay barn
	No information in relation to HAIL activities could be found on this record.
19/10/1970	BP C025228: Erect store shed
	No information in relation to HAIL activities could be found on this record.
16/09/1970	BP C025217: Additions to brooder house
	No information in relation to HAIL activities could be found on this record.
24/02/1970	BP B063532: Erect new laying shed
	No information in relation to HAIL activities could be found on this record.
20/11/1969	BP B025000: Store shed
	No information in relation to HAIL activities could be found on this record
02/08/1963	BP A055170: Additions to hen house
	Information provided in support of this application indicates that the building contains Duroc as a building material in the walls. Duroc is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. No plan for which hen house this permit was for was available on this record.
30/11/1962	BP A011796: Erect egg room
	No information in relation to HAIL activities could be found on this record
22/08/1958	BP 921 Erect fowl house
	Information provided in support of this application indicates that the building contains Polite as a building material in the walls. Polite is known to contain asbestos. Buildings containing asbestos and which are known to be in poor condition are Item E1 on the

HAIL and may trigger NES-CS requirements if remaining on the site in poor condition. No plan for which building this permit was for was available on this record.

Preliminary Site Investigations and Detailed Site Investigations

No information in relation to the above could be found on Council's records.

Aerial Photographs

Council's aerial photographs for the site date back to 2006. Information on this record shows an area of unknown fill near the western corner of the site (Figure Two). Landfill or waste disposal to land are Items G3 and G5 on the HAIL respectively and may trigger NES-CS requirements if undertaken on the site.



Figure Three: Area of unknown fill near the western corner of the property. Source: Aerial photographs dated 2023.

Aerial photographs also show an area that possibly includes storage of a number of unknown items which may be storage tanks or drums for fuel or chemicals (Figure Four). Storage tanks or drums for fuel, chemicals or liquid waste are Item A17 on the HAIL and may trigger NES-CS requirements.



Figure Four: Area of possible storage drums adjacent to the north-eastern most large shed.
Source: Aerial photographs dated 2023.

Other Land Features

No information in relation to the above could be found on Council's records.

Disclaimer: The Council does not hold records directly relating to activities on the Hazardous Activities and Industries List (HAIL). In the event some information is available it cannot be guaranteed as correct or complete and therefore may not satisfy your request. We therefore recommend you undertake further investigation to determine whether any HAIL activities exist on the site.

Prepared by

Adam Vincent
Planning Officer - Consents
Date: 7 March 2025

APPENDIX 7

Laboratory Results Certificates and Chain of Custody Documentation

Item 26.5.2 - Report author: Planning Support Officer
Page 841
Hearings Panel Meeting Agenda
12 May 2026

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Certificate of Analysis

Client:	Insight Engineering	**Lab No:**	3801060 SPv1
Contact:	Claude Midgley	**Date Received:**	07-Mar-2025
	C/- Insight Engineering	**Date Reported:**	12-Mar-2025
	PO Box 456	**Quote No:**	100740
	Cromwell 9384	**Order No:**	
		Client Reference:	
		Submitted By:	Claude Midgley

Sample Type: Soil

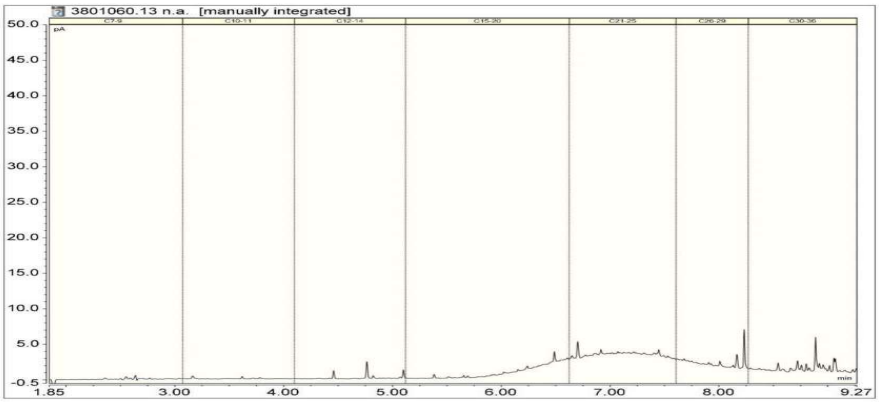
Sample Name:		DR1	DR2	DR3	DR4	DR5
Lab Number:		3801060.1	3801060.2	3801060.3	3801060.4	3801060.5
Individual Tests						
Dry Matter	g/100g as rcvd	-	-	97	-	-
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn						
Total Recoverable Arsenic	mg/kg dry wt	38	4	5	4	7
Total Recoverable Cadmium	mg/kg dry wt	0.79	0.14	0.34	0.16	0.11
Total Recoverable Chromium	mg/kg dry wt	20	4	6	3	8
Total Recoverable Copper	mg/kg dry wt	53	19	28	10	15
Total Recoverable Lead	mg/kg dry wt	24	9.8	14.6	7.0	9.8
Total Recoverable Nickel	mg/kg dry wt	7	4	5	4	6
Total Recoverable Zinc	mg/kg dry wt	78	72	154	54	68
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	-	< 0.011	-	-
alpha-BHC	mg/kg dry wt	-	-	< 0.011	-	-
beta-BHC	mg/kg dry wt	-	-	< 0.011	-	-
delta-BHC	mg/kg dry wt	-	-	< 0.011	-	-
gamma-BHC (Lindane)	mg/kg dry wt	-	-	< 0.011	-	-
cis-Chlordane	mg/kg dry wt	-	-	< 0.011	-	-
trans-Chlordane	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDD	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDD	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDE	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDE	mg/kg dry wt	-	-	< 0.011	-	-
2,4'-DDT	mg/kg dry wt	-	-	< 0.011	-	-
4,4'-DDT	mg/kg dry wt	-	-	< 0.011	-	-
Total DDT Isomers	mg/kg dry wt	-	-	< 0.07	-	-
Dieldrin	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan I	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan II	mg/kg dry wt	-	-	< 0.011	-	-
Endosulfan sulphate	mg/kg dry wt	-	-	< 0.011	-	-
Endrin	mg/kg dry wt	-	-	< 0.011	-	-
Endrin aldehyde	mg/kg dry wt	-	-	< 0.011	-	-
Endrin ketone	mg/kg dry wt	-	-	< 0.011	-	-
Heptachlor	mg/kg dry wt	-	-	< 0.011	-	-
Heptachlor epoxide	mg/kg dry wt	-	-	< 0.011	-	-
Hexachlorobenzene	mg/kg dry wt	-	-	< 0.011	-	-
Methoxychlor	mg/kg dry wt	-	-	< 0.011	-	-

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Sample Type: Soil						
Sample Name:		DR7	DR8	DR9	DR10	DR11
Lab Number:		3801060.6	3801060.7	3801060.8	3801060.9	3801060.10
Individual Tests						
Dry Matter	g/100g as rcvd	-	97	97	86	96
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn						
Total Recoverable Arsenic	mg/kg dry wt	4	5	6	250	7
Total Recoverable Cadmium	mg/kg dry wt	0.25	0.25	0.25	0.61	< 0.10
Total Recoverable Chromium	mg/kg dry wt	3	4	5	103	6
Total Recoverable Copper	mg/kg dry wt	6	7	12	380	13
Total Recoverable Lead	mg/kg dry wt	7.9	9.1	10.5	134	12.3
Total Recoverable Nickel	mg/kg dry wt	4	5	7	11	7
Total Recoverable Zinc	mg/kg dry wt	750	39	62	630	43
Organochlorine Pesticides Screening in Soil						
Aldrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
alpha-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
beta-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
delta-BHC	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
gamma-BHC (Lindane)	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
cis-Chlordane	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
trans-Chlordane	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
2,4'-DDD	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDD	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
2,4'-DDE	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDE	mg/kg dry wt	-	< 0.010	< 0.011	0.016	< 0.011
2,4'-DDT	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
4,4'-DDT	mg/kg dry wt	-	< 0.010	< 0.011	0.014	< 0.011
Total DDT Isomers	mg/kg dry wt	-	< 0.06	< 0.07	< 0.07	< 0.07
Dieldrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan I	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan II	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endosulfan sulphate	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin aldehyde	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Endrin ketone	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Heptachlor	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Heptachlor epoxide	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Hexachlorobenzene	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011
Methoxychlor	mg/kg dry wt	-	< 0.010	< 0.011	< 0.012	< 0.011

Sample Name:		DR12	DR13	DR14
Lab Number:		3801060.11	3801060.12	3801060.13
Individual Tests				
Dry Matter	g/100g as rcvd	-	-	99
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn				
Total Recoverable Arsenic	mg/kg dry wt	4	4	5
Total Recoverable Cadmium	mg/kg dry wt	0.14	< 0.10	< 0.10
Total Recoverable Chromium	mg/kg dry wt	3	3	4
Total Recoverable Copper	mg/kg dry wt	7	7	10
Total Recoverable Lead	mg/kg dry wt	5.2	6.2	72
Total Recoverable Nickel	mg/kg dry wt	4	4	5
Total Recoverable Zinc	mg/kg dry wt	37	40	220
Total Petroleum Hydrocarbons in Soil				
C7 - C9	mg/kg dry wt	-	-	< 20
C10 - C14	mg/kg dry wt	-	-	< 20
C15 - C36	mg/kg dry wt	-	-	390
Total hydrocarbons (C7 - C36)	mg/kg dry wt	-	-	400

3801060.13
DR14
Client Chromatogram for TPH by FID



Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	**Method Description**	**Default Detection Limit**	**Sample No**
Individual Tests			
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1-13
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation May contain a residual moisture content of 2-5%. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed).	-	1-13
Dry Matter	Dried at 103°C for 4-22hr (removes 3-5% more water than air dry) , gravimetry. (Free water removed before analysis, non-soil objects such as sticks, leaves, grass and stones also removed). US EPA 3550.	0.10 g/100g as rcvd	3, 7-10, 13
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-13
Heavy metals screen level As,Cd,Cr,Cu,Ni,Pb,Zn	Dried sample, <2mm fraction. Nitric/Hydrochloric acid digestion, ICP-MS, screen level.	0.10 - 4 mg/kg dry wt	1-13
Organochlorine Pesticides Screening in Soil	Sonication extraction, GC-ECD analysis. Tested on as received sample. In-house based on US EPA 8081.	0.010 - 0.06 mg/kg dry wt	3, 7-10
Total Petroleum Hydrocarbons in Soil			
Client Chromatogram for TPH by FID	Small peaks associated with QC compounds may be visible in chromatograms with low TPH concentrations. QC peaks are as follows: one peak in the C12 - 14 band, the C21 - 25 band and the C30 - 36 band. All QC peaks are corrected for in the reported TPH concentrations.	-	13
C7 - C9	Solvent extraction, GC-FID analysis. In-house based on US EPA 8015.	20 mg/kg dry wt	13
C10 - C14	Solvent extraction, GC-FID analysis. Tested on as received sample. In-house based on US EPA 8015.	20 mg/kg dry wt	13
C15 - C36	Solvent extraction, GC-FID analysis. Tested on as received sample. In-house based on US EPA 8015.	40 mg/kg dry wt	13
Total hydrocarbons (C7 - C36)	Calculation: Sum of carbon bands from C7 to C36. In-house based on US EPA 8015.	70 mg/kg dry wt	13

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 07-Mar-2025 and 12-Mar-2025. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental

R J Hill Laboratories Limited
1/17 Print Place
Middleton
Christchurch 8024 New Zealand

0508 HILL LAB (44 555 22)
+64 7 858 2000
mail@hill-labs.co.nz
www.hill-labs.co.nz

Certificate of Analysis

Client:	Insight Engineering	**Lab No:**	3801528	A2Pv1
Contact:	Claude Midgley	**Date Received:**	07-Mar-2025	
	C/- Insight Engineering	**Date Reported:**	12-Mar-2025	
	PO Box 456	**Quote No:**	100740	
	Cromwell 9384	**Order No:**		
		Client Reference:		
		Submitted By:	Claude Midgley	

Sample Type: Building Material

Sample Name	Lab Number	Sample Category	Sample Weight on receipt (g)	Asbestos Presence / Absence	Description of Asbestos in Non Homogeneous Samples
DR6	3801528.1	Plaster	4.71	Asbestos NOT detected. Organic fibres detected.	N/A

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Building Material

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Material			
Sample Category	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch.	-	1
Sample Weight on receipt	Sample weight (approximate). Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch.	0.01 g	1
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; Unit 1, 17 Print Place, Middleton, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1
Description of Asbestos in Non Homogeneous Samples	Form, dimensions and/or weight of asbestos fibres present. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	-	1

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed on 12-Mar-2025. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Dexter Paguirigan Dip Chem Engineering Tech
Laboratory Technician - Asbestos

ENVIRONMENTAL Analysis Request Form

Job No: 380 1060 Date Recv: 07-Mar-25 06:58

Hill Laborato

R J Hill Laboratories Limited — accredite Accreditation NZ

Received by: Nathaniel Sue

1 Clyde Street, Private Bag 3205, Telephone: Facsimile:

3138010608

Hill Laboratories office use only:

Date In | Job # | No. of Samples

CLIENT

Name: Insight Engineering [229068]

PO Box 456

Cromwell 9342

Phone: 021 556 549 Fax:

Client Reference: (Project Code)

Quote Number: 100740 Order No: (Cost Centre)

Submitted By: Claude Midgley [228982]

Charge To: Insight Engineering [229068]

RESULTS TO

☐ Mail Client ☐ Mail Submitter

☐ Fax Results

X Email Results: claude@insighteng.co.nz

✓ C.O.C & coversheet to be scanned and emailed back

Additional Information

Chain of Custody Record

Delivered to Hill Laboratories (Depatched by)	Date & Time: 6/3/2025 12:00 Name: Claude Midgley Signature:
Received at Hill Laboratories	Date & Time: Name: Signature:
Condition ☐ Ambient Temp ☐ Chilled 12.8 °C	

PRIORITY ☐ **Normal** (up to 10 days) ✠ **High** (approx 5 days) ☐ **Urgent** (MUST be pre-arranged)

Results required by:

Sample types

GW	Bore/well	**TW**	Trade waste	**S**	Saline water	**ES**	Soil/Solid	**Pl**	Plant
SW	Surface water	**E**	Effluent	**O**	Oil	**Sed**	Sediment	**BM**	Fish/shellfish/Biota
P	Potable/DI	**L**	Leachate	**Sl**	Sludge	**BS**	Biosolid	**M**	Misc (Specify)

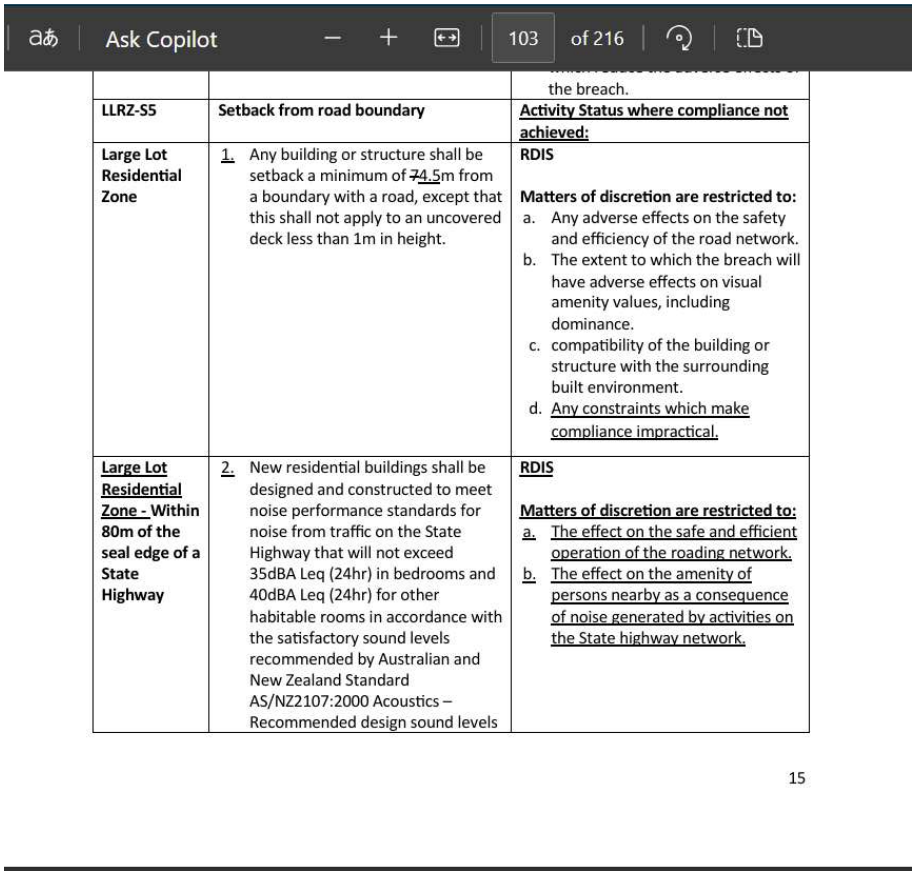
Site ID	Sample type	Tests required	Comments
DR1	ES	MSHMS	
DR2	ES	MSHMS	
DR3	ES	MSHMS ; OCPSC	
DR4	ES	MSHMS	
DR5	ES	MSHMS	
DR6	ES	Asbestos presence/absence	
DR7	ES	MSHMS	
DR8	ES	MSHMS ; OCPSC	
DR9	ES	MSHMS ; OCPSC	
DR10	ES	MSHMS ; OCPSC	
DR11	ES	MSHMS ; OCPSC	
DR12	ES	MSHMS	
DR13	ES	MSHMS	
DR14	ES	MSHMS; TPH CI	

KB Item: Version: 1

Central Otago District Plan. Large Lot Residential Zone downloaded 17 April 2025.

LLRZ-S5	Setback from Road Boundary	Activity Status where compliance not achieved:
Large Lot Residential Zone	1. Any building or structure shall be setback a minimum of 7m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	**RDIS** **Matters of discretion are restricted to:** a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. Compatibility of the building or structure with the surrounding built environment.
Large Lot Residential Zone - Within 80m of the seal edge of a State Highway	2. New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics — Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.	**RDIS** **Matters of discretion are restricted to:** a. The effect on the safe and efficient operation of the roading network. b. The effect on the amenity of persons nearby as a consequence of noise generated by activities on the State highway network.

Excerpt from Plan Change 19 – Decision of the Central Otago District Council Hearings Panel. Page Dated 27 June 2024. Appendix One – PC 19 Provisions as Amended by Decisions (Page 15) Downloaded 17 April 2025.



		the breach.
LLRZ-S5	**Setback from road boundary**	**Activity Status where compliance not achieved:**
Large Lot Residential Zone	1. Any building or structure shall be setback a minimum of ~~7~~4.5m from a boundary with a road, except that this shall not apply to an uncovered deck less than 1m in height.	**RDIS** **Matters of discretion are restricted to:** a. Any adverse effects on the safety and efficiency of the road network. b. The extent to which the breach will have adverse effects on visual amenity values, including dominance. c. compatibility of the building or structure with the surrounding built environment. d. Any constraints which make compliance impractical.
Large Lot Residential Zone - Within 80m of the seal edge of a State Highway	2. New residential buildings shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels	**RDIS** **Matters of discretion are restricted to:** a. The effect on the safe and efficient operation of the roading network. b. The effect on the amenity of persons nearby as a consequence of noise generated by activities on the State highway network.

15

09 June 2025

To the Planning Manager, CODC

Re: Support to subdivision consent application at 231 Dunstan Road

We, the undersigned, own 231 Dunstan Road as trustees of the JW & AE Holdom Family Trust.

We have entered into a conditional contract for sale of this property to Glen Oír LP.

We understand that the Glen Oír is preparing and intends to lodge a subdivision consent application for the property, pursuant to the new Plan Change 19 Large Lot Residential Zoning.

Glenoir LP have requested that we provide an acknowledgement of this, in support of their consent application.

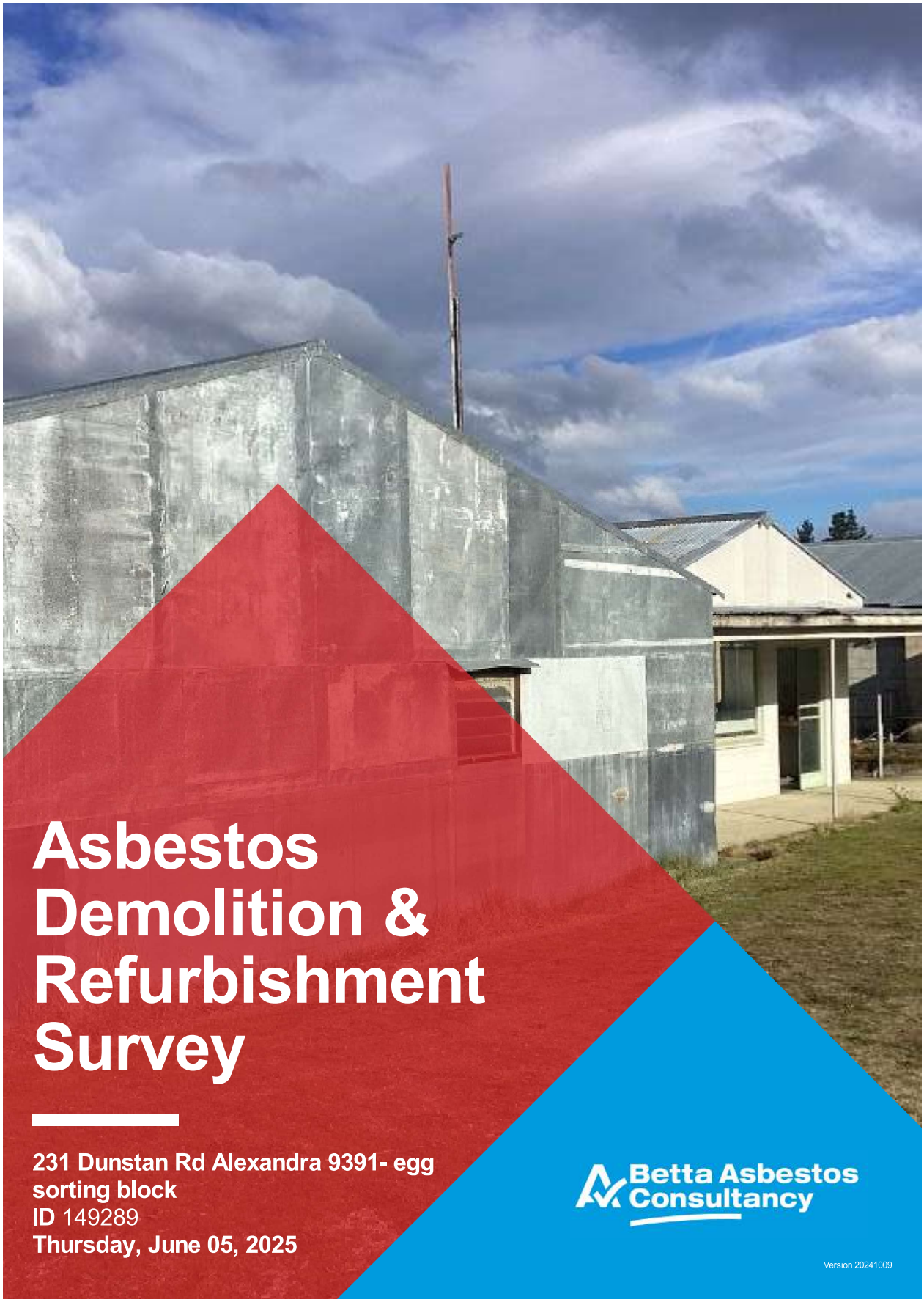
At this time, the Glen Oír has not shared with us their subdivision proposal. Accordingly, this letter does not constitute an affected party approval. Should Council determine that Glenoir's application be notified, as vendor, acting in support of the sale of our block, and upon reviewing the purchaser's application, we may then provide such an approval.

We hereby acknowledge the above.

Yours faithfully

Director

Fay Holdom, Alison O'Neill and Checketts McKay Trustees Ltd.



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391- egg sorting block
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy

Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391- egg sorting block
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	☼
BUILDING TYPE	Egg sorting block
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Power off. Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391- egg sorting block. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391- egg sorting block.


Your
Asbestos
Report

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Egg sorting block	Exterior Soffits and gable	Fibre Cement	30 sqm	Click HERE
Egg sorting block	Interior	Electrical meter backing board	1 sqm	Click HERE

EXTERIOR GABLE AND SOFFIT

Building	Egg sorting block
Location	Exterior Soffits and gable
Product Type	Fibre Cement
Extent	30 sqm
Accessibility	Low accessibility
Surface	Unsealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	6
Recommendation	No attention required, allow to label and manage the ACM.
Comments	Poses no risk undisturbed
Asbestos Present	Yes
Asbestos Type	Chrysotile (white) Asbestos
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)







EXTERNAL WALL CLADDING

Building	Egg sorting block
Location	Exterior Cladding
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Exterior envelope








ELECTRICAL SYSTEM

Building	Egg sorting block
Location	Interior
Product Type	Electrical meter backing board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)







INTERIOR

Building	Egg sorting block reception
Location	Reception
Product Type	Vinyl
Extent	15 sqm
Recommendation	No further action required.
Asbestos Present	No
Asbestos Type	No Asbestos detected









Asbestos Register

Building	Egg sorting block
Location/Room	Exterior Soffits and gable
Product Type	Fibre Cement
Extent	30 sqm
Accessibility	Low accessibility
Surface Treatment	Unsealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	6
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.
Comment	Poses no risk undisturbed

Building	Egg sorting block
Location/Room	Interior
Product Type	Electrical meter backing board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Underground cement based pipes should be tested if discovered during excavation.


Your
Demolition
Refurbishment
Plan



This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391- egg sorting block. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391- egg sorting block including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391- egg sorting block at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391- egg sorting block
Age	
Approximate Size	>500sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391- egg sorting block are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable.** ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.



6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.



6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391- egg sorting block** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	

Terms
&
Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391- egg sorting block (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building**)** are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (**the Act**). To the extent that these terms and conditions apply to a **C**onsumer**I** as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

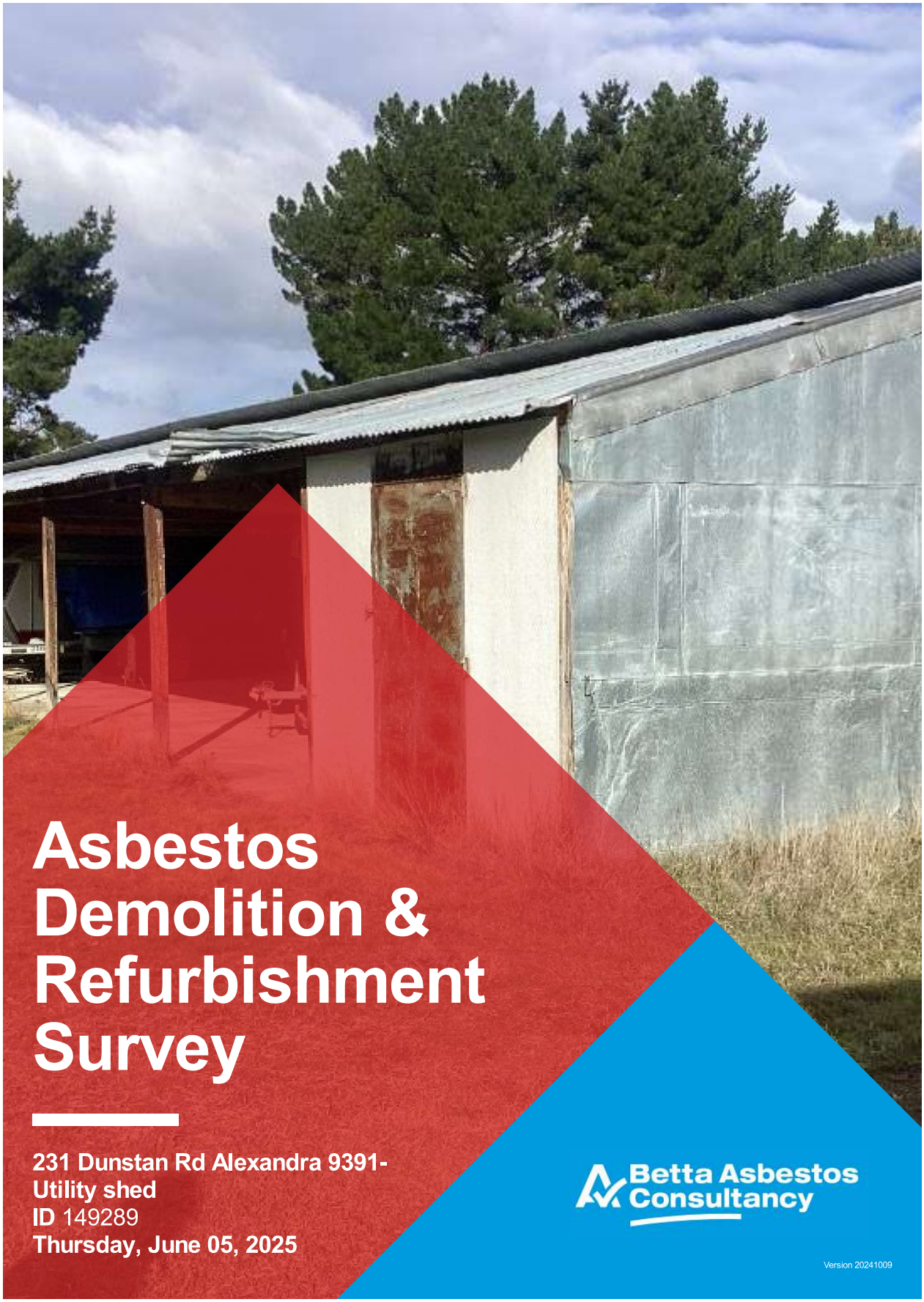
12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391-
Utility shed
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy



Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391- Utility shed
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	☼
BUILDING TYPE	Utility Shed
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Power off. Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391- Utility shed. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.



This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391- Utility shed.


Your
Asbestos
Report

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Utility shed	Exterior Cladding	Fibre cement board	100 sqm	Click HERE
Utility shed	Interior	Meter board	1 sqm	Click HERE

EXTERIOR ROOF

Building	Utility shed
Location	Exterior Roof
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Flashings, Metal Guttering, Roof Cladding





Further investigation required to interior of structure when access available

EXTERIOR WALL CLADDING

Building	Utility shed
Location	Exterior Cladding
Product Type	Fibre cement board
Extent	100 sqm
Accessibility	High accessibility
Surface	Unsealed
Condition	Poor Condition (high damage)
Material Risk Score	5
Priority Risk Score	7
Recommendation	Allow to immediately encapsulate the ACM, if not removing.
Asbestos Present	Yes
Asbestos Type	Chrysotile (white) Asbestos Amosite (brown) Asbestos
Friability	Non-Friable





ELECTRICAL SYSTEM

Building	Utility shed
Location	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	4
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)



INTERIOR

Building	Utility shed
Location	Interior
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Timber framed traditional structure







ROOF SPACE

Building	Utility shed
Location	Roof
Product Type	Roof underlay
Recommendation	No further action required.
Asbestos Present	No
Asbestos Type	No Asbestos detected
Non ACM Product Types	Building Paper, Roof framing

Asbestos Register

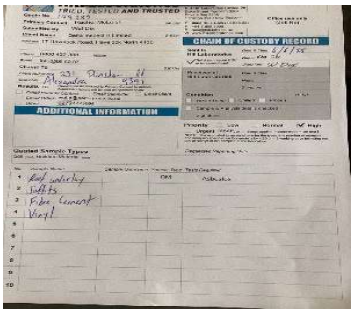
Building	Utility shed
Location/Room	Exterior Cladding
Product Type	Fibre cement board
Extent	100 sqm
Accessibility	High accessibility
Surface Treatment	Unsealed
Condition	Poor Condition (high damage)
Material Risk Score	5
Priority Risk Score	7
Friability	Non-Friable
Recommendation	Allow to immediately encapsulate the ACM, if not removing.

Building	Utility shed
Location/Room	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	4
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Packaged and sealed samples,Chain of custody






Your
Demolition
Refurbishment
Plan

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391- Utility shed. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391- Utility shed including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391- Utility shed at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391- Utility shed
Age	
Approximate Size	500sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391- Utility shed are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable.** ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.



6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.

6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391- Utility shed** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	

Terms
&
Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391- Utility shed (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building**)** are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (**the Act**). To the extent that these terms and conditions apply to a **C**onsumer**I** as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

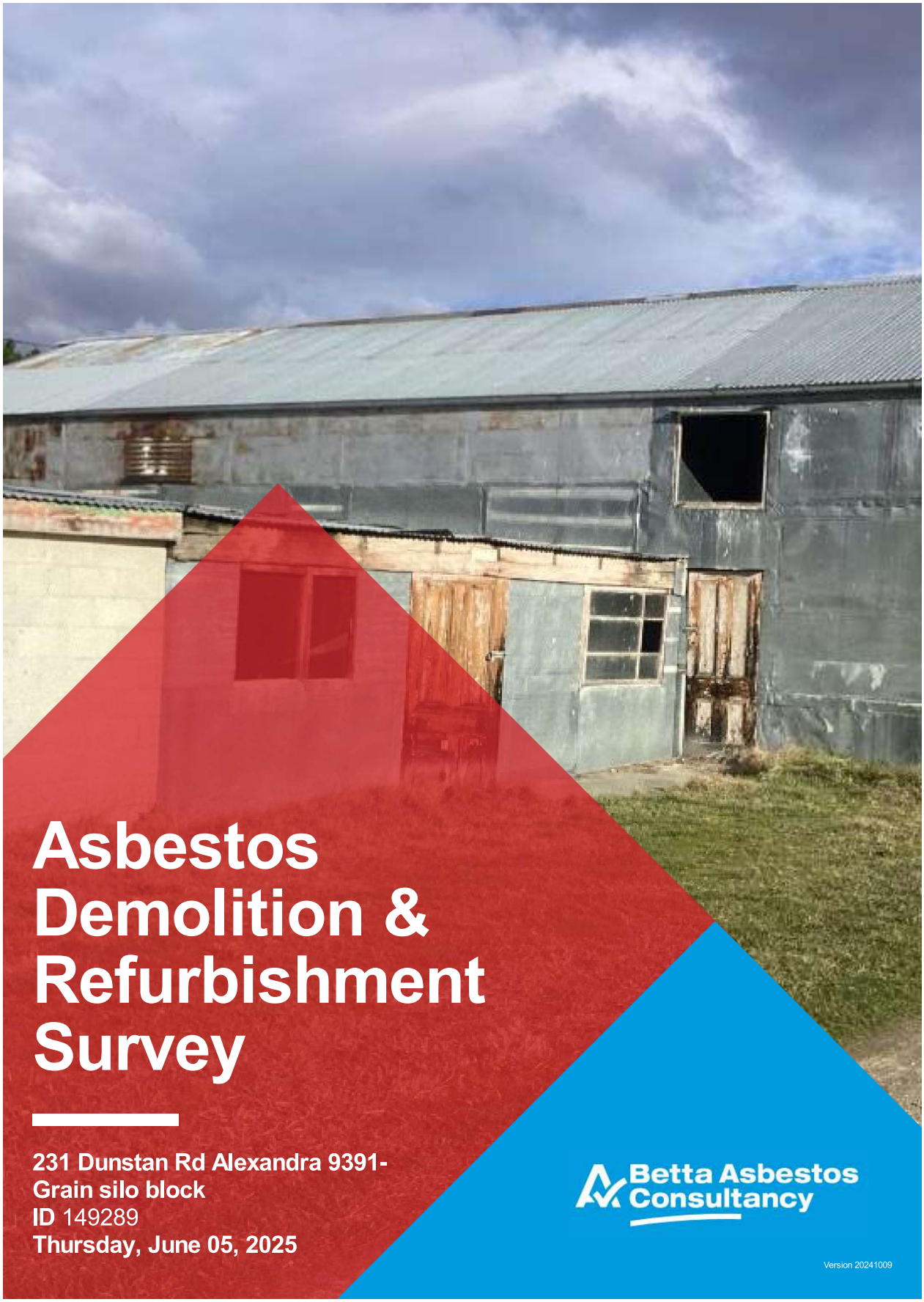
13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.

33



Asbestos Demolition & Refurbishment Survey

231 Dunstan Rd Alexandra 9391-
Grain silo block
ID 149289
Thursday, June 05, 2025

Betta Asbestos Consultancy

Version 20241009

I would like to take this opportunity to thank you for choosing Betta Asbestos Consultancy as your asbestos surveyor.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 75,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" - Matt Mason, CEO

Betta Group was founded on strong family values and the Kiwi can-do attitude. From its humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors' and clients' needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group's company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It Betta Property Compliance Betta Asbestos Consultancy



Table Of Contents

Your Report Contents

01 YOUR INSPECTION DETAILS

02 SCOPE OF INSPECTION

03 FLOOR PLAN

04 SCOPE OF WORK

05 ASBESTOS REGISTER

06 SURVEY RESULTS INTERPRETATION

07 DEMOLITION/REFURBISHMENT PLAN

08 YOUR ASBESTOS REPORT

09 DETAILS OF ATTENDANCE

10 HEALTH AND SAFETY

11 TERMS & CONDITIONS

Your Inspection Details

YOUR INSPECTOR

WAL DIX
on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy

EMAIL: wal.d@bettagroup.co.nz **MOBILE:** (027) 244-4336 **OFFICE PHONE:** 0800 422 387

PROPERTY ADDRESS	231 Dunstan Rd Alexandra 9391-Grain silo block
DATE OF INSPECTION	5/6/2025
CLIENT NAME	Glenoir LP C/ Shanon Garden at Navigate Property
JOB REFERENCE	149289
HOUSE OCCUPIED	No.
CLIENT PRESENT	No.
OTHER PEOPLE PRESENT	Real estate agent.
WAS THE PROPERTY FURNISHED	No.
WEATHER DURING INSPECTION	
BUILDING TYPE	
THIS INSPECTION COVERS	Whole building.
STATUS OF UTILITIES	Water on.

Scope Of Inspection

Introduction

Tahuna Consultants Ltd received an order of confirmation to undertake a Management Survey from Glenoir LP C/ Shanon Garden at Navigate Property. This order has been accepted based on the original quotation and our terms and conditions of business. The order relates to a Management Survey of 231 Dunstan Rd Alexandra 9391-Grain silo block. The Survey was undertaken by Wal Dix. The type of survey selected / requested by the client was an Asbestos Demolition & Refurbishment Survey with Material and Priority assessment. This Management Survey was carried out in accordance with Betta Asbestos Consultancy' technical procedures, these are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide'.

Definitions

- ACM (Asbestos Containing Material): means any material or thing that, as part of its composition, contains asbestos, including dust or debris.
- PCBU (person conducting a business or undertaking): means a person conducting a business or undertaking—
  - (i) whether the person conducts a business or undertaking alone or with others; and
  - (ii) whether or not the business or undertaking is conducted for profit or gain

Purpose

The purpose of the Asbestos Demolition & Reimbursement Survey report is to:
Locate the presence, extent and condition of any possible ACMs which could become disturbed or damaged during the demolition or refurbishment of the building.

The New Zealand Demolition and Asbestos Association (NZDAA 2011) guidelines, in accordance with the 'Health and Safety at Work (Asbestos) Regulations 2016', and the Health and Safety at Work Act 2015' stipulate the client should not do any work with asbestos (including maintenance and removal) unless they have first carried out an adequate assessment of the risks. This must include an assessment of the risks to all persons, those who carry out the work and any others – including members of the public at large – who may be affected by the work.

Section 5.1.1. (Identification, Assessment and Control of Asbestos in Buildings) stipulates that the client should take all practicable steps to identify asbestos products within their properties, and record its location and condition in accordance with these guidelines. Inform tenants of the presence of asbestos and of any action relating to it that may become necessary, ensure that all contractors required to do work are informed of the presence of asbestos, and maintain a record of any works carried out in the area of the asbestos material.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable management plan in compliance with Regulation 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

Aim

The aim of the survey was to;
1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's.
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

Methodology

This survey has been undertaken in accordance with HSG 264 'The Survey Guide' and Tahuna Consultants Ltd technical procedures.

Clients of Tahuna Consultants Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying, and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and have been used to define the scope of the survey.

Photographs of suspected ACM's were taken at the time of the survey unless the client expressly requested otherwise. Sampling points and suspected ACM's have not been identified with labels unless the client expressly requested otherwise.

All fibrous materials and items have been included in the survey unless, in the surveyors' professional opinion, these items can be excluded (e.g., Wood, plaster, manmade mineral fibre). Samples of thermoplastic and vinyl floor coverings were taken unless, in the surveyors' professional opinion, such items can be excluded. Textured coatings, lagging, gaskets and novel bituminous were sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive Summary (Inaccessible areas).

Materials that could not be accessed and in the surveyors, opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (e.g., Breeze block, plaster, plasterboard, plastics, and nontextured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyor's professional opinion, such items can be excluded.

Scope Of Work

Inspector Qualifications

• Completed BOHS Proficiency Module IP402: Surveying and Sampling Strategies for Asbestos in buildings.

Limitations

This report is not a:
• Building report (condition or other)
• Air quality report
• Asbestos Management Report

NOTE: Only surface areas that can be visually identified will be noted in this report, hidden, disguised or concealed ACM's within the fabric of the building will not be reported on. Refer to clause 11, 12 and 13 of the contractor's terms and conditions.

Areas included in the inspection

• Exterior Roof materials (including soffits)
• Interior Ceilings
• Interior Floor Coverings
• Exterior Wall Claddings (including base boards)
• Electrical meter board
• Interior wall surfaces
• Plumbing pipes
• Outbuildings
• Insulation
• The Ceiling Cavity
• The Subfloor Space
• Small sheds/structures or minor outbuildings

Areas NOT included

• Furniture or chattels
• Any areas outside the boundary of the property
• Within inassessable wall cavities, fireplaces, building structural fabric

The inspector carrying out the works will not engage in project managing any asbestos work (including removal).

Disclaimer:

Tahuna Consultants Ltd have taken every feasible action to ensure that the quality and integrity of this report is true to type. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document. This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored, or manufactured with the property or plant. All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering. This report shall not be reproduced without full written approval of Tahuna Consultants Ltd.

Type of Survey - Management Survey

This Demolition & Refurbishment Survey is required for the demolition or removal works to commence while managing and safely removing any ACM's currently present at the property. The Survey is conducted to locate, as far as is reasonably practicable, the presence and extent of any suspect ACM's, evaluate their condition, and assess whether they may be damaged or disturbed during the demolition or refurbishment. All areas of the property have been surveyed, any areas which were inaccessible or access where access was not provided have been noted within this report and are presumed to contain asbestos. This report is intented to enable the client to comply with Regulation 13 of the 'Health and Safety at work (Asbestos) Regulations 2016' they must implement a risk management plan for confirmed or presumed asbestos containing materials. This Management Survey includes a material and priority assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material and priority assessment will provide the client with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

Desktop Review and Survey Planning:

Details of information requested from the client by Tahuna Consultants Ltd to carry out a desk top review and plan the survey in accordance with HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided on behalf of the client. The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of 231 Dunstan Rd Alexandra 9391-Grain silo block.


Your
Asbestos
Report

Executive Summary

IDENTIFIED ASBESTOS

Asbestos containing materials listed below, have been identified.

Building	Location	Type	Extent	Link
Grain silo block	Interior	Meter board	1 sqm	Click HERE

EXTERIOR ROOF

Building	Grain silo block
Location	Exterior Roof
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Flashings, Flashings Metal, Guttering, Roof Cladding





EXTERNAL WALL CLADDING

Building	Grain silo block
Location	Exterior Cladding
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	Exterior envelope







ELECTRICAL SYSTEM

Building	Grain silo block
Location	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Recommendation	No attention required, allow to label and manage the ACM.
Asbestos Present	Presence Presumed
Asbestos Type	Unknown (Presumed)
Friability	Non-Friable
Reinspection Date	3 Years, (5/6/2028)





INTERIOR

Building	Grain silo block
Location	Interior
Recommendation	No further action required.
Asbestos Present	No
Non ACM Product Types	All interior elements








Asbestos Register

Building	Grain silo block
Location/Room	Interior
Product Type	Meter board
Extent	1 sqm
Accessibility	Medium accessibility
Surface Treatment	Sealed
Condition	Fair Condition (some areas of damage)
Material Risk Score	5
Priority Risk Score	5
Friability	Non-Friable
Recommendation	No attention required, allow to label and manage the ACM.

Additional Information

Cement based pipes discovered during excavation should be tested


Your
Demolition
Refurbishment
Plan
19

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy engaged by Glenoir LP C/ Shanon Garden at Navigate Property. Wal Dix has developed an Asbestos Management Plan (AMP) for the management of asbestos-containing materials (ACM) identified within the property located at 231 Dunstan Rd Alexandra 9391-Grain silo block. This AMP will assist Glenoir LP C/ Shanon Garden at Navigate Property with managing ACM in relation to health and environmental risks at this site.

The roles described within the AMP can be defined as:

• Facilities / Building Maintenance Manager (Asbestos Responsible Person) – The person in charge of the site 231 Dunstan Rd Alexandra 9391-Grain silo block including maintenance of plant, equipment and other services; and
• Surveyor/Assessor – A suitably qualified Asbestos Assessor/Surveyor appointed by the Building Management (e.g. Tahuna Consultants Ltd trading as Betta Asbestos Consultancy.

SECTION ONE

OBJECTIVE

The objective of this AMP is to manage ACM at the premises, and minimize the risk of exposure to asbestos from ACM for employees, contractors and subcontractors that work at the site. To accomplish this objective, the AMP specifies work practices and procedures to:
• Maintain the ACM in good condition;
• Ensure the implementation of control strategies;
• Monitor the condition of the ACM;
• Minimize the possibility of accidental damage or exposure of personnel and others to ACM; and
• Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Glenoir LP C/ Shanon Garden at Navigate Property expects all site personnel to understand their responsibilities with regards to the AMP. This AMP has been developed solely for the use of 231 Dunstan Rd Alexandra 9391-Grain silo block at the site.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

The AMP should be referred to regularly and updated and maintained by the Facilities/Building Manager when any asbestos materials are disturbed, removed or repaired. The AMP should be updated as a minimum every five years by a competent person and/or asbestos consultant as nominated by the Facilities/Building Manager to reflect any changes to ACM within the building (e.g. Removal, damage or encapsulation of ACM, changes in priority rating, changes in legislation).

SECTION TWO

SITE DESCRIPTION

Details of the building contained within this site are provided in **Table 1** below.

Table 1	
Address	231 Dunstan Rd Alexandra 9391-Grain silo block
Age	
Approximate Size	400sqm
Number of Levels	1

SECTION THREE

TYPES OF ASBESTOS CONTAINING MATERIAL (ACM)

ACM can be classified into two main groups, friable and non-friable, as follows:
• Friable ACM

ACM considered to be friable are materials that can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, thereby possibly releasing fibres into the air.
• Non-friable (bonded) ACM

Materials that cannot be readily pulverized by hand pressure are considered to be non-friable and are generally considered to be of 'lower' risk if properly handled. Non-friable ACM are often referred to as 'bonded', where asbestos is bound in a bonded matrix such as asbestos cement, e.g. fibre cement sheeting or vinyl floor tiles.
• Types of ACM known to exist at the site

The ACM identified within the site at 231 Dunstan Rd Alexandra 9391-Grain silo block are located in the above Asbestos Register.

The site's current asbestos register and report should be reviewed for the complete listing of known ACM installed in the specified buildings (Ref. Tahuna Consultants Ltd, # 149289 dated 5/6/2025).

Summaries of the ACM that were identified at the time of assessment are located in the executive summary.

SECTION FOUR

LEGISLATION

The AMP has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, other reference documents are stated throughout the AMP:

- Health and Safety at Work Act, 2015
- Health and Safety at Work (Asbestos) Regulations, 2016;
- Health and Safety at Work (General Risk and Workplace Management) Regulations, 2016;
- WorkSafe – Approved Code of Practice, Management and Removal of Asbestos (2016);
- WorkSafe Good Practice Guidelines – Conducting Asbestos Surveys (2016)
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005);
- HSG 264: Asbestos – The Survey Guide
- HSG 248: The Analysts Guide
- HSG 227: A Comprehensive Guide to Managing Asbestos in Premises
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples;
- Australia/New Zealand Standard (A/NZ) 4360:2004 Risk Management;
- AS 1319-1994 Safety signs for the Occupational Environment;

SECTION FIVE

ACCESS PROCEDURES FOR SERVICE MAINTENANCE

The following general points are applicable with regard to the restricted access areas:

- Avoid the need to enter the restricted access areas detailed in section 6, by deferring works where-ever possible.
- Where it is necessary for personnel to enter the restricted access areas, all personnel will need to be advised.
- The need to obtain approval before commencing work;
- The times when these areas may be accessed (after hours only unless otherwise approved);
- The degree of engineering controls / housekeeping required;
- Whether a licensed asbestos contractor is required to assist with the work;
- The degree of protection worn (personal protective equipment – PPE); and
- The personal decontamination procedures required.

Major works or works that impact on the general building fabric in the restricted access areas are prohibited until the area and works required have been fully assessed by a competent person.

SECTION SIX

ASBESTOS INFORMATION

6.1 Asbestos and Its Uses
Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:
• Serpentine group of minerals: chrysotile (white asbestos); &
• Amphibole group of minerals: **amosite (brown asbestos)**, **crocidolite (blue asbestos)** and within less commercially used forms including **actinolite**, **tremolite** and **anthophyllite.**

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings. See **Appendix 1** for information regarding what ACM are located at this site.

6.2 Types of Asbestos-Containing Materials
ACM can be classified into two main groups, **friable and non-friable.** ACM considered to be **friable** can be crumbled, pulverised or reduced to powder by hand pressure when dry. Friable ACM are considered higher risk materials as they are more readily damaged, and thus have a greater potential to release fibres into the air.

All other ACM are considered to be **non-friable** and are generally considered to be 'low' risk if properly handled. Non-friable ACM are bound in a matrix such as cement (e.g. cement sheeting) or various resins/binders (e.g. vinyl floor tiles).

Table 6 details the common materials found in the two groups:

Table 6: Types of asbestos-containing materials	
Friable	**Non-friable (bonded)**
Sprayed or troweled materials applied to ceilings, walls and other surfaces for fire-rating purposes. This material is often referred to as 'limpet asbestos'.	Cementitious products, i.e. cement-like or concrete-like products (e.g. 'fibro' and 'Super Six roofing').
Insulation on pipes, boilers, tanks, ducts etc. which is often referred to as asbestos lagging.	Vinyl tiles, vinyl flooring mastic and associated adhesives.
Paper products, millboard in electrical switchboards or underlying lining for linoleum or vinyl floor coverings.	Compounds, gaskets and mastic from mechanical fittings.
Textiles, braided asbestos, rope, tape, etc.	Electrical switchboards containing compressed tar mounting boards, cement sheeting.
Millboard from inside auxiliary switchboxes/fuse boards or air-conditioning reheat boxes.	Roofing sealants, bituminous membranes, tar composites and similar materials.

6.3 Current Occupational Exposure Standard and Control Level
As asbestos poses a risk to health by inhalation when asbestos fibres are airborne, all exposure should be prevented. The current occupational exposure standard for all forms of Amphibole (brown and blue) and Serpentine (white) asbestos fibres is 0.01 fibres/mL of air.

This occupational exposure standard should **never** be exceeded outside an asbestos work area.

The membrane filter method is used throughout New Zealand for conducting airborne asbestos fibre monitoring. The detection limit for this method is 0.01 fibres/mL of air. This detection limit is also the primary control level in relation to asbestos removal and abatement works. Control measures should be reassessed whenever air monitoring indicates that control levels of 0.01 fibres/mL or above have been reached.

6.4 Asbestos Fibre Air Monitoring

6.4.1 Requirements for Asbestos Fibre Air Monitoring

Asbestos fibre air monitoring (air monitoring) must be conducted during the removal of friable ACM. This must be undertaken by a licensed asbestos assessor as per the Health & Safety at Work (Asbestos) Regulations 2016' air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended as best practice.

Table 7: Determining Need for Air Monitoring	
Type of ACM Remediation	**Air Monitoring Requirements**
Any friable ACM removal or encapsulation works	Pre-start, work-in-progress and clearance air monitoring by a licensed asbestos assessor is mandatory.
Bonded ACM removal - internal.	Air monitoring to be conducted unless otherwise advised by management.
Bonded ACM removal - external.	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement
Minor works (i.e. less than 10m2 or 10lm) on, or encapsulation of, bonded ACM	Requirement for air monitoring to be assessed based on location & scale of works - verify with management prior to commencement.

The requirements for air monitoring must be established prior to the commencement of the works.

All air monitoring must be conducted in accordance with the Guidance Note on the Membrane Filter Method for **Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)], or HSG 248:** The Analyst Guide (2015) and all results must be analysed by an accredited or WorkSafe Approved laboratory.

It is up to the discretion of the asbestos assessor, to determine where the air monitoring equipment should be placed during the removal works. As a guide, during the removal of ACM, air monitors should be placed at the perimeter of the work area, particularly to boundaries with sensitive receptors i.e. occupied areas. At the conclusion of the removal works, clearance air monitoring is required within the removal work area to determine whether the removal area is safe for re-occupation by unprotected personnel.

6.4.2 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal of ACM. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided in **Table 8** should be used for the purposes of determining the effectiveness of control measures.

Table 8: Asbestos Fibre Air Monitoring Control Levels		
Action level (fibres/ml)	**Control**	**Action**
< 0.01	No new control measures are necessary.	Continue with control measures.
0.01 to < 0.02	1 - Review.	Review control measures.
	2 - Investigate.	Investigate the cause.
	3 - Implement.	Implement controls to eliminate or minimise exposure and prevent further release.
0.01 to < 0.02	1 - Stop removal work.	Stop removal work.
	2 - Notify regulator.	Notify the regulator (WorkSafe) by phone followed by email or written statement that work has ceased & the results of the air monitoring.
	3 - Investigate the cause.	Conduct a thorough visual inspection of the enclosure (if used) & associated equipment in consultation with all workers involved.
	4 - Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated/barricaded area around the removal areas/ enclosure as far as reasonable practicable (until fibre levels are < 0.01 fibres/ml), wet wipe and vacuum the surrounding area, seal any identified leaks & smoke test the enclosure until it is satisfactorily sealed.
	5 - Do not recommence removal work until further air monitoring is conducted.	Do not recommence until fibre levels are < 0.01 fibres/ml.



6.5 Clearance Inspections, Clearance Air Monitoring and Clearance Certificates

6.5.1 Visual Clearance Inspection
At the conclusion of any ACM removal/remedial works, a visual clearance inspection must be conducted by a competent person prior to further works been carried out. It is mandatory that a visual clearance inspection is undertaken for any friable asbestos remedial works and that this inspection is conducted by a licensed asbestos assessor in accordance with Part 4 of the 'Health & Safety at Work (Asbestos) Regulations 2016'.

The visual clearance inspection will determine whether the asbestos remedial works have been completed to a satisfactory standard, and there is no visual evidence of dust and debris throughout the work area.

6.5.2 Clearance Air Monitoring
The need for clearance air monitoring should be assessed by a competent person prior to the commencement of asbestos removal/remedial works. It is also a mandatory requirement that clearance air monitoring is undertaken for any friable asbestos remedial works and that this must be conducted by a licensed asbestos assessor [Health & Safety at Work (Asbestos) Regulations 2016']. However, it is at the discretion of the assessor whether clearance air monitoring is undertaken for any non-friable asbestos remedial works.

Clearance air monitoring should be undertaken by a competent person who is independent of the person responsible for the asbestos remedial works. It should be undertaken after the removal/remedial works have been completed and the work area is dry i.e. representing a normal workplace.

The air monitoring equipment should be placed in the asbestos work area. For jobs involving a temporary enclosure, air monitoring equipment should be placed within the enclosure, following the completion of work, but prior to the enclosure being removed. A final clearance air monitoring shift should be undertaken once the enclosed area has been dismantled and removed, but prior to the re-occupation of the area by unprotected personnel.

The removal/remedial works enclosure is only considered to be cleared and completed once an airborne fibre result of < 0.01 fibres/mL is achieved. When airborne fibre results ≥ 0.01 fibres/mL are returned for a clearance monitoring shift, the work area is to be re-cleaned by the licensed asbestos contractor and another clearance monitoring shift shall be undertaken until an airborne fibre result of < 0.01 fibres/mL is achieved.

6.5.3 Clearance Certificate Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:
• That the ACM have been removed to the appropriate legislative requirements;
• All air monitoring results below the reporting limit have been achieved;
• The name of the licensed asbestos contractor that removed the asbestos materials; and
• That the area is safe for re-occupation by unprotected personnel.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

6.5.4 Updating the asbestos register after clearance
The asbestos register must be revised following the removal or remediation of ACM. All clearance documentation should be filed with the asbestos register to allow effective cross-referencing.

6.5.5 Asbestos Vacuum Cleaners
For any asbestos abatement works, a specialised vacuum cleaner is required to be used. The vacuum cleaner must comply with the requirements of AS 3544 – 1998 Industrial vacuum cleaners for particulates hazardous to health and AS 4260 – 1997 High Efficiency Particulate Air Filters (HEPA) classification, construction and performance.

An asbestos HEPA filtered vacuum cleaner must be used on all asbestos removal jobs and it is imperative for the Asbestos Responsible Person and the hygienist to ensure that this particular type of vacuum cleaner is used for each asbestos removal project.



6.5.6 Disposal of Asbestos

Waste containing asbestos must be stored and transported in a receptacle designed to prevent the release of its contents. This can include standard 200 µm thick, clear polythene, asbestos waste bags or suitably sealed and labeled drums.

Asbestos is deemed as regulated waste under the Resource Management Act 1991.

Asbestos waste must be disposed of at local authority approved landfills.

Waste tracking documentation (i.e. Waste Transport Certificate) must be completed by:
• The producer or storer of asbestos waste;
• The asbestos waste transporter; and
• The asbestos waste receiving facility.
The asbestos removal contractor must supply a completed copy of the waste transport documentation to the Asbestos Responsible Person.

The Asbestos Responsible Person may withhold payment on invoices until waste disposal documentation is received.

6.5.7 AMP and Asbestos Register Review
The Asbestos Responsible Person must ensure the AMP and asbestos register are reviewed and, if necessary, revised at least once every five years or when:
There is a review of a control measure;
• Further ACM is identified at the workplace;
• Asbestos is removed from or disturbed, sealed or enclosed at the workplace;
• The plan is no longer adequate for managing asbestos or ACM at the workplace;
• A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the AMP was not adequately reviewed.

The reassessment interval should be shortened where there is a higher risk of disturbance and/or exposure potential (e.g. presence of significant friable ACM and/or potential for mechanical disturbances or deterioration of ACM).

SECTION SEVEN

ASBESTOS PERSONAL PROTECTIVE EQUIPMENT (PPE)

During ACM abatement works, PPE must be worn by the licensed contractor, the asbestos assessor, and other personnel who are required to enter the asbestos material removal area.

Table 9 below details PPE that must be used as a minimum.

Table 9: Types of Asbestos Materials PPE	
PPE	**Image**
Half faced respirator with a P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Full faced respirator with a P3 particulate filter cartridge to be used for friable asbestos removal works. Respirators must comply with AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.	
Disposable coveralls rated Type 5/6 or equivalent e.g. Tyvek	
Appropriate glasses or goggles when dealing with PCB's.	
Appropriate gloves i.e. Nitrate disposable gloves for PCB's	
Disposable booties	

It is important to note that the disposable coveralls, booties and gloves are one use only and must be disposed of as asbestos waste after each use. Respirators need to be decontaminated. Cartridges must be inspected and replaced as required, dependent upon type and duration of usage.

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Wal Dix has completed an assessment of **231 Dunstan Rd Alexandra 9391-Grain silo block** on the **5/6/2025** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	
Asbestos Specific	G	I have a rubbish bag to dispose of potentially contaminated PPE following the inspection	
Asbestos Specific	G	I will notify anyone in the area to leave to ensure no dust is inhaled by them and block off the area	
Asbestos Specific	G	I have a water spray bottle to dampen areas prior to sampling	
Asbestos Specific	G	I have sealant to seal any areas where samples were taken to ensure the sample area is left safe	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene . I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	

Terms
&
Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:
   i. **Contractor**: Wal Dix on behalf of Tahuna Consultants Ltd trading as Betta Asbestos Consultancy' (For the avoidance of doubt, the client is engaging Tahuna Consultants Ltd, NOT the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Limited).
   ii. **Client**: Glenoir LP C/ Shanon Garden at Navigate Property being the person(s) who has/have accepted these terms and conditions.

D. The address of the property or properties to be inspected are:231 Dunstan Rd Alexandra 9391-Grain silo block (herein referred to as the 'Property')

E. The building or buildings and/or units to be inspected at the Property (herein referred to as 'the Building') are specified in the Report. The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'ACM' means asbestos containing material, which is any material or thing that, as part of its composition, contains asbestos, including dust or debris.
1.2. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.
1.3. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.
1.4. 'Works' shall mean testing for ACM and the supply of an asbestos survey Report and/or management Report and plan in relation to the Building at the Property as outlined in the Scope of Inspection and Scope of Works at schedule one or as otherwise mutually agreed in writing between the Contractor and the Client.
1.5. 'Fee' shall mean, subject to clause 3, the price payable for the Works specified in the above Particulars at clause B plus GST, if any.
1.6. 'Scope of Inspection' shall mean the Scope of Inspection at schedule one.
1.7. 'Scope of Works' shall mean the Scope of Works at schedule one.
1.8. 'Report' shall mean any written Report and/or plan supplied by the Contractor to the Client as part of the Works including an asbestos survey, management Report and plan.

2. Interpretation

2.1. Singular words include the plural and vice versa and words importing one gender include the other gender.
2.2. References to clauses and schedules are to clauses in, and schedules to, this agreement (unless stated otherwise). Each schedule forms part of this agreement.

3. Price & Payment

3.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works, whichever occurs first.
3.2. The number of actual samples onsite will vary from site to site, and will only be known on the completion of the Property visit. Samples are charged in addition to the Fee. The Contractor will advise the Client of the cost or an estimate of the cost of samples (on a per sample basis) before the Works commence.
3.3. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Works or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

4. Time of Supply

4.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

5. Consumer Guarantees Act

5.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 (**the Act**). To the extent that these terms and conditions apply to a 'Consumer' as defined by the Act, and are inconsistent with Act, the provisions of the Act shall prevail.
5.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

6. Intellectual Property and Confidentiality

6.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.
6.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, Reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

7. Default

7.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.
7.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.
7.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

8. Cancellation

8.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
8.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

9. Privacy Act 2020

9.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):-
   9.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;
   9.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;
   9.1.3. Enabling the Contractor to communicate with the Client for any purpose.
9.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

10. Inspectors have no personal interest

10.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject Building at the Property.

11. Works

11.1. The Client acknowledges and agrees that:
   11.1.1. The Works are subject to these terms and conditions including all limitations and disclaimers contained within the Scope of Inspection and the Scope of Works.
   11.1.2. The areas tested by the Contractor at the Building may not be representative of the presence or absence of ACM throughout the entire subject Building or other areas of the Building where testing has not been conducted or is not possible to conduct.
   11.1.3. The Report is not a guarantee or warranty of the presence or absence of ACM in the Building, its structures, systems or component parts.
   11.1.4. The Report is subject to these terms and conditions including the limitations stated within the Report and relates only to the identification and management of ACM used in the construction of the Building based only on a an overall visual and assessment of the Building.
   11.1.5. The Report only applies to the areas included in the inspection as outlined in the Scope of Works. The Report does not apply to the areas which are not included in the inspection. Concealed ACM's within the fabric of the building will not be reported on.
   11.1.6. For the avoidance of doubt the Report is not a building report, building warrant of fitness report, code of compliance, certificate or otherwise. The Report does not include investigations into land contamination associated with asbestos or any other contaminant at the Building and the Property. All matters other than those identified at clause 11.1.4, and all matters not specifically identified in the Report as having been inspected, are excluded from the Report absolutely.
   11.1.7. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the Building and the Property and it should not be relied upon as such.
11.2. For multi-unit properties, the Contractor will conduct testing at the specified unit only. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice, and/or other statements in relation to common areas and/or accessory units.

12. Reasonable Access

12.1. The Client will ensure that the Contractor is legally entitled to have reasonable access to the Building including, without limitation, the roof cavity and foundation spaces.
12.2. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of a 450 x 400m opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm in the ceiling space and a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. Roofs can be safely accessed from a 3.6 m ladder (or if the minimum clearance is not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).
12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

13. Limitation of Liability

13.1. For the purpose of clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta Inspect It Limited), the Contractor's licensor's directors, and/or the Contractor's agents.
13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):
   13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. Any breach of these terms and conditions by the Contractor;
      ii. The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;
      iii. The use of the Works;
      iv. Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence).
   13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price or remedying any defect in the Works caused by the Contractor's breach of obligation; and
   13.2.3. For the avoidance of doubt the Works and any related Report have been carried out solely for the Client, and the Contractor will not be liable for any direct indirect or consequential loss suffered by a third party absolutely, including any loss suffered arising from a third party's reliance on any of the Works or the contents of the Report.
   13.2.4. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:
      i. Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or
      ii. Any act of, or omission by, the Client in its performance of these terms and condition.
13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:
   13.3.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:
      i. The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      ii. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;
      iii. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;
      iv. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or
      v. The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.
14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:
   14.2.1. to claim damages and/or an indemnity for breach of that obligation; and
   14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.
14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.
14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.
14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.
14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.
14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contract and Commercial Law Act 2017, to enforce any of its terms.
14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.
14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.
14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.

COUNTERPART

Otago Regional Council

Our Reference A104904 Consent No: 2005.238.V1

WATER PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: [~~John Walter Holdom and Anne Eleanor Holdom~~] Transmission 10 May 2013

Address: [~~Rapid 231, RD 1, Dunstan Road, Alexandra~~]

Name: [~~John Walter Holdom and Gary Edward Parks~~] *Transferred 16 June 2013*

Address: [~~231 Dunstan Road, RD 1, Alexandra~~]

Name: *John Walter Holdom and Checketts McKay Trustees Limited being Trustees of the J W and A E Holdom Family Trust*

Address: *231 Dunstan Road, RD 1, Alexandra*

To take and use groundwater

for the purpose of pasture irrigation

for a term to expire on 1 November 2025

Location: Alexandra, approximately 380 metres north of the intersection of Dunstan Road and Hillview Road

Legal description of consent location: Lot 11 DP 3194

Approximate map reference: NZMS 260 G42:258-469

Conditions:

1. This permit shall not commence until Water Permit 95701 has been surrendered or expired.

2. This permit shall only be exercised for irrigation during the period of 15 October to 15 April (inclusive.)
   (a) *5.69* litres per second;
   (b) *328* cubic metres per day;
   (c) *2,300* cubic metres per week;
   (d) *10,000* cubic metres per month;
   (e) *57,350* cubic metres per year.

   Note: water may be taken at any time for reasonable domestic or stock water purposes.

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3. The consent holder shall take all practicable steps to ensure that:
   (a) the volume of water used for irrigation does not exceed soil field capacity of the irrigated areas;
   (b) the irrigation does not cause surface runoff that would make its way into natural waterbodies;
   (c) there is no leakage from pipes and structures;
   (d) the use of water is confined to targeted areas;
   (e) irrigation induced soil erosion and soil pugging does not occur;
   (f) soil quality is not degraded as a consequence of irrigation; and
   (g) loss of water, nutrients, and agrichemicals by percolation to groundwater is minimised.

4. (a) The consent holder shall install a water meter to record the water take, within an error accuracy range of +/- 2% over the meter's nominal flow range. (All practicable steps shall be taken to ensure that the meter's nominal flow range coincides with required pumping rate(s). An error accuracy of +/- 5% shall apply to meters when pumping rates are below the nominal flow range.)

   (b) The consent holder shall keep a record of the extent to which this consent is exercised by recording the weekly volume of water (cubic metres). A copy of that record shall be forwarded to the Consent Authority on or before 31 July each year and upon request.

   (c) The installation and maintenance of the water meter shall be performed in accordance with manufacturer's specifications and to New Zealand Quality Standard ISO 4064.

   (d) The water meter shall be attached on the pump outlet pipe before any diversion of water occurs.

   (e) The consent holder shall ensure the full operation of the water meter at all times during the exercise of this consent. All malfunctions of the water meter during the exercise of this consent shall be reported to the Consent Authority within 6 hours of observation and appropriate repairs shall be performed within 48 hours or otherwise as soon as is practicable following the observation of malfunction.

   (f) The installation of the water meter shall be completed to full and accurate operation ***within 1 month of the exercise of the consent***. The consent holder shall forward a copy of the installation certificate to the Consent Authority within one month of installing the water meter.

   (g) The water meter must be serviced by a suitably qualified operator annually. Receipts of service shall be made available to the Consent Authority on request.

Note: the water meter should be safely accessible by the Consent Authority and its contractors at all times.

5. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent for the purpose of imposing aquifer restriction levels, if and when an operative regional plan sets aquifer restriction levels.

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6. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
   (a) adjusting the consented rate or volume of water under condition 2, should monitoring under condition 4 or future changes in water use indicate that the consented rate or volume is not able to be fully utilised; or
   (b) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
   (c) ensuring the conditions of this consent are consistent with any National Environmental Standards; or
   (d) adjusting or altering the method of water take data recording and transmission; or
   (e) ensuring the water meter installed and operated under condition 4 is consistent with any "Code of Practice" for Water Metering developed by the Consent Authority.

Issued at Dunedin this 26th day of May 2005
Reissued at Dunedin this 17th day of June 2013 to reflect the transmission from Anne Eleanor Holdom to John Walter Holdom and change to the reporting date for condition 4(b)
Reissued at Dunedin this 17th day of July 2013 to correct current holder and to reflect a transfer of holder from John Walter Holdom and Gary Edward Parks to John Walter Holdom and Checketts McKay Trustees Limited as Trustees of the J W and A E Holdom Family Trust, to update the location and legal description of consent location.

Christopher P Shaw
Manager Consents

ISO9001 Certified

Schedule Four RMA Matters

2	Information required in all applications		Document
2(1)	**An application for a resource consent for an activity (the activity) must include the following:**		
2(1)(a)	a description of the activity:	Set out in AEE and summarised in other reports	AEE and CODC Form/Online form
2(1)(b)	a description of the site at which the activity is to occur:	Set out in AEE	
2(1)(c)	the full name and address of each owner or occupier of the site:	Set out in AEE Applicant in this case has contracted to acquire the property from the current registered owned. A letter is provided by the registered owned evidencing this arrangement and their support	Attachment 12
2(1)(d)	a description of any other activities that are part of the proposal to which the application relates:	Set out in AEE and summarised in other reports	AEE
2(1)(e)	a description of any other resource consents required for the proposal to which the application relates:	Set out in AEE	AEE
2(1)(f)	an assessment of the activity against the matters set out in Part 2:	Set out in AEE	AEE
2(1)(g)	an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).	Set out in AEE	AEE
2(2)	**The assessment under subclause (1)(g) must include an assessment of the activity against—**		
2(2)(a)	any relevant objectives, policies, or rules in a document; and	Set out in AEE	AEE
2(2)(b)	any relevant requirements, conditions, or permissions in any rules in a document; and	Set out in AEE	AEE
2(2)(c)	any other relevant requirements in a document (for example, in a national environmental standard or other regulations).	Set out in AEE	AEE
2(2A)	An assessment required by subclauses (1)(g) and (2) must not include an assessment of the activity against clause 1.3(5) or 2.1 of the NPSFM 2020 (which relates to the hierarchy of obligations in the NPSFM 2020).	Not applicable	N/A
2(2B)	Subclause (2A) applies despite subclauses (1)(g) and (2) and any other provision of this Act.	[TBD]	N/A
2(3)	**An application must also include an assessment of the activity's effects on the environment that—**		
2(3)(a)	includes the information required by clause 6; and	See below	

2(3)(b)	addresses the matters specified in clause 7; and	See below	
2(3)(c)	includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.	We consider that the application sufficiently describes the activities, their effects, and the controls proposed, noting the nature and scale of the proposal.	AEE and Attachments 1-14
3	**Additional information required in some applications**		
	An application must also include any of the following that apply:		
3(a)	if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Referenced in the AEE	AEE.
3(b)	if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	Not applicable	
3(b)	if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	Not applicable	
4	**Additional information required in application for subdivision consent**		
	An application for a subdivision consent must also include information that adequately defines the following:		
4(a)	the position of all new boundaries:	Done	Scheme Plan Master Plan Landscaping Plan Comprehensive Housing Plans Staging Plan Architectural Plans
4(b)	the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:	Done	
4(c)	the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:	Done	
4(d)	the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:	Done	
4(e)	the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:	Not applicable	

4(f)	the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):	Not applicable	
4(g)	the locations and areas of land to be set aside as new roads.	Done	
5	**Additional information required in application for reclamation**	Not applicable	
	An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:		
5(a)	the location of the area:		
5(b)	if practicable, the position of all new boundaries:		
5(c)	any part of the area to be set aside as an esplanade reserve or esplanade strip.		
6	**Information required in assessment of environmental effects**		
6(1)	**An assessment of the activity's effects on the environment must include the following information:**		
6(1)(a)	if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	No such significant adverse effects identified	
6(1)(b)	an assessment of the actual or potential effect on the environment of the activity:	Done in AEE and supporting documentation such as Traffic Assessment and Landscape Assessment	AEE Attachments 1-14
6(1)(c)	if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable	
6(1)(d)	if the activity includes the discharge of any contaminant, a description of—	Not applicable	
	(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and		
	(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:		
6(1)(e)	a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:		Refer AEE
6(1)(f)	identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	The residential activity proposed is consistent with the surrounding zone. Neighbours are not considered to be adversely affected. Consultation with neighbour has not been considered necessary or appropriate at this time.	

6(1)(g)	if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is anticipated beyond standard monitoring to achieve Section 224C. Refer to Attachment 5 – proposed conditions.	
6(1)(h)	if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No actual or potential impact on customary rights has been identified	
6(2)	A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.	AEE	AEE
6(3)	**To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—**		
6(3)(a)	oblige the applicant to consult any person; or	Acknowledged	
6(3)(a)	create any ground for expecting that the applicant will consult any person.	Acknowledged	
7	**Matters that must be addressed by assessment of environmental effects**		
7(1)	**An assessment of the activity's effects on the environment must address the following matters:**		
7(1)(a)	any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Yes, has been considered	AEE
7(1)(b)	any physical effect on the locality, including any landscape and visual effects:	Yes, has been considered	AEE and Attachments 1-14
7(1)(c)	any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	No such negative effects are identified	AEE and Attachments 1-14
7(1)(d)	any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	No such negative effects are identified	AEE and Attachments 1-14
7(1)(e)	any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:		AEE and Attachments 1-14
7(1)(f)	any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	Not applicable	

7(2)	The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.	The relevant Objectives and Policies are addressed in the AEE	AEE

waveform
ENVIRONMENTAL PLANNING

Glenoir LP

231 Dunstan Road

Resource Consent Application for a Retirement Village and Comprehensive Residential Development

Subdivision & Land Use

Planning Report and AEE

June 2025

(Revised 21 January 2026)

Client	Glenoir LP
Project	Retirement Village Comprehensive Residential Development 231 Dunstan Road
Reference	85-25
Site	231 Dunstan Road Alexandra
Completion Date	17 June 2025 (Revised 3 September, December 2025 & January 2026)
Report Prepared By	Craig Barr
Credentials	BSc, MPlan, MNZPI

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Contents

1 Description of the Proposal 5

1.1 Proposal Overview 5

1.2 Subdivision 8

1.2.1 Amalgamation 9

1.3 Independent Retirement Living Lots 9

1.3.1 IRL Building Typologies 11

1.3.2 Type 1 Villa 11

1.3.3 Type 2 Villa 11

1.3.4 Type 3 Villa 11

1.3.5 Type 4 Villa 12

1.3.6 Type 5 Villa 12

1.3.7 Type 6 Villa 12

1.3.8 Bespoke Lots and future development departing from the Identified Building Typologies 12

1.3.9 Summary 12

1.4 General Residential Lots 15

1.5 Common Areas 16

1.6 Management Entity Structure 20

1.7 Roading 22

1.8 Servicing 23

1.8.1 Potable Water Supply 23

1.8.2 Irrigation Water Supply 24

1.8.3 Wastewater 24

1.8.4 Electricity 25

1.8.5 Telecommunications/Internet 25

1.9 Easements 25

2 Site and Surrounding Environment 27

2.1 Site Description 27

2.2 Site Details 28

3 Undertaking the Development 29

3.1 Staging 29

3.1.1 Stage One 29

3.1.2 Stage Two 30

3.2 Earthworks 31

3.3 Contaminated Land Management 31

3.4 Landscaping and establishing the Open Space Common Areas 33

3.5 Establishing the storage and Community Hub 34

4 Statutory Framework 35

4.1 Central Otago District Plan 35
4.2 Plan Change 19 35
4.3 LLRZ-P9 and Public Benefit 36
4.4 Large Lot Residential Zone (PC 19) 36
4.5 Retirement Village 37
4.6 Operative Central Otago District Plan 38
4.7 Consents Required 38
4.7.1 Large Lot Residential Zone 38
4.7.2 District Wide Rules 42
4.7.3 ODP Section 4 Rural Resource Area 43
4.7.4 NESCS 44
4.8 Summary of rules the activity is compliant with 45
4.9 Summary of Activity Status: District Wide and Residential Zones 46
4.10 Summary of Activity Status Rural Residential 46
4.11 Overall Activity Status 46
5 Volunteered Conditions 47
5.1 Contaminated Land 47
5.1.1 NESCS Aspects 47
5.1.2 Asbestos Management 48
5.2 Design Controls 48
5.3 Landscaping 50
6 Assessment of Effects 51
6.1 Planning Context 52
6.1.1 Permitted Baseline 52
6.1.2 Zoning Framework Context 52
6.1.3 Retirement Villages 53
6.1.4 Comprehensive Residential Development 53
6.2 Retirement Village (assessed by the matters of discretion) 54
6.2.1 Summary 57
6.3 Large Lot Residential CRD (assessed by the matters of discretion) 57
6.3.1 LLRZ CRD Matters of Discretion - Summary 62
6.4 Rural Residential Zoning 63
6.5 Subdivision 63
6.6 Transport and Access 63
6.7 Servicing 64
6.7.1 Water and Wastewater 64
6.7.2 Power and Telecommunications 65
6.8 Contaminated Land 65
6.8.1 Land Contamination 65
6.8.2 Asbestos 66
6.9 Earthworks 67

6.10 Positive effects 67
6.11 Conclusion 68
7 Notification 69
7.1 Public Notification 69
7.1.1 Permitted Baseline 70
7.1.2 Public Notification Assessment 73
7.2 Limited Notification 75
7.2.1 1 – North: Molyneux Lifestyle Village Limited Property/William Hill Subdivision Site 77
7.2.2 2 and 3 North East -: 39 Hillview Road (M. and S. Conway) and 335 Hillview Road (J. Hamilton) 79
7.2.3 4 – South: Peter and Elsie Lyons 81
7.2.4 5 – West: Golf Course 81
7.2.5 Summary – Assessment of effects on adjoining properties 82
7.3 Summary 82
8 Section 104 RMA 83
8.1 Actual and Potential Effects (section 104(1)(a)) 83
8.2 Statutory Documents (section 104(1)(b)) 83
8.2.1 Large Lot Residential Zone 83
8.2.2 ODP Section 6 Urban Areas 87
8.2.3 ODP Section 12 Transport (District Wide) 88
8.2.4 ODP Section 16 Subdivision 89
8.2.5 ODP Section 4 Rural Resource Area 91
8.2.6 NESCS 93
8.2.7 Operative Regional Policy Statement for Otago 2019 (ORPS) 93
8.2.8 National Policy Statements 94
8.2.9 National Policy Statement Urban Development 2020 94
8.3 Section 104(c) Other Matters 95
8.4 Section 104D of the RMA 96
8.5 Part 2 of the RMA 96

Attachments

Attachment 1: Subdivision Plans, including Staging Plan (Calder Surveying) (revised December 2025)

Attachment 2: Landscape Master Plan (Studio 3) (revised December 2025)

Attachment 3: Independent Retirement Units Site and Architectural Plans (Ikon Architects) (revised December 2025)

Attachment 4: Permitted Baseline Concepts (Ikon Architects) (revised December 2025)

Attachment 5: Proposed Subdivision and Land Use Conditions Framework (revised December 2025)

Attachment 6: Draft Incorporated Society Constitution and Bylaws/Rules

Attachment 7: Power Feasibility Scheme

Attachment 8: Transport Assessment (Carriageway Consulting) (revised December 2025)

Attachment 9: Record of Title

Attachment 10: Detailed Site Investigation (Insight Engineering)

Attachment 11: LLRZ Road Boundary Setback Information

Attachment 12: Letter from Current Landowner of the Application Site

Attachment 13: Asbestos Reporting

Attachment 14: Bore Information

Attachment 15: Schedule 4 RMA 1991 Compliance Assessment

Attachment 16: Todd Walker Legal Opinion on the Retirement Village as defined in the District Plan (December 2025)

Attachment 17: Reference Table of Lot and Building Areas

Attachment 18: Studio 3 Response to Boffa Miskell Feedback/Review

1 Description of the Proposal

1.1 Proposal Overview

Glenoir LP (**Applicant**) is a land development entity comprising Shanon Garden, George Collier and Shaun O'Docherty, which seeks land use and subdivision resource consents to establish a retirement village at a 8.165ha property at 231 Dunstan Road (**Site**) to create 54 lots for residential and retirement activity, separate lots for open space areas held in common ownership by the residents, and a storage and community hub also held in common ownership, plus rights of way and a road to vest in Council. Subdivision plans are provided in **Attachment 1** and shown in Figure 1, below.

A landscape masterplan prepared by Studio 3 is in **Attachment 2**, and architectural plans for the independent retirement units prepared by Ikon Architects is in **Attachment 3**. **Attachment 4** contains architecturally prepared diagrams of permitted baseline development scenarios anticipated under the LLRZ, against the height and scale of the proposed activity.

The Site is zoned Large Lot Residential Zone (**LLRZ**) under the District Plan.

The Site contains two existing dwellings, one of which will be incorporated into the scheme, and four former poultry buildings/farm buildings, some of which will be reused for a storage and community hub. The remaining dwelling will be removed or demolished.

The development proposal has been given the working title of 'Dunstan Common' and this name will be used to refer to the land throughout the remainder of this application.

Dunstan Common is proposed to incorporate two distinct precincts. A group of eight lots at the rear of the site (northern side, away from Dunstan Road) are proposed to be developed and titled as conventional fee simple LLRZ residential lots. This will incorporate one lot with an existing dwelling and garage (Lot 47) and a further seven vacant lots, this area encompasses approximately a quarter of the Site. Collectively, these lots comprise approximately 1.3ha, or 16% of the site area.

The balance of the Site is proposed to be developed for independent retirement living. This will comprise 46 fee-simple retirement lots and dwellings and the open space areas and the storage and community hub, all of which are identified as individual allotments on the plan of

subdivision. This grouping is referenced herein as the Independent Retirement Living (IRL) Precinct. Together with roads to vest, this area comprises approximately 6.9ha, or 84% of the site area.

The overall residential allotment density is made under the Comprehensive Residential Development (**CRD**) framework introduced into the District Plan and LLRZ through PC19. The CRD framework allows for lots to be created below the 1500m² minimum lot sizes otherwise applying in the respective zone provided the gross site area/density across the site achieves not more than one dwelling per 1500m²[1], and providing the site is at least 2ha to qualify as a site able to use the CRD rules.

The Proposal comprises 54 dwellings (i.e either retirement units or residential units), over the 8.1645ha Site which equates to a gross site area density of one dwelling/unit per 1,511m².

The proposed subdivision will be serviced by the Council's network water and wastewater supply, as this becomes available along Dunstan Road, including the Storage and Community Hub. The exception being that the open space areas will be un-serviced and will be irrigated from an existing bore on the site. Information on the existing bore in is in **Attachment 14**.

All lots will have vehicle, cycling and pedestrian access onto Dunstan Road and the adjoining Central Otago Rail Trail corridor.

Power and telecommunications supply will be reticulated through the Site.

A number of development controls are proposed to apply within the IRL Precinct area as Consent Notices to ensure subsequent built form and residential activities accord with bulk and location controls, discussed below and set out in **Attachment 5**.

These development controls will combine with covenants incorporating building and landscaping controls to ensure ongoing adherence to prescribed outcomes, managed by parties to those covenants. Resource management related conditions which are relevant to the activity and mitigation of adverse effects are in **Attachment 5**.

A management entity, proposed to be in the form of an Incorporated Society will be established to manage commonly owned areas (Open Space Common Areas, storage facilities and

[1] Plan Change 19 – Decision of the Central Otago District Council Hearings Panel, 27 June 2024. At [109].

community hub) and to ensure adherence to a range of rules relating to ownership and use of the fee simple private lots. This entity will be owned and controlled by owners of the IRL lots. Further description of this is provided below and further detailed in **Attachment 6**. This entity will have comparable responsibilities and functions as a body corporate in a unit title ownership structure.

Figure 1 shows an excerpt of the proposed plan of subdivision. **Figure 2** shows an excerpt of the urban design Master Planning work prepared by Studio 3, providing further detail on how the common areas, vested roads and private accessways will be completed. The Studio 3 design work is included in full at **Attachment 2**.

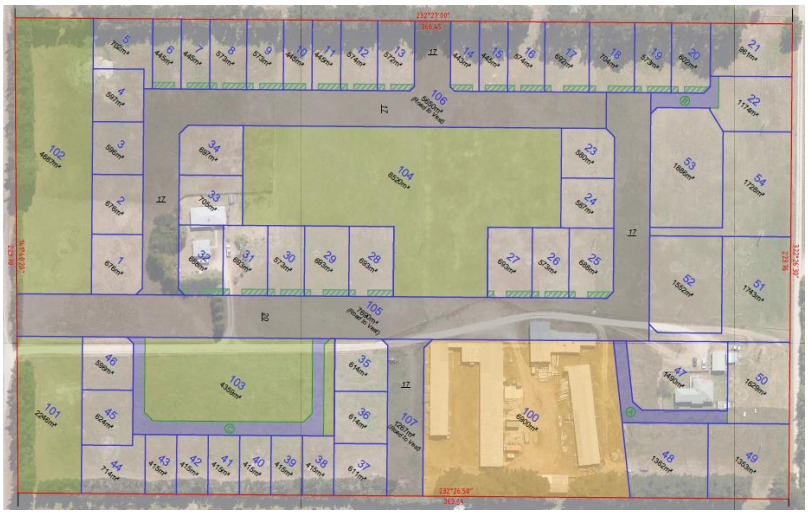


Figure 1: Excerpt of the revised subdivision plan in Attachment 1 (Calder Surveying).

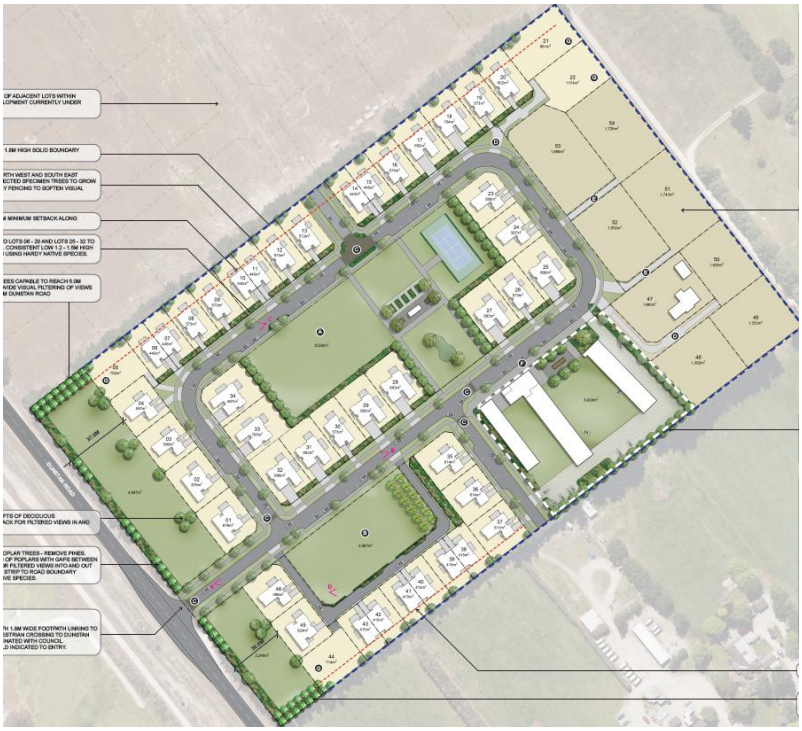


Figure 2: Excerpt of the revised masterplan in Attachment 2 (Studio 3).

1.2 Subdivision

The proposal involves a subdivision to create 54 new sites for residential activity, common areas for open space, roads to vest and a storage and community hub also held in common ownership with the IRL lots.

The design of the subdivision seeks to enable some variation in Lot sizing, reflecting that the majority of the activity is a retirement village, the inherent benefit of allowing for a variety of residential living options (typologies) within communities and avoid 'one-size-fits-all' urban form.

Lots 6 to 20, and 25 to 32 will have a 3m wide verge at the road boundary which will be planted, covenanted and maintained by the Incorporated Society to create a unform and attractive roadside amenity planting strip. These are identified as covenant areas and will be registered as easements over the affected lots. The are denoted by Green hatched areas in the Calder scheme plan at Figure 1, and are also shown as planted areas in the Studio 3 masterplan.

Lot 100 comprises the Storage and Community hub. This area makes up 0.69ha. It will be managed by the Incorporated Society for the exclusive use of IRL precinct owners/occupiers.

Lots 101, 102, 103 and 104 shall be open space common areas used as private reserves. These lots, along with Lot 100 shall be held as undivided shares in common by the owners of Lots 1-46.

Lots 105, 106 and 107 are roads to vest in Council. A roading connection extends northward to link to the road to be built southward from the neighbouring William Hill development. A road connection is also proposed southward providing a future connection to the property located to the south. It is noted that the applicant has obtained affected party approval from that southern neighbour P. E. Lyons).

1.2.1 Amalgamation

The Storage and Community hub (Lot 100) and the Open Space Common Areas (Lots 101-104) will be held as 46 undivided 1/46th shares by the owners of Lots –1-46 as tenants in common.

The proposed Rights of Way A, B and C are identified on Subdivision Scheme Plan to provide access to lots without a road frontage.

An amalgamation condition schedule is included in the subdivision plan in **Attachment 2**. The proposed condition is:

That Lots 100 - 104 be held as 46 undivided 1/46th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

1.3 Independent Retirement Living Lots

Lots 1-46 make up an independent retirement living (**IRL**) precinct. As noted above, the working title for this community, conveying both the proposed structure and parklike environment, is Dunstan Common. While these lots will have an overlay of formal controls enabling and controlling retirement use, the structure anticipates that these 46 lots will be held by residents in private, fee simple, ownership.

This private ownership structure intentionally departs from the typical unit title and *Right of Occupation* arrangements of many retirement living offerings. Albeit, this fee simple model is

gaining popularity with a number of similar developments having recently been brought to the market across NZ.

This IRL proposal recognises and responds to the unique and valuable role that Alexandra can play in providing affordable and appropriate retirement living alternatives for the township, the District, and across the wider Otago and Southland regions.

These fee simple IRL properties are considered an affordable ownership model at the independent (early) living stage of retirement, as targeted in this proposition, will allow more of our local population to access specifically designed, high-quality, retirement living. By preserving equity in the hands of owners Dunstan Common will ensure that further transition to more intensive aged care is still financially achievable for owners, if and when required.

The LLRZ zone framework of 1500m² Large Lot Residential coupled with the Comprehensive Residential Development Rules provides an opportunity to retirement living within the LLRZ incorporated with significant amounts of common open space and, providing both amenity and recreation for residents.

IRL style living is suited to the Site owing to the proximity of the Alexandra golf course, directly across the road. The Central Otago Rail Trail provides ample opportunity for walking and cycling beyond the site, and is still a manageable pedal-power or E-Bike cycle into town.

The conversion of large existing sheds on Lot 100, proposed to be held in common for the benefit of residents, provides an opportunity for storage, spare vehicle or boat parking, and a community hub for gatherings.

The smaller fee simple parcels will be held together in separate titles with a 1/46th undivided share in common in the commonly owned areas.

The lots range in size from 414m² to 1174m² not including the Open Space and Common Areas which is 2.67ha in total that is held on the RT of each of the IRL lots. As an indication, the 2.67ha of Open Space and Common Areas distributed across the 46 IRL units is an area of 581m² for each IRL, therefore, the smaller IRL Lots of 415m2 have an average site area apportioned as part of the amalgamation configuration of 996m².

1.3.1 IRL Building Typologies

Given the smaller size of these lots, and their intended use for IRL, these lots are comprehensively designed to include a proposed dwelling. Six building typologies are proposed, with the plans, and a development site plan in **Attachment 3**, and Figure 3 below.



Figure 3: Excerpt of the revised Site Development Plan with building typologies identified (Ikon Architects).

1.3.2 Type 1 Villa

The Type 1 Villa will have three bedrooms, and a double garage with a south entry, and will have a floor area of 174m². There are ten proposed and the lots sizes are in the range of 648m² to 705m².

1.3.3 Type 2 Villa

The Type 2 Villa has three bedrooms and a single garage with a north entry, and will have a floor area of 171m². There are three of these proposed and the lots sizes range from 624m² to 676m².

1.3.4 Type 3 Villa

The Type 3 Villa is a duplex, has 2 bedrooms, a single garage with a south entry, and will have a floor area of 118m². There are six proposed and the lot sizes range from 676m² to 414m².

1.3.5 Type 4 Villa

The Type 4 Villa has 2 bedrooms with a single garage and a north entry, and will have a floor area of 139m². Eight are proposed and the allotments range in size from 569m² to 614m².

1.3.6 Type 5 Villa

The Type 5 Villa has 2 bedrooms and a south entry and will have a floor area of 140m². Nine are proposed and the lots range in size from 530m² to 648m².

1.3.7 Type 6 Villa

The Type 6 Villa is a duplex, has 2 bedrooms, and north entry, with a floor area of 123m². There are 6 proposed and the lot sizes are either 415m ² or 416m².

1.3.8 Bespoke Lots and future development departing from the Identified Building Typologies

Four of the IRL lots (Lots 4, 21, 22 and 44) do not include plans and will be subject to a bespoke design. The lots sizes are in the range of 666m² to 963m². Development of these lots will be subject to a range of building bulk, location, design and materials conditions to ensure they are consistent with the proposed specific building typologies. The proposed conditions will be attached to each lot by way of consent notice conditions, which are in Attachment 5. In addition, should the development of other IRL lots seek to depart from the proposed building typologies, they will also be subject to these same conditions.

1.3.9 Summary

A tabulated summary of housing typologies is shown below.

Type	Description	Area m2	Number	Tot Area	
Type 1	3Bed Sth Etry Villa (Dbl Gge)	174	10	1740	
Type 2	3Bed Side Entry Villa	171	3	513	
Type 3	2Bed Sth Entry Duplex	118	6	708	
Type 4	2Bed Nth Entry "T" Villa	139	8	1112	
Type 5	2.5Bed Sth Entry Villa	140	9	1260	
Type 6	2Bed Nth Entry Duplex	123	6	738	
Bespoke	Bespoke stand-alone	200	4	800	*max envelope*
			46	6871	

The IRL housing proposed is characterised by:

- A mix of two and three bedroom dwellings
- Single story
- Internal access garaging, mostly single garaging due to the additional storage and parking proposed to be available in the Community and Storage Hub.
- Floor Plan areas ranging between 118m² to 174m².
- Controls on exterior materials and colour (refer to **Attachment 5**)
- Controls around presentation of exterior space

Boundary setbacks for each dwelling are shown on the IRL Housing Plans, proposed conditions in **Attachment 5**, and district plan non-compliances are identified below.

The scale of lots and housing within is proposed in conjunction with the offering of significant areas of common open space. Not only will this provide significant amenity and opportunity for recreation, bringing residents together in these common space areas is intended to foster a sense of connection and community.

Whereas, in a managed retirement village where interaction and activity is proactively organised by the village operator, at Dunstan Common, the expectation would be that the commonly owned facilities encourage this organically, at the initiative of owners. Fostering this sense of independence and self-determination within a specifically enabled retirement living community is also seen as meeting a need in the retirement living market.

Conditions are proposed to enable the option of either constructing the specific house design in **Attachment 3**, or a dwelling that meets the overarching design controls that are proposed in **Attachment 5** and set out below.

Table 1 below is a table, grouped by building typology which summarises the lot area for each typology and building coverage.

Table 1. Summary of building typology, lot size and building coverage.

Lot No.	Lot Area m²	Gross Floor Area m²	Building Coverage
Typology	**Bespoke. GFA based on 30% building coverage**		
5	702	Max 200	28%
21	961	Max 200	21%

Lot No.	Lot Area m²	Gross Floor Area m²	Building Coverage
22	1174 (910 net)	Max 200	22%
44	714	Max 200	28%
Typology	**Type 1 Villa 3 Bed South Entry (Double Garage)**		
17	692	174	25%
18	704	174	25%
25	688	174	25%
27	693	174	25%
28	693	174	25%
29	693	174	25%
31	693	174	25%
32	688	174	25%
33	705	174	25%
34	697	174	25%
Typology	**Type 2 Villa 3 Bed Side Entry**		
1	676	171	25%
2	676	171	25%
45	624	171	27%
Typology	**Type 3 Villa 2 Bed South Entry (duplex)**		
6	445	118	27%
7	445	118	27%
10	445	118	27%
11	445	118	27%
14	443	118	27%
15	445	118	27%
Typology	**Type 4 Villa 3 Bed North Entry**		
3	596	139	23%
4	597	139	23%
23	580	139	24%
24	587	139	24%
35	614	139	23%
36	614	139	23%
37	611	139	23%
46	596	139	24%
Typology	**Type 5 Villa 2 Bed South Entry**		
8	573	140	24%
9	573	140	24%
12	574	140	24%
13	572	140	24%
16	574	140	24%
19	573	140	24%
20	602	140	23%
26	573	140	24%
30	573	140	24%

Lot No.	Lot Area m²	Gross Floor Area m²	Building Coverage
Typology	**Type 6 Villa 2 Bed North Entry (duplex)**		
38	415	123	30%
39	415	123	30%
40	415	123	30%
41	415	123	30%
42	415	123	30%
43	415	123	30%

In the case of lots 5, 21, 22 and 44 (referred to as "bespoke design on the IKON plans) where there is no design specified, it is proposed that there be a building coverage covenant limiting building size to 200m2. This is considered to be adequate within a retirement precinct. Design Guidelines for Independent Retirement Living Lots

Design guidelines will be imposed across the IRL lots via covenants and volunteered consent notice conditions. These will cover both the design and construction of dwellings, as well as exterior landscaping. These will be controlled in the form of consent notice conditions, with the detail set out in the volunteered conditions and the draft conditions framework in **Attachment 5**.

As already identified, it is proposed that there be an option for developers/owners to either construct the house specified on each lot pursuant to this resource consent process, or to design and build a different dwelling that is approved by the Management Committee as complying with prescribed design controls.

Exterior landscaping, and any subsequent renovations of dwellings must also be approved by the Management Committee as complying with the Design Controls.

1.4 General Residential Lots

Eight conventional lots are proposed (Lots 47-54). Lot 47 contains the existing dwelling to be retained on site, with a detached garage. These lots range in size from 1353m² to 1728m².

The Lots are arranged two-deep, with the rear lots having private leg-in driveways. The scale of these lots reflects a more typical LLRZ size.

The owners of these lots are not intended to be part of the IRL common facilities ownership structure. In that way, there will be no specific requirement that they contribute fees to the IRL

management company. Additionally, it is not intended that those private lots owners participate in or share in the benefits offered by the Storage facility and Community Hub.

It is anticipated that there may be some developer covenants on these private lots, however, they will not be restrictive, and it is not considered necessary that they are incorporated as obligations via the subdivision and land use consent.

1.5 Common Areas

A unique feature of this proposed development, enabled by the combination of the Large Lot Residential Zoning and Comprehensive Residential Development Rules, is the provision of approximately 1.98ha of open space reserves in five locations across the development plus a further 6,900m² commonly owned storage and community hub lot (Lot 100).

(a) Open Space and Common Areas

Four private open space areas totalling 1.98ha will be owned as undivided shares in common by the IRL lot owners.

Amenity anticipated to be developed in the open space areas for the benefit of residents includes a tennis court, putting green, community garden, and orchard, along with other planted and hard landscaping.

The open space common areas will be administered by an Incorporated Society (described further in below), the shares of which will also be owned by lot owners. The cost of that management and maintenance will be met from fees levied from owners.

Preparation of a detailed Landscape Plan, outlining the design and ongoing management of these reserves, is anticipated as a precondition of commencing the development. A landscaping masterplan is in **Attachment 2**.

As these open space common areas abut vested roads, they will be designed to maintain an open and connected boundary.

The open space common areas will be landscaped, combining grassed open space, drifts of specimen trees, and shrub/garden areas that promote separation and privacy between the reserves and adjacent houses.

The linear open space area along Dunstan Road (Lots 101 and 102) will be a key element in presenting and defining the Dunstan Common community beyond, but also in preserving a sense of open space along Dunstan Road consistent with the Objectives and Policies of the LLRZ zoning. This will combine with the cycle trail reserve on the south side of Dunstan Rd, and with the golf course adjacent, to ensure a sense of openness to all who travel and recreate along the Dunstan Road corridor.

These open spaces will be irrigated from a bore located within the property.

(b) Storage and Community Hub Lot

Proposed Lot 100, contains a cluster of existing sheds, defined by 3 main buildings which are proposed to be converted for storage and a community hub

As with the open space common areas, this lot and these facilities will be held as undivided shares in common by lot owners and managed by the Incorporated Society.

The series of disused sheds, once used for chicken farming, are clustered on the south-eastern boundary of the Site. These are shown in Figure 4 below. The westernmost of the existing structures is proposed to be removed (as shown) to make way for the proposed road. The three linear sheds (1-3) are proposed to be retained. Shed 4, a typical open pole shed construction, may be retained subject to further condition evaluation.

The buildings were built during the 1970's and early 80s and have undergone several upgrades. They were originally used as part of a chicken farm.



Figure 4: Excerpt of the Ikon Master Plan illustrating the location of the existing former farm/poultry buildings proposed to be reused. Blue fill identifying the building to be demolished.

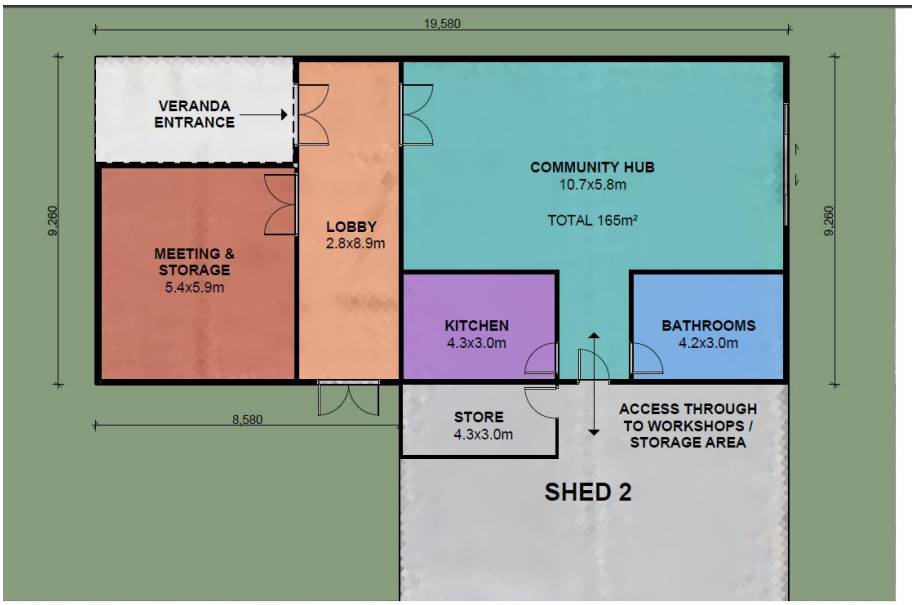


Figure 5: Excerpt of the Ikon Master Plan illustrating the areas identified for repurposing.

Preliminary building and contamination assessment, including asbestos inspections have been undertaken. The asbestos inspection results are contained in **Attachment 13**.

These sheds are proposed to be remediated and upgraded to be used by the IRL owners for storage and a community hub or gathering place.

A lack of storage, area to securely store vehicles, trailers, boats and camper vans, and working or hobby space, is a common issue with retirement living. Re-using and adapting these buildings presents a valuable opportunity to the future residents.

Access to storage or other space will be managed by the owner's Management Company. Most likely on a pay per use fee structure model, over and above regular residents' levies.

There will be restrictions on use of this facility as commercial storage for parties unrelated with the development. Additionally, no residential activity (i.e. new houses) would be allowed on this lot.

This Storage Facility and Community hub will have two access points off the vested roads, each from the eastern road and northern frontage road.

The front portion of one of the sheds include a smaller building will be converted into a community hub, incorporating meeting and event space, possibly a small catering kitchen/team room, and associated toilet and other amenities, as shown in **Figure 5** above.

The Landscape Masterplan in **Attachment 2** identifies the buildings to be retained, and **Figure 6** below provides an excerpt of the masterplan showing the proposed building and through-access configuration of the Storage and Community Hub (Lot 100). As this lot will be used as (both covered and outdoor) storage for owners' second vehicles, campervans, boats, caravans, trailers, etc, there is no specific provision for parking (this being akin to allocating parking for a parking building) the vehicle storage arrangements and configuration will be worked through by the Incorporated Society when that activity is established and so it is not considered necessary to specify a parking arrangement as part of the application.



Figure 6: Excerpt of the Landscape Masterplan illustrating the building configuration of the Storage and Community Hub, including vehicle access through.

(c) Controls on shared space

It will be appropriate to put in place ongoing legal structures that ensure the extent and purpose of the open space and common areas is preserved. The following conditions are anticipated by way of consent notices and/or covenants:

- No further subdivision
- No residential activity
- No structures to be built in the open space areas that do not contribute to shared recreation/amenity

1.6 Management Entity Structure

An Incorporated Society, for the purposes of this Assessment of Effects assumed to be named Dunstan Common Incorporated Society (**DCIS**), will be required to be established, serving a comparable function to a body corporate entity in a unit title development.

The Incorporated Society will be registered with the Companies Office and will be subject to the requirements of the Incorporated Societies Act 2022.

It will have a Constitution and Bylaws tailored to managing the commonly owned space and providing necessary coordination among IRL owners. The constitution and Bylaws will be substantially similar to the draft documents provided in **Attachment 6 (Draft Incorporated Society Constitution and Bylaws)**. It will include:

- Mandated management of common space on behalf of residents
- Mandated oversight of a suite of rules relating to eligibility to own/reside in the IRL precinct
- Business purpose of DCIS to be limited to the provision of services to owners
- A prohibition on operating for the purpose of generating a profit
- Tailored structures to enable governance among owners
- Suitable voting arrangements
- Appropriate indemnities for those undertaking management and administrative duties.

All IRL lot owners will be members of the Incorporated Society and hold equal rights.

The oversight of rules relating to owners/residents will be established via covenants registered on each fee simple lot.

There will be a mechanism for a small proportion of properties to be offered as rentals, with obligations then coming down on both the investment property owner and the resident.

Whether owner occupied, or a rental, the Incorporated Society will be required to confirm the eligibility of both incoming owner/occupiers or tenants.

There will be a parallel Service Agreement entered into between the Incorporated Society and each owner (who is also a member) that will specify the level of maintenance services offered..

The DCIS entity must be registered prior to individual lot titles being created and passed to incoming owners. THIs will be established by the Developer and membership will be transferred to incoming owners in accordance with the proposed constitution. Accordingly, it is proposed that establishment of this entity be a requirement of 224C on the first titling of any IRL lots.

Further comprehensive legal advice will be obtained prior to establishment.

1.7 Roading

The general roading arrangement is organised around the establishment of a single entrance off Dunstan Road, located at the existing private driveway entrance, a circular road within the development, and linkages to the adjoining property located to the north-west (referred to as Molyneux Estates/William Hill) and to the south-east into Lot 10 DP 6740 (also referred to as the Lyon's Block).

Establishing the connection to the Molyneaux Estates/William Hill Site (north) and provisioning a connection for future development to the south east is seen as a contributor to the public infrastructure/public benefit.

The proposed road to be vested will have a 20m wide legal width corridor from Dunstan Road extending into the site, past the Storage and Community Hub lot, and accessing the eight private lots to the rear. The balance of the vested road corridor is shown at 17m width.

Given the specific use of the IRL precinct (relevant to both traffic generation and a preference for smaller scale and lower speed roads) and also because of the open nature of the scheme and extent of park area adjacent to the roads, there may be opportunity to make those vested road corridors slightly narrower. Further discussion with Council's roading engineers is anticipated on this as part of the engineering acceptance process.

Noting the intent of the development as independent retirement living, while connections are shown to adjoining sites, that these connections do not result in unduly aggregate and concentrated future traffic through the development. A roading design is promoted that avoids making this development and these vested roads a shortcut or "rat run" for owners of property in future neighbouring developments. Roading scale, alignment and traffic calming measures will be considered at in the Detailed Design process to ensure appropriate traffic use through the retirement precinct.

The William Hill site has a consented subdivision development (RC240277) which contains an access connection to the Application site, identified as Lot 105 below:



Figure 7. Excerpt of RC240277

An updated Traffic/Transport Assessment has been commissioned from Carriageway Consultants, included at **Attachment 8**. The masterplan by Studio 3 has then been prepared to reflect guidance from Carriageway.

1.8 Servicing

1.8.1 Potable Water Supply

Potable water supply will be extended from the proposed network water supply that Council has committed to installing along the north side of Dunstan Rd to serve the recently zoned Large Lot Residential Zone.

Private connections will be brought to each fee simple residential lot, including through the proposed road and/or through the open space common area as easements in gross.

There will also a potable water connection taken to the Storage and Community Hub lot.

There will be no potable water taken to any of the open space common areas. Those areas will instead be serviced with a separate irrigation water supply.

1.8.2 Irrigation Water Supply

The open space reserves will be irrigated from a bore on the site. The bore (ORC reference G42/0385 (Location shown in **Figure 7** below) is located next to one of the sheds in the proposed storage area. A take of 4.5ltrs/second (not to exceed an aggregate of 57k m3 per annum) is consented under RM25.509, valid for 6 years from November 2025. A copy of the ORC consent is included in **Attachment 14**.



Figure 8. Location and description of irrigation bore

There will be opportunities to capture and re-use rainwater from the storage sheds. It is anticipated that there will be storage tanks located adjacent to those sheds to facilitate this.

1.8.3 Wastewater

Wastewater will be reticulated to the town network via the infrastructure that Council have committed to install along Dunstan Road. It has previously been established in relation to other consent applications that this infrastructure will be delivered within the standard 5-year consent validity period.

As with the water supply, Private connections will be brought to each fee simple residential lot, including through the proposed road and/or through the open space common area as easements in gross.

1.8.4 Electricity

Electricity will be sourced from the powerlines running across the rear (north) of the property. That section of the existing lines will be undergrounded. Electricity will be reticulated underground to all dwellings, following a similar route to the other services. See plan from Power Solutions at **Attachment 7**.

1.8.5 Telecommunications/Internet

Underground Telecommunication and internet will be reticulated through the site.

1.9 Easements

No easements are shown on the site plan, with the ROW in favour of Lots 3 and 4 over lot 5 shown as a schedule on the subdivision plan. All easements to be retained, cancelled or established will be identified as part of the s223 RMA certification process.

Rights of way/ joint owner access lots will require new easements.

Services will be located predominantly within the road reserve, and appropriate easements in gross will be provided where services are located within any allotments.

Easements will be required for the following:

Underground potable water and wastewater lines from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required.	In favour of Council.
Underground power from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required.	In favour of Aurora

Underground power through any private lot	In favour of Aurora
Underground telecoms cables from the vested road boundary across the Open Space Common Areas to the boundary of private lots as required	In favour of Chorus
All shared rights of way shown on the scheme plan.	In favour of all lot owners using that access
Reticulated public infrastructure (wastewater pumping/storage) in the Open Space Common Areas adjacent to Dunstan Rd – should this be required.	In favour of Council
Irrigation supply across private lots	In favour of the Management Company
Where required, licence to occupy where irrigation infrastructure needs to cross a road.	In favour of the Management Company

2 Site and Surrounding Environment

2.1 Site Description

The site is located at the northern urban extent of Alexandra, on the northern side of Dunstan Road. The surrounding areas consist generally of rural residential, horticultural / agricultural land with dwellings at a low density.

The site is predominantly flat with a gentle uphill slope at the rear (north-eastern) end of the site. The proposed scheme does not require modification to the landform.

The adjoining site to the north is also zoned LLRZ and is subject to a resource consent (RC 240277) granted in February 2025 to Molyneux Lifestyle Village Limited for a subdivision to create 61 residential lots, as shown in Figure 6 above, referred to as the William Hill Site/Consent.

Land located to the southeast of the Site is the Alexandra Golf Course, which is Designated as a reserve in the District Plan. Land located to the northeast of the Site is also zoned LLRZ, and extends in that direction for approximately 230m until at the boundary of those sites, the zoning reverts to a Rural Resource Area zoning.

Land to the east is zoned LLRZ, while land located to the east on the southern side of Dunstan Road, and east of the Golf Course is zoned Medium Density Residential.

Dunstan Road is identified as a rural arterial road at this location and has an 80/km/hr posted speed limit. Dunstan Road has a 30m legal width. The Otago Central Rail Trail corridor runs adjacent to this on the south side of the road. The Rail Trail corridor forms an important cycling and walking link to nearby services and amenities, including Molyneaux Park and Alexandra town centre.

The roading environment is described in detail in the Carriageway report contained in **Attachment 8**.

2.2 Site Details

The Site is legally described as Lot 11 DP 3194 held in Record of Title (**RT**) OT5C/60, and comprising an area of 8.165ha.

There are no interests registered on the RT.

The record of title is included as **Attachment 9**.

The Site is owned by the Fay Holdom and Alison O'Neil. A letter of acknowledgement from these persons is in **Attachment 12**.

3 Undertaking the Development

3.1 Staging

It is proposed that the development be staged.

The proposal, as set out in the Staging Plan in **Figure 9** below and **Attachment 1**, is first separate the IRL precinct and area comprising the eight conventional lots (47-54) into two bulk parcels, Lots 201 and 202. This is acknowledged to require the establishment of a right of way access through the IRL Precinct Lot 202 to the rear lots 201



Figure 9. Excerpt of the revised subdivision staging plan.

3.1.1 Stage One

Stage One would therefore involve:

a) Creating a bulk title lot (Lot 201) to hold Lots 47-54, access by way of a right of way, which will be located within the proposed Road.

b) Creating and amalgamating all other Lots into another bulk title, Lot 202 that will make up the Independent Retirement Living precinct, including Lot 100, being the Storage and Community Hub lot.

3.1.2 Stage Two

From this, the subdivision development could be developed incrementally providing the road and open space areas are developed commensurate with the relevant part of the IRL development.

This would comprise, as offered in Attachment 5 proposed condition:

i. All of lots 47-54 are titled in a single stage;

ii. Any further staged titling of individual lots within the IRL Precinct shall ensure that lots are delivered in a cohesive manner together with the accompanying Open Space Reserves and Rights of Way;

iii. The first stage of titling of individual lots within the IRL Precinct shall include:

   a. The titling and vesting of Lots 105-107 as road reserves (accepting that the obligation to construct and deliver roading to standards set out herein will remain a 224C requirement of titling each individual lot to be served by that roading):

   b. The titling of Lot 100 (Storage Facility and Community Hub lot); and

   c. The construction of the entrance to the property off Dunstan Road to the standard prescribed in Conditions [of consent.

   d. The establishment of fencing between the front open space reserves (Lots 101 and 102) and Lots 24-31, and the establishment of landscape plantings in Lots 101 and 102.

An interim level of landscaping of the IRL precinct would be undertaken at this stage, aimed at keeping the site tidy. It may be desirable that the Landscape Plan specifically addresses this maintenance period between the stages.

3.2 Earthworks

The site is predominantly flat with a gentle uphill slope at the rear (north-eastern) end of the site. The proposed scheme does not require modification to the landform.

Consequently, earthworks proposed as part of this application will be limited to tidying the site for intended urban residential development, associated ground disturbance with the removal of buildings and associated structures, formation of the road and access lots, and trenching of services.

In terms of relevant rules, the earthworks would not result in a cut or fill of 1m within 2m of a site boundary. However, it will exceed the permitted limit of 200m³ on any site within a 12-month period as set out in Rule LLRZ-R11.

It is likely that the earthworks would exceed 2,500m² and, as discussed below, the site contains small amounts of contaminated land.

A resource consent for earthworks associated with residential activity will be required pursuant to Otago Regional Plan: Water, Rule 14.5.1. This resource consent requirement manages erosion and sediment related aspects and would be applied for an obtained following the outcome of this resource consent.

The Applicant would accept advice notes or conditions referring to the need to require a resource from the Otago Regional Council in relation to earthworks associated with the activity. Proposed conditions are in **Attachment 5**.

3.3 Contaminated Land Management

Being a subdivision and change in the use of land to more intensive residential activity that what currently exists, the proposal engages the NESCS.

Insight Engineering have undertaken a Detailed Site Investigation (**DSI**), in **Attachment 10**. Testing of soil samples over the site has identified that the Site contain small areas of contamination likely related to the former use of part of the site as a poultry farm and former rural related land uses.

Contaminants exceeding guidelines were arsenic and zinc found over several locations.

Figure 10 below identifies the areas of the site where testing was conducted.

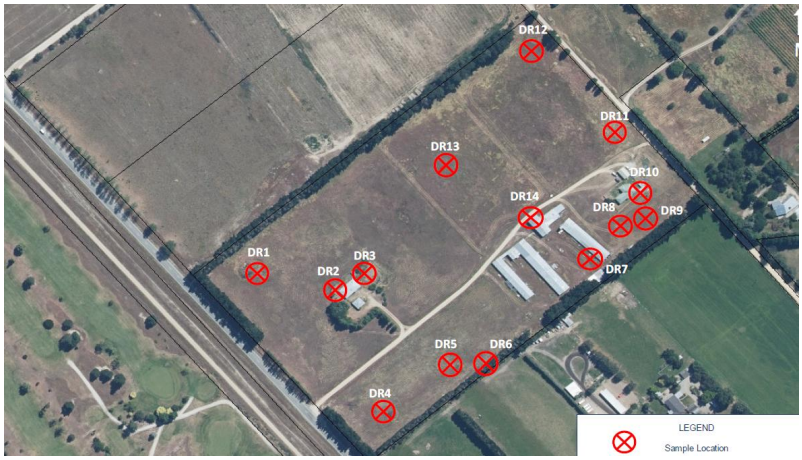


Figure 10. Excerpt of the Insight Engineering sample location plan.

The Insight Engineering report also identified that there is a presence of burnt waste, other than green waste and oil stains from engine oil were also encountered.

Insight Engineering recommend that the proposed activity is suitable from a contaminated land perspective, on the basis that conditions of consent are included which requires the following:

- Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
- Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).
- A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
- A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
- If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste,

work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

These matters have been volunteered as conditions of consent which include the requirements for a Remediation Action Plan and Contaminated Site Management plan to be prepared as part of the subdivision development works.

An asbestos report has been completed and is in **Attachment 13**, associated with the existing poultry and farm buildings proposed to be retained and re-used as part of the storage and community hub. The management of these aspects and remediation processes can be included as conditions of consent.

3.4 Landscaping and establishing the Open Space Common Areas

The Open Space Common Areas will be developed at Stage 2 in conjunction with the development of the IRL lots.

The proposed conditions framework (**Attachment 5**) proposes that a detailed landscape plan and landscape maintenance plan, created in accordance with the proposed Landscape Master Plan in **Attachment 2**, is submitted for certification and implemented as part of Stage 2.

It is anticipated that a baselevel of establishment will be undertaken in parallel with titling the IRL lots, followed with a further specified establishment period to ensure finishing and ensure that the plantings are established to a degree that can be sustained.

That initial establishment will include the reticulation of irrigation water. Though it will not extend to the completion of all sprinklers, control systems, etc as that ‘fitting off’ will need to follow the establishment of plantings in each area or zone.

The developer will retain responsibility for the maintenance and operation of common areas as initial owner of the Management Company, until those shares are transferred across to incoming owners.

3.5 Establishing the storage and Community Hub

It is intended that existing rural sheds be upgraded and converted to secure storage for use by IRL owners. This will require further building assessment and design. It will then require separate building consent. This resource consent application seeks only to enable that future use through the creation of a separate lot across this area and the imposition of certain restrictions on use.

4 Statutory Framework

4.1 Central Otago District Plan

The Residential sections of the District Plan have been recently reviewed through PC19, and as discussed above, the Site has been rezoned from Rural Lifestyle to LLRZ.

The LLRZ zoning is not yet able to be treated as operative pursuant to section 86F of the RMA because appeals to the Environment Court have been lodged and these have not yet been determined or withdrawn. Therefore, the Rural Residential Zone rules still apply to the Site.

Notwithstanding this, beyond those Rural Residential rules still having legal effect, the relevance of the Rural Residential Zone, rules and objectives and policies to this Site and this activity are very limited and, although the Rural Residential Zone rules need to be applied for technical reasons, they are of limited relevance in a decision-making context.

The operative District Plan Section 7 Residential Resource Area will be removed, the rules and policies are not relevant to this Site, because the site was not formally zoned a residential resource area prior to PC19.

4.2 Plan Change 19

The Site was zoned to LLRZ from Rural Residential through PC 19.

The Large Lot Residential Zone requires a minimum allotment size of 1500m², while the Comprehensive Residential Development (CRD) Rule LLRZ R-12 and corresponding subdivision rule SUB-R5 do not require a minimum allotment size for each site intended for residential activity, but rather that the 1500m² density requirement is calculated over the site being subdivided (i.e. a gross site area requirement[2]).

Where the CRD rule is used, Policy LLRZ-P9 is engaged which requires consideration of additional matters relating to provision of a diversity of housing types (through a variety in lot sizes) while still being designed to achieve built form outcomes in Policy LLRZ-P1, that the design responds positively to the context of the site, areas of higher density are located or designed so

[2] As stated in Rule SUB-R5(b).

that the overall character of the surrounding area is retained, and the development delivers a public benefit such as public access, reserves or infrastructure improvements.

Although there have been appeals filed with the Environment Court on the LLRZ, none of these appeals that seek that the LLRZ residential density of 1500m² is reduced (for instance, from 1500m² to 2000m² residential density).

There are no appeals under PC19 which seek the comprehensive residential development framework is removed from the LLRZ zone or substantially altered. There are no rezoning appeals affecting the Site.

A consequence of the appeals is that some of the PC 19 provisions are not deemed operative and the ODP Rural Residential rules still have legal effect. However, their relevance is very limited and it is appropriate that weighting be given to the LLRZ provisions.

4.3 LLRZ-P9 and Public Benefit

A requirement of adopting the gross area averaging under the CRD framework is that the development must deliver a public benefit. Policy LLRZ-P9 states:

> *Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> *...*
>
> *4. the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

The Applicant offered a reserve to vest and the Council responded that a reserve was not sought at this location. The applicant is offering $30,000 plus GST as provision of a public benefit.

4.4 Large Lot Residential Zone (PC 19)

The LLRZ, shown in fawn in **Figure 11** below with the site outlined in black/white within, provides for residential activity at a density of one residential lot per 1500m² 'net site area', with the ability for a residential density of one residential lot per 1500m² 'gross site area' as a restricted discretionary activity through CRD Rule LLRZ-R12.

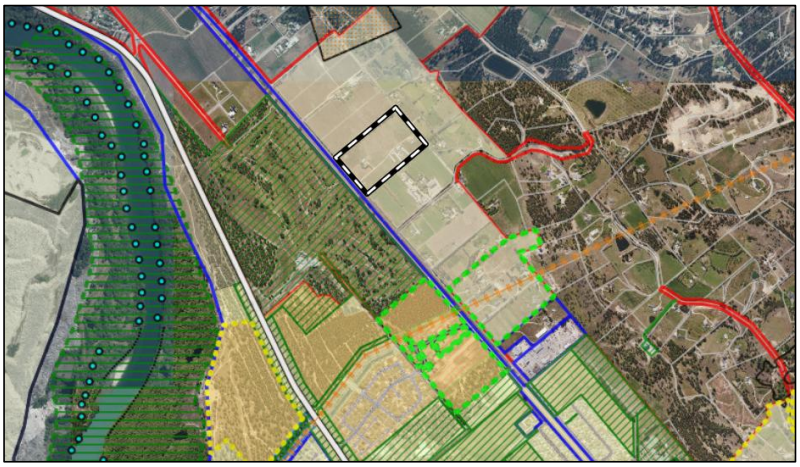


Figure 11. CODC District Plan Web Map. The Site is outlined black and white lines. The transparent fawn zoning is the LLRZ.

4.5 Retirement Village

Discussion with Council staff raised the matter of whether the activity qualifies as a retirement village as defined in the District Plan, and therefore, whether the activity requires a resource consent pursuant to Rule LLRZ-R13, and also noting that some minor bulk and location standards are exempt for retirement villages.

The material issue in relation to this matter is that the Applicant is of the strong view that the proposal does meet the definition of development and it is important that this is reflected in the resource consent, which forms a basis for the completion of the project.

Attachment 16 contains a legal opinion from Todd Walker Law which evaluates the issues and provides a rationale as to why the activity qualifies as a retirement village as defined in the District Plan.

Further, in support of the opinion, it is emphasised that whereas the Retirement Villages Act definition is focussed on consumer protections made necessary by the financial arrangements entered into between resident and village operator under an Occupation Right Agreement, the National Planning Standards definition (adopted without modification by Council) on the resource management purpose of clarifying that retirement villages should be treated as an essentially residential activity, as distinct from any commercial or other land use.

As the Todd & Walker opinion sets out, the proposed activity, with oversight and management by the Incorporated Society, falls squarely within that National Policy Statement/CODC definition and the applicant requests that it be consented as such.

4.6 Operative Central Otago District Plan

The Site is Rural Residential zone under the ODP which anticipates residential activity at a density of one residential unit/lot per 2ha.

4.7 Consents Required

Resource consent is required for the following:

4.7.1 Large Lot Residential Zone

- Rule LLRZ-R11 permits earthworks within any 12-month period to 200m³ (excluding where this is required for construction of a building for which building consent has been issued). The subdivision development will result in greater than 200m³ associated with the formation of roads and site development activity. A restricted discretionary activity resource consent is required with discretion restricted to:

  a. The location, volume and area of excavation.
  b. The effect on amenity values or safety of neighbouring sites.
  c. The effect on water bodies and their margins.
  d. The impact on visual amenity and landscape character.
  e. Any effects on the road network arising from the excavation.
  f. Any effects on archaeological, heritage or cultural values.
  g. Any mitigation measures proposed.

- Rule LLRZ-R12 **Comprehensive Residential Development** provides as a restricted discretionary activity, for sites greater than 2ha, a density of residential development across the site no greater than 1 dwelling per 1500m². Where compliance is not achieved the activity is non-complying.

  The proposal seeks resource consent to establish residential activity through Rule LLRZ-R12. The density across the site will be 1 dwelling per 1,512m² which complies with the 1500m² per dwelling requirement to qualify as a restricted discretionary activity.

Discretion is restricted to the following:

a. Provision for housing diversity and choice.
b. How the development responds to the context, features and characteristics of the site.
c. The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities.
d. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area.
e. Integration with transport networks, including walking and cycling.
f. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements.
g. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1.
h. Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.

- Rule LLRZ-13 **Retirement Villages**, requires a restricted discretionary activity resource consent for retirement villages.

Discretion is restricted to:

a. Integration of vehicle, cycle and pedestrian access with the adjoining road network.
b. Provision of landscaping, or use of open space to integrate the proposal into the surrounding area.
c. Adequacy of stormwater systems and wastewater capacity.
d. Parking and manoeuvring.
e. Traffic generation, including impacts on the safety and efficiency of the wider road network.
f. The design, form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas.
g. Any functional or operational requirements.

- Rule LLRZ-S5 requires a **minimum setback of 7m from a boundary with a road**. The internal road will be vested and therefore the following will be located within 7m of the road boundary, as shown on the Site Development Plans in Attachment 3:

- Lot 1: 4m from the proposed south road and 5.69m from the proposed east road
- Lot 2: 5.69m from the proposed east road

- Lots 3 and 4: 4.155m from the proposed east road
- Lots 6, 7, 10, 11, 14 and 15 (Type 3 Duplex Villa): 4.6m from the dwelling to the proposed 3m planted strip, making them 7.6m from the road.
- Lots 8, 9, 12, 13, 16, 19 and 20 (Type 5 Villa): 4.042m from the dwelling to the proposed 3m planted strip, making them 7.042m from the road
- Lots 17 & 18: (Type 1 Villa): 4.285m from the dwelling to the proposed 3m planted strip, making them 7.285m from the road
- Lot 23: 4.714m and 4.155m from the road boundaries.
- Lot 24: 4.155m from the road boundary.
- Lot 25: 4.28m from the road boundary and 3m from the dwelling to the planting strip, making it 6.0m from the southern road boundary.
- Lots 26 and 30: 4.0m from the dwelling to the planting strip, making it 7.0m from the southern road boundaryLots 27, 28, 29 and 31: 3.0m from the dwelling to the planting strip, making it 6.0m from the southern road boundary.
- Lot 32: 3.0m from the dwelling to the planting strip, making it 6.0m from the southern road boundary and 4.28m from the western adjoining road boundary.
- Lot 33: 3m from the western road boundary
- Lot 34: 3m from the western adjoining road boundary and 6.78m from the adjoining northern road boundary.
- Lot 35: 5.96m from the adjoining northern road boundary and 4.155m from the adjoining eastern road boundary.
- Lots 36 and 37: 4.155m from the adjoining eastern road boundary.
- Lot 46: 6.214m from the adjoining northern road boundary.
- The existing buildings to retained as shown on Lot 100 will be located within the road boundary setback as shown. These buildings are located up to 0.3m from the proposed road boundary.

Non-compliance requires a restricted discretionary activity consent with matters of discretion restricted to:

a. Any adverse effects on the safety and efficiency of the road network.
b. The extent to which the breach will have adverse effects on visual amenity values, including dominance.
c. Compatibility of the building or structure with the surrounding built environment.

It is noted that that PC 19 Hearings Panel's recommendation on submissions shows that this rule is amended from a 7.5m setback, to a 4.5m setback[3], and an additional matter of discretion included (d) 'Any constraints which make compliance impractical'. However, the District Plan does not appear to accurately reflect this rule. As a precaution, the above has been identified as a non-compliance and consent requirement. Refer to **Attachment 11**.

- Rule LLRZ-S6 requires that any building or structure shall be **setback a minimum of 3m from any internal boundary**.

  The following buildings will be located within the 3m boundary setback from the Site boundary (i.e. where the site adjoins another property):

  - The existing garage on Lot 47 will be located within 1.5m from the proposed boundary with Lot 50.

  Rule LLRZ-S6 states that this rule does not apply to internal boundaries within a retirement village.

  Non-compliance requires a restricted discretionary activity consent with matters of discretion restricted to:

  a. Adverse effects on privacy, outlook, or shading on the affected property.
  b. The extent to which the breach will have adverse effects on visual amenity values, including dominance.
  c. The compatibility of the building or structure with the surrounding built environment.
  d. Any adverse effects on accessibility to the lake

- Rule SUB-R5 requires a restricted discretionary activity resource consent for subdivision of land where a land use consent has been obtained, or is applied for concurrently under Rule LLRZ-R12, where the density across the site is no greater than 1 dwelling 1500m².

[3] Plan Change 19 – Decision of the Central Otago District Council Hearings Panel. Page Dated 27 June 2024. Appendix One – PC 19 Provisions as Amended by Decisions (Page 15) URL Link

Discretion is restricted to the following:

a. Whether the subdivision creates allotments that can accommodate anticipated land uses and are consistent with the purpose, character, and qualities of the applicable zone.
b. The provision of adequate network utility services (given the intended use of the subdivision) including the location, design and construction of these services.
c. The ability to lawfully dispose of wastewater and stormwater.
d. The location, design and construction of access to public roads and its adequacy for the intended use of the subdivision.
e. The provision of landscaping, including road berms.
f. Earthworks necessary to prepare the site for development occupation, and/or use.
g. Subdivisional design including the shape and arrangement of allotments to:
    i. facilitate convenient, safe, efficient and easy access.
    ii. achieve energy efficiency, including access to passive solar energy sources.
    iii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and co-ordinated ultimate pattern of development.
    iv. maintain and enhance amenity values.
    v. facilitate adequate access to back land.
    vi. protect existing water races.
h. The provision of or contribution to the open space and recreational needs of the community.
i. The provision of buffer zones adjacent to roads, network utilities or natural features.
j. The protection of important landscape features, including significant rock outcrops and escarpments.
k. Provision for pedestrian and cyclist movement, including the provision of, or connection to, walkways and cycleways.
l. The provision of esplanade strips or reserves and/or access strips.
m. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
n. Any measures required to address the potential for reverse sensitivity effects to arise in relation to existing activities undertaken on adjoining land.
o. Consistency with any Structure Plan included in this District Plan

4.7.2 District Wide Rules

The following access non-compliances have been identified in the Carriageway Consulting assessment:

- Rule 12.7.1(ii) Access Standards from Roads

On the basis that roads in the site would be subject to a posted speed limit of 50km/hr each lot requires 40m sight distance at its access.

The following lots have been identified in the Carriageway Consulting Traffic Assessment as not achieving a sight distance of 40 metres:

- Lot 1: 26m;
- Lot 13: 35m;
- Lot 14: 30m;
- Lot 15: 32m;
- Lot 23: 32m;
- Lot 25: 34m;
- Lot 32: 36m;
- Lot 34: 24m; and
- Lot 35: 38m.

Any activity that does not comply with these rules shall be a restricted discretionary activity, and Council shall restrict the exercise of its discretion to the safe and efficient operation of the affected road, having regard to (a) the intensity and duration of the activity, and (b) the classification and use of the road.

It is noted that, being a retirement community, the applicant/Developer anticipates working with Council to agree a speed limit below 50km per hour. Although it is understood that this may not be appropriate to dictate as a condition of resource consent.

4.7.3 ODP Section 4 Rural Resource Area

The following rules of the Rural Resource Area still have legal effect, despite being considered irrelevant to the application.

- Rule 4.7.2 (ii)(a) (i) requires an average allotment size of no more than 2ha, and allotments in excess of 4ha are deemed to be 4ha for averaging purpose. A non-complying activity resource consent is required pursuant to Rule 4.7.5 (iii)

The following rules of the Rural Resource – Rural Residential Area apply to the Site and will not be met because the subdivision will develop residential activity consistent with the large lot residential (LLRZ) zoning.

- Rule 4.7.2 (ii) requires a separation of dwellings of 50m and this standard will not be met on any lot. A restricted discretionary activity is required pursuant to Rule 4.7.3(i).
- Rule 4.7.2 (iv) limits the maximum number of allotments identified on a plan of subdivision is limited to 5. The proposal seeks 54 lots. A discretionary activity consent is required pursuant to Rule 4.7.4(iii)
- Rule 4.7.6.A.(a) Bulk and Location Requirements – Yards, requires a minimum side and rear yard of 10m. A restricted discretionary activity would be required pursuant to Rule 4.7.3(i).
- Rule 4.7.6.J(b) Restricts earthworks to 2000m² and 3000m³. The activity will comprise greater than 2000m^2 area of earthworks because the majority of the site will be developed for urban residential activity. This involves road formation, trenching and stormwater areas. The lots are not proposed to be benched and will be retained in the same landform as present, therefore, earthworks are not considered to exceed 3000m³. A discretionary activity consent is required pursuant to Rule 4.7.4.i.

4.7.4 NESCS

A DSI has been undertaken by Insight Engineering (**Attachment 10**), and as discussed above, small areas have been identified through soil testing as containing contamination levels which exceed residential guidelines.

Regulation 10 is the applicable provision of the NESCS to the activity and states:

> *(2) The activity is a restricted discretionary activity while the following requirements are met:*
> *(a) a detailed site investigation of the piece of land must exist:*
> *(b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in regulation 7:*
> *(c) the consent authority must have the report:*

(d) conditions arising from the application of subclause (3), if there are any, must be complied with

The activity meets all of the above and therefore, a restricted discretionary activity resource consent is required under the NESCS. The matters of discretion are:

(3) The matters over which discretion is restricted are as follows:
- *(a) the adequacy of the detailed site investigation, including—*
  - *(i) site sampling:*
  - *(ii) laboratory analysis:*
  - *(iii) risk assessment:*
- *(b) the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:*
- *(c) the approach to the remediation or ongoing management of the piece of land, including—*
  - *(i) the remediation or management methods to address the risk posed by the contaminants to human health:*
  - *(ii) the timing of the remediation:*
  - *(iii) the standard of the remediation on completion:*
  - *(iv) the mitigation methods to address the risk posed by the contaminants to human health:*
  - *(v) the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:*
- *(d) the adequacy of the site management plan or the site validation report or both, as applicable:*
- *(e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:*
- *(f) the requirement for and conditions of a financial bond:*
- *(g) the timing and nature of the review of the conditions in the resource consent:*
- *(h) the duration of the resource consent.*

4.8 Summary of rules the activity is compliant with

While not an exhaustive list of the rules the proposal complies with, the following rules have been identified as relevant in the context of this application.

All buildings will comply with LLRZ-S3 height in relation to boundaries.



4.9 Summary of Activity Status: District Wide and Residential Zones

The overall activity status is a **restricted discretionary** under the LLRZ and District Wide rules of the District Plan.

4.10 Summary of Activity Status Rural Residential

The activity status is a **non-complying activity** due to the legacy 2ha density requirement of the Rural Residential zone still have legal effect.

4.11 Overall Activity Status

Overall, resource consent is required for a **non-complying activity**.

5 Volunteered Conditions

Appropriate conditions relating to implementing the subdivision (roading, service connections, earthworks and management of contaminated land) as well as determining ongoing use and management are anticipated to be able to be implemented through typical conditions of consent. These conditions are identified and discussed at this point of the AEE, so that they can be considered as part of the overall mitigation package.

The Following conditions are provided by way of summary, in terms of their intent. A proposed draft conditions framework is set out in the Council's style for subdivision and land use consents is in **Attachment 5**.

5.1 Contaminated Land

Prior to Section 224(c):

5.1.1 NESCS Aspects

1. A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.
2. Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.
3. Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).
4. A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.
5. If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

5.1.2 Asbestos Management

Prior to S224c and land use conditions:

1. Prior to any works including demolition of any of the existing buildings on site, observe requirements and recommendations of the Asbestos Report in Attachment 12.

5.2 Design Controls

Retirement Village Units shall be built and finished in accordance with the Ikon Architecture drawings identified in **Attachment 3**.

Owners of the retirement unit lots (1-46), whether they be a developer, group home builder or individual successive lot owners are generally expected to build the unit on each respective lot as shown in the Ikon Architecture plans.

Where this option is not taken, it is considered that a unit can be built which under a design control suite which would be consistent with the proposal and bulk and location, design and massing of buildings as proposed in the application. the reason for this is to provide for a tolerance in the design and finish of buildings without a requirement for successive variations and an inefficient transaction costs and administrative burden on the consent authority.

Note these controls do not apply to Lots 47-54 which upon which any additional development (lots 1-2) and new development (lots 3-10) will be subject to the general LLRZ provisions.

The following are proposed as both land use conditions and consent notice conditions.

Buildings:

1. All buildings shall be single story not exceeding a height of 5.4m.
2. All buildings shall be setback a minimum of 4.5m from a road boundary, or otherwise as set out in the IKON building set-out plan for the respective lot.
3. All buildings shall be setback a minimum of 3m from an internal boundary (except common walls), except the setback from external side or rear boundaries shall be as follows:
    - North boundary Part Lot 12 DP 3194: 6 metres for verandas and 9 metres for the main building

- Northeast boundary Lot 3 DP 12640 and Lot 4 DP 12640: 4.5 metres
- South boundary: Lot 10 DP 6740: 6 metres

4. All lots shall provide a minimum open space area (grassed or formed i.e patio) of 30m².
5. The maximum building coverage of each lot shall be 30% except that in addition, the building coverage of Lots 5,21, 22 and 44 (Bespoke typology) shall not exceed 200m²:
6. Roof form shall adhere to the following:
    i. Gable roof form
    ii. No hip roofs or dormer windows/ structures
    iii. With the exception of solar panels including solar hot water systems, no antennas, aerials or other structures shall be located on a roof. Sky or similar satellite dishes shall be affixed to gables at or below the roofline.
7. Exterior Cladding shall consist of the following:
    i. Colours in the range of burnt (or 'rural') red, green, brown or grey with a light reflectance value not greater than 35%;
    ii. Weatherboard including timber, composite materials and cedar;
    iii. Board and batten comprising cedar and composite materials;
    iv. Locally soured schist stone;
    v. Exposed timber cladding not required to be painted such as cedar or macrocarpa shall be finished in a stain.
    vi. Pressed steel such as corrugated iron or trapezoidal profile.
8. Roofs shall be finished in long-run corrugate or trapezoidal profile. Tile roofs are not permitted. Roof colours shall be in the range green, brown or grey and have a light reflectance value less than 30%.
9. Maximum glazing area: For the purpose of ensuring units are not dominant as viewed from public open space areas, the following maximum glazing is required
    i. Elevations facing an open space area: 50%
    ii. Facing Dunstan Road: 40%
    iii. Rights of Way (not facing an open space): 40%
    iv. Elevations directly facing another unit: 20%
10. No conservatory or similar structure shall be constructed that extends beyond the building line of the house, nor that faces a street or shared space.
11. Fencing
    i. Fencing along the frontage of a lot facing a road or open space area shall be limited to a post and rail fence not exceeding 1.6m (rabbit netting is permitted to contain pets), schist stone wall maximum height of 1.2m or clipped hedging to a maximum height of 1.2m;;

ii. Solid fencing is permitted between the internal boundaries of lots which do not adjoin a road, open space and common area lot or a right of way, provided the fencing does not exceed a height of 1.8m and does not extend further toward the road, than the line of the building on the Site;
iii. Fencing adjoining a right of way shall be post and rail or post and wire fencing and shall not exceed a height 1.4m
iv. Fencing shall use timber or locally sourced stone (pressed steel panel fences are not permitted). Timber fences shall be finished in a recessive colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

12. Curtilage

i. Sheds, storage areas, wheelie bin and rubbish bin placement areas and vegetable gardens to be at the side or rear of the dwelling.
ii. Sheds not to exceed 10m2 in footprint size or 2.5m in height
iii. Clothes lines to be to the side or rear of dwellings, and screened by a fence.

13. Lighting

i. Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and shall be configured to reduce potential for night time light pollution
ii. Any external lighting shall be restricted to down lighting only and no higher than 2.2m.
iii. Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

14. Lighting in open space areas

i. Lighting of common spaces (outside of the vested road corridors) to be limited to bollard lighting or ground lighting.

5.3 Landscaping

A landscape masterplan is in **Attachment 3**. Conditions of consent will require a detailed landscape plan and maintenance plan be submitted for certification by the Council.



6 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment provided below focuses on the actual and potential effects arising from the development, as set out under the following headings:

- Planning Context
    - Permitted Baseline
    - Zoning Framework Context
    - Retirement Villages
    - Comprehensive Residential Development
- Retirement Village (Assessed by the Matters of Discretion)
- Comprehensive Residential Development matters of discretion (Assessed by the Matters of Discretion)
- Rural Residential Zoning
- Subdivision
- Transport and Access
- Servicing
    - Water and Wastewater
    - Power and telecommunications
- Contaminated Land
- Earthworks
- Positive Effects

- Conclusion

The Comprehensive Residential Development matters of discretion are relevant to the activity and have been incorporated into the following AEE.

6.1 Planning Context

6.1.1 Permitted Baseline

The CRD and retirement village rules both require a restricted discretionary activity resource consent and in relation to subdivision there is no permitted baseline. However, there is a relevant permitted baseline in terms of the land use and future residential activity that could be undertaken on site, and otherwise facilitated by the subdivision. This is elaborated on further below in the notification assessment.

6.1.2 Zoning Framework Context

The preceding sections of this Planning Assessment have described the following important aspects of the relevant planning framework which must be taken into account when forming an opinion of the adverse effects of the activity:

- The Site is zoned LLRZ. While there are appeals over the zone provisions, including Policy LLRZ-P9, regardless of the outcome of those appeals, the zoning cannot become any less intensive than the current decisions version LLRZ framework; and
- The retirement village provisions introduced via PC19 (Rule LLRZ-P13 and Policy LLRZ-P4) have not been appealed and can be treated as operative and given considerable weight.
- The anticipated residential density of the Site is 1500m² net area or 1500m² gross site area provided by the CRD rule framework, subject to obtaining resource consent. The activity seeks consent under CRD Rules LLRZ-R12 and SUB-R5, with the gross site area complying with the requirement for achieving a gross site area of 1500m² per retirement unit/residential unit.
- The Rural Residential zoning is not considered relevant in forming an opinion of the adverse effects of the proposal.

6.1.3 Retirement Villages

Retirement Villages, as a defined term was introduced to the District Plan as part of PC19[4].

Additional information on the context for retirement villages was provided in the Council's s42A hearing report planning evidence on PC 19, which stated:

> *…one issue which PC19 seeks to address is the demand for new residential development and housing affordability, and it is explicitly recognised that this includes the need to provide housing diversity to provide a range of options for retirees. Such diversity includes retirement villages. Currently the District Plan does not include provisions that are specific to retirement villages. However, as predominantly residential activities, it is my view that it is appropriate to locate them in residential areas. Because they are different to other forms of residential housing, it is however important that they are appropriately managed to ensure that they contribute towards achieving the outcomes sought in each zone[5].*

Relevant guidance is provided in Policy LLRZ-P4 which is assessed further in this AEE.

6.1.4 Comprehensive Residential Development

The CRD planning framework is also a new concept to the District Plan. Qualifying developments must have a site at least 2ha in area, and the relevant guidance is provided in the matters of discretion in Rules LLRZ-R12, with Policy LLRZ-P9 forming the key decision-making criteria.

The relevant policy considerations and matters of discretion for the LLRZ are considered below:

Policy LLRZ-P9

Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:

1. the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;
2. the design responds positively to the specific context, features and characteristics of the site;

[4] PC 19 Section 32 at [22]
[5] CODC S42A Officers Report 'Section 42A Report – Report on Submissions and Further Submissions PART 1 (Provisions)'prepared by Liz White dated 24 March 2023, at [135].

3. areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and
4. the development delivers a public benefit, such as public access, reserves or infrastructure improvements.

To provide the discretion to assess these, the matters of discretion in Rule LLRZ-R12 are:

a. Provision for housing diversity and choice.

b. How the development responds to the context, features and characteristics of the site.

c. The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities.

d. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area.

e. Integration with transport networks, including walking and cycling.

f. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements.

g. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1.

h. Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.

6.2 Retirement Village (assessed by the matters of discretion)

The following assessment is guided by the matters of discretion for retirement villages in Rule LLRZ-13[6], and CRD Rule LLRZ-R12.

a. Integration of vehicle, cycle and pedestrian access with the adjoining road network (LLRZ-13).

[6] Matter c relates to stormwater, and matter e relates to traffic effects. These are considered separately.

The site adjoins Dunstan Road and the Clyde-Alexandra Cycle Trail is located adjacent to the road, on its southern side. The Site is considered to be well connected to adjoining road network and will provide safe and convenient access at a convenient grade for retirees to access the site by bicycle, e-bike, or walking/running.

The site design itself provides one access point onto Dunstan Road, with the sight distance in both direction being appropriate and support by Mr Carr of Carriageway Consultants. All units . lots within the Site have convenient access to the proposed internal road network. There is also ample opportunity for connections across the site through the open space areas.

b. Provision of landscaping, or use of open space to integrate the proposal into the surrounding area (LLRZ-13).

The retirement village will have nine open space areas comprising an area of approximately 2.33ha. These open space will help integrate the retirement village sized lots into the surround area.

Particular focus has been placed on the road frontage to Dunstan Road and the landscape treatment to provide a sense of a spacious urban form. The open space area fronting Dunstan Road runs the entire road frontage extent, only interrupted by the road access.

Lots 47 to 54 comprise a group of LLRZ style lots at the rear of the site, these lots range in size from 1,362m² to 1,886m² and have an average lot size of 1,892m². The lot size is considered to provide a spacious urban form which when viewed from both inside and outside the site would appear as typical LLRZ style suburban lots.

A conceptual landscape design plan has been prepared by Studio 3 which will provide a cohesive and integrated planting and landscaping treatment along the Dunstan Road frontage, which is considered a far more optimal outcome that what may occur with a traditional LLRZ subdivision with a series of individual lots and each future lot owner planting or not at their own discretion.

The proposed landscape treatment is considered to have a positive adverse effect on the street scene, in addition to mitigating the potential for a perceived higher density style of residential activity within the subject Site.

d. Parking and manoeuvring (LLRZ-13).

The Carriageway Consulting assessment (**Attachment 8**) prepared by Mr Carr supports the layout of the development, road access and access to each unit or lot. Each lot will provide on site car parking, with a dedicated parking and storage area provided for in Lot 100.

The Retirement units will each have a garage and Mr Carr supports the layout of these in terms of onsite manoeuvring.

e. The design, form and layout of the retirement village, including buildings, fencing, location and scale of utility areas, parking areas and external storage areas (LLRZ-13).

The design, form and layout of the retirement village has been described in the description of the proposal. from an external visibility and effects perspective the proposed open space areas and the landscaping will promote a sense of spaciousness and cohesive urban form, that while consisting of retirement style units on small lots, is considered to be in keeping with the overall scale and density of development anticipated in the LLRZ.

From an internal perspective, the layout and form of the retirement village is considered to provide a functional layout that each unit/lot has an outlook onto open space areas. the open space area provide linkages and informal access throughout the site.

Each unit has garaging and room for recycling bins. A feature of the Site is Lot 100 which will serve all residents of the retirement units with a storage and community hub. This lot will provide substantial roofed carport/garage space for storage of boats, campervans, second vehicles (where these may not fit in a single garage). The storage and community hub will also provide for recreational workshops and maintenance of items, and operate organically as a local meeting and social place.

The location of the storage and community hub is predetermined by the presence of the existing former poultry buildings on the site. Notwithstanding, the location is considered ideal in that it is located toward the rear of the site.

The layout of the retirement village is considered appropriate and will result in good living environment for inhabitants, while also integrating with the environment and providing a sense of spaciousness over the site, which is an expectation of the LLRZ.

f. Any functional or operational requirements (LLRZ-13).

A functional aspect relevant to the activity is the location of the storage and community hub where the existing former poultry farm buildings are located. However, the location is considered to work well with the layout and form of the retirement village and overall subdivision pattern, being located internally within the site which allows for landscape treatment and use of the open space areas where these are best served by units.

6.2.1 Summary

The above assessment of the proposal with the matters of discretion concludes that the adverse effects of the retirement village will be less than minor.

6.3 Large Lot Residential CRD (assessed by the matters of discretion)

a. Provision for housing diversity and choice (LLRZ-12).

The proposed retirement village on Lots 1-46 provide for a diversity of housing and choice, as detailed in the description of the proposal and shown by the building types in Attachment 3.

Lots 47-54 are more typical LLRZ style lots ranging size from 1,353m² to 1,886m² and will provide for typical LLRZ style housing.

The proposal offers a wide variety of housing options,

In terms of adverse effects, no adverse effects are identified, rather the proposal has responded in a way that would deliver positive effects in terms of a diversity and choice of housing in the LLRZ and this part of Alexandra.

b. How the development responds to the context, features and characteristics of the site (LLRZ-12).

The following evaluation also addresses matter of discretion (d) Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area.

The proposed development has provided a considered response to the overall site context, features and characteristics, specifically in relation to roading, the view of the development from Dunstan Road, public opens spaces and internal accessibility, lot arrangement and groupings

and access to space for recreation. The site is part of relative broad and flat expanse of former rural residential zoned land. There are no site constraints, noting that the design of the development has accommodated the adaption and reuse of the two existing dwellings and the existing sheds to create a storage and community hub.

From a roading perspective, the Carriageway report considers the functionality of the proposed roading configuration in terms of the relevant Council's subdivision and development standards, which has helped ensure that access and connectivity is feasible in terms of NZS 4404 and matters that will be addressed during the more detailed subdivision design.

The Studio 3 Urban Master Planning has further informed layout and design, as described below. The planting treatment to the open space area adjoining Dunstan Road will help soften and filter views of development on Lots 1-5 and 44-26 which are the closest row of housing along the Dunstan Road frontage.

The open space areas will provide a sense of spaciousness across the site and avoid the potential for the site to appear overdeveloped or incongruous with a LLRZ outcome. The higher density areas across the site are absorbed by the proposed open space areas and their locations and associated landscaping.

The arrangement and grouping of lots of differing sizes has been carefully considered in the context of the site, and as informed by the objective and policies of the LLRZ zone. This consideration incorporates both how the scheme arrangement and built form will be experienced from within, as well as how it will be perceived from beyond the Site.

Having regard to access to open space across the site, it is considered that zones requiring large lots are typically located further away from town centres, where there is limited access to services, infrastructure and amenities, than higher density zoning. Providing large lots with private open space is appropriate were there isn't nearby public open space. The proposal provides for generous areas of open space held in common ownership.

In terms of the location of the site to external features, the site is uniquely located near to public open space and amenity, including:

- Central Otago's largest recreation facility, encompassing a multitude of sports fields, courts and swimming pool are within a 10 minute walk, or a <5 minute bike ride

- The Alexandra golf course opposite the Site
- The cycle trail corridor running adjacent to the site along Dunstan Road.

By way of summary, the proposal is considered to respond positively to the context, features and characteristics of the site, both internally and externally.

c. The extent to which the proposal provides wider community benefits, such as through protection or restoration of important features or areas, increased opportunities for connectivity or community facilities (LLRZ-12).

The site does not contain any areas of recognised high value, such as heritage items, nor is the site located nearby to a river or lake that could otherwise require consideration of public access or integration of benefits.

As noted above, careful consideration has been paid to the provision of open space areas. These open space areas will be held in common ownership by all residents (owners of Lots 1-46).

The open space areas will be maintained by the residents at their cost.

d. Measures proposed to ensure higher density areas do not detract from the character and amenity of the wider surrounding area (LLRZ-12).

Commentary in (b) above is applicable to this matter of discretion under Rule LLRZ-R12.

The following are noted about character and amenity of the wider area:

- Plan Change 19 has rezoned approximately 1.6km of land stretching along the north of Dunstan Road from Rural Residential to urban. Therefore, it is appropriate to assess character not based on what exists now but on the transition to urban form that is underway and anticipated to develop into the future, this is reflected in the LLRZ Policy 1 which refers to the amenity of the zone, rather than a particular site or the environment as experienced at present. The environment is also characterised by the approve LLRZ subdivision located to the north of the Site.
- The character and amenity of the wider area is strongly influenced by community facilities located nearby which are more often associated with low residential density and medium

density zoning, including Molyneaux Park, The District's largest and most extensive sporting and recreation hub, which is located only 350m along Dunstan Road to the south-east, and the Alexandra golf course, located approximately 250m along Dunstan Road to the north-west. These two destinations provide both opportunity for recreation as well as contribute to a sense of openness across the surrounding environment.

e. Integration with transport networks, including walking and cycling (LLRZ-12).

The site has frontage to Dunstan Road and the Cycle Trail located on the opposite side of Dunstan Road. As noted above, the proposed Master Plan promotes walking and cycling with informal access across the site through the open space areas, in addition to the formal roading network. The Carriageway Consulting Assessment notes that the site is well-located when considering non-car travel, with key destinations (including recreation and retail) located within an easy walking or cycling distance.

Access is proposed via a connection to the site to the south, located between the Storage and Community, and Lots 37-39. This will help future proof connectivity between the LLRZ as it is developed.

A connection is shown at the northern part of the site to connect to Lot 105 (road) of the William Hill (RC 240277) subdivision on the adjoining site to the north.

The proposal is considered to provide good connections to existing transport networks, and provide provision for future connectivity to the site to the south.

f. The location, extent and quality of public areas and streetscapes, taking into account servicing and maintenance requirements (LLRZ-12).

The Masterplan in Figure 2 and **Attachment 2** shows the proposed configuration of roading and open space throughout the development.

There is a generous provision of open space which will be landscaped as part of the subdivision development, and that open space maintained by the company formed to manage represented by the IRL lot owners.

g. How the configuration of lots will allow for development that can readily achieve the outcomes sought in LLRZ-P1 (LLRZ-12).

LLRZ P1 (Built Form) states:

> *Ensure that development within the Large Lot Residential Zone:*
>
> 1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
> 2. *provides safe and appropriate access and on-site parking;*
> 3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
> 4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
> 5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
> 6. *maintains the safe and efficient operation of the road network;*
> 7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
> 8. *encourages water efficiency measures.*

The proposal will readily provide reasonable levels of privacy with each retirement typology providing courtyard and private spaces while small will be functional. The open spaces will provide a high level of spaciousness across the site and each retirement unit has frontage to ample areas of common open space. The relative density of buildings within the retirement village area is mitigated by the open space offered throughout the site.

Useable outdoor space is provided via the opens space areas. the Storage and Community Hub will also include the ability for parts of that site to be used as a community vegetable garden.

Having regard to matter (6) the development will maintain the safe and efficient operation of the road network, as assessed in the Carriageway consulting report.

Individual storage/recycling areas can be provided for with screening areas for each retirement unit, noting that there is a dedicated 0.69ha lot for storage of second vehicles, campervans, trailers and boats, etc not used on a daily basis.

In terms of matter (8) and water efficiency measures, the subdivision development would be connected to reticulated water provided by the Council. Water efficiency measures are able to be implemented through general measures which may be applied on a wider basis such as water metering. This matter is not considered an impediment to the subdivision.

Irrigation water for the open spaces is provided via a bore already on site.

The matters under Policy LLRZ-P1 have been considered in the context of an effects assessment. The matters raised in this policy have been appropriately avoided or mitigated.

h. Where the application also seeks provision for future built development to breach any of the standards, discretion is also restricted to those matters specified in the relevant standard.

Retirement villages are not subject to the height in relation to boundary rules, and internal boundary setback rules.

Land use resource consents are sought for the road boundary setbacks, noting that a 4.5m setback is achieved which as identified in the planning framework is compliant with the PC19 Hearing's Panels road boundary setbacks.

Lot 2 containing an existing building will not comply with the road and yard setbacks. Similarly, the frontage of the Storage and Community Hub buildings will not comply with the road boundary setback.

The setbacks the garage from the rear boundary, and the house from the ROW on Lot 2, are of a minor scale and would not be dominate or adversely affect the future environment.

Design controls are proposed in Attachment 5 that will ensure amenity effects are appropriately managed and any future buildings do not depart from that supported in this application.

6.3.1 LLRZ CRD Matters of Discretion - Summary

The design of the retirement village, and Lots 1, 2, and 3-9 and the associated subdivision accords with the matters identified for a CRD, and meets the intent of the framework by providing a diversity of housing, a practicable roading design which will achieve safety, efficiency, while still retaining sufficient open space, amenity and privacy on all sites and across the subdivision area generally.

In terms of adverse effects associated with the matters to consider as part of the Comprehensive Residential Development and the non-complying residential density, the proposal will have less than minor adverse effects on the environment.

6.4 Rural Residential Zoning

In the context of the existing ODP Rural Residential zoning, the change to an urban zoning of the site and surrounding area through Plan Change 19 will result in a major change to the character of this area. For instance the 64 lot development authorised on the adjoining site to the north, which can be characterised as anticipated development of the LLRZ, as described above will alter the environment beyond any semblance of rural character.

There is no utility in considering the adverse effects of the activity in terms of the Rural Residential provisions of the District Plan. The adverse effects in this context are less than minor.

6.5 Subdivision

The subdivision design and services are considered as part of the respective assessment of the overall site layout, masterplan and description of servicing. The proposed draft condition framework in **Attachment 5** provides how the development will be realised and the associated common areas and servicing configured and maintained. The adverse effects from a subdivision perspective will be less than minor.

6.6 Transport and Access

Carriageway Consulting has considered the current transport environment, effects of the proposal, potential design options and the ODP transport and roading related standards.

The Carriageway report supports the proposal, as summarised below:

- The traffic generated by the development of the subdivision can be accommodated on the adjacent roading network without capacity or efficiency issues arising.
- Traffic flows on Dunstan Road are very low at present, and development of the site generates comparatively little traffic, meaning that the site access operates under ‘free flow’ conditions, and Dunstan Road remains operating well within its maximum capacity.

- The site is well-located when considering non-car travel, with key destinations (including schools, recreation, employment and retail) located within an easy walking or cycling distance.
- The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. Dunstan Road is flat and straight and therefore sight distances at the proposed site access intersection will be excellent.
- The lightly-trafficked environment means that there is ample opportunity for pedestrians to cross the road, but that a pedestrian refuge would be appropriate to be installed, and not necessarily directly at the Site given the wider area is also zoned LLRZ.
- Dunstan Road itself presently does not comply with the Council's Engineering Code of Practice, but the site will generate only a modest amount of traffic, and Dunstan Road is (and will remain) lightly-trafficked, meaning that in practice the current carriageway width will function adequately.
- Localised widening will be required on Dunstan Road at the site access intersection (to meet Figure 12.3 of the District Plan or Diagram D or E of the Waka Kotahi Planning Policy Manual) and this can be readily provided within the existing legal road and proposed new road.
- Non-compliances have been identified at a small number of lots with regard to sightlines and intersection separation, but the effects of these shortfalls has been considered and the layout can be supported.

For the above reasons the transport and access adverse effects will be minor.

6.7 Servicing

6.7.1 Water and Wastewater

As discussed above, the site can be serviced for water and wastewater. It is understood from reference to the Council's 2024/25 Annual Plan that Council has budgeted to extend the water

and wastewater reticulation along Dunstan Road to service land included in PC19. It is also understood that this is targeted to be delivered within the 2025/26 financial year.

The development will involve new reticulated pipework from Dunstan Road and along the extent of the proposed vested road. Any services located within (under) the common open space can be registered as easement in gross in favour of Council.

Lot connections will be placed at the vested road-private lot boundaries, with multiple connections being appropriately arrayed at the entrance to private rights of way.

Connections to Council's new Dunstan Road infrastructure will be subject to the timing of the installation of this infrastructure. However, provision is planned within the typical validity period for a consent and on this basis connections to water and wastewater are not impediments to the subdivision.

6.7.2 Power and Telecommunications

Power and telecommunications are anticipated to be installed prior to section 224(c) and as noted above the confirmation of supply letters from Aurora (electricity) and Chorus (telecommunications) will be provided at the Engineering Approval stage.

6.8 Contaminated Land

6.8.1 Land Contamination

Part of the site has been used as a poultry farm and residential purposes in two areas, but the majority of 231 Dunstan Road has apparently not been used.

As identified above, the site contains small areas with arsenic, Cadmium, Chromium, Copper, Lead, and Zinc that exceed estimated background concentrations[7]. Of these, arsenic exceeded the residential concentration guidelines.

The DSI (**Attachment 10**) also noted that the further investigations would be appropriate during the subdivision development when storage of items currently on site would be able to be

[7] DSI at [15].

removed. This can happen as part of the engineering approval and prior to works commencing/certification of the proposed engineering/subdivision design process.

At this time a remediation action plan could be completed and submitted to the Council for certification. For this reason, it is not considered necessary (or practicable at this stage) to prepare and submit a remediation action plan or contaminated site management plan as part of the initial resource consent process. The Applicant has recommended a suite of conditions in **Attachment 5** and above in section 5 that require further evaluation at the time of detailed engineering design and the acceptance stage. These conditions would help ensure that any future assessment and remediation as necessary, and can be undertaken prior to section 224c.

6.8.2 Asbestos

The DSI also identifies that building materials used in the 1950s and 1960s associated with the fowl house and hen house, and the soffits on the dwelling built in 1973 identified that Polite and Duroc were used which contains asbestos.

Additionally, Information supplied as part of the application to relocate a dwelling in 2000 confirmed that the dwelling contains Hardisoffit in the soffits and Hardibacker in the external walls. Those materials may contain asbestos, depending on the age of the dwelling that was relocated. It is not known which building this record relates to, because no new buildings appear at the site after 1984[8].

An Asbestos study has been undertaken on the existing buildings on site, some of which are proposed to be reused for the Storage and Community Hub. The findings of that study are in **Attachment 13**.

Any conditions to manage asbestos can be included as part of any building consent, or resource consent if considered relevant and appropriate by the Council. No conditions are proposed at this stage, reflecting that the Council may consider this matter be left for the building consent process.

[8] Insight Engineering DSI at [7].

6.9 Earthworks

Earthworks proposed as part of this application relate to the formation of roads and access ways, trenching of services and backfilling, and land disturbance associated with removal of some existing buildings and associated structures. The Decisions version PC19 rules limit excavations to 200m³ (Rule LLRZ-R11).

There are no earthworks required to prepare the building platforms on each allotment, nor substantial cut or fill to form the accesses. In addition, no water bodies or sensitive areas are potentially affected by the activity.

Traffic management associated with reforming the crossing onto Dunstan Road can be managed through the subdivision approval process. It will be necessary to engage suitably qualified contractors and obtain the relevant road management and temporary works approvals from the Council prior to undertaking works on or in close proximity to Dunstan Road.

Earthworks of the nature and scale proposed are commensurate with anticipated residential subdivisions of the LLRZ.

It is also reiterated that the activity will require a earthworks resource consent from the Otago Regional Council because the earthworks will greater than 2,500m² in area and involve contaminated land. It is anticipated that the construction related effects of earthworks can be managed through that process. Adverse effects on the environment arising from this subdivision application, governed by the Regional Council, will be minor.

6.10 Positive effects

The activity will provide for a diversity of retirement living options and suburban residential activity as anticipated by PC19. In this context, the activity will facilitate social and economic well-being through the supply of housing in the Alexandra area. The proposal offers a variation to the more intensive and traditional LLRZ development authorised on the adjoining site to the north.

6.11 Conclusion

The adverse effects of the proposal will be avoided or mitigated by the design of the activity and appropriate conditions of consent such that they are less than minor.

7 Notification

7.1 Public Notification

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Test	Yes /No	Comments
Step 1: Mandatory notification in certain circumstances – section 95A(3)		
Has the applicant requested that the application be publicly notified?	No	
Is public notification required under s95C (following a request for further information or commissioning of report)?	No	
Is the application made jointly with an application to exchange reserve land?	No	
Step 2: If not required by Step 1, notification is precluded if any of these circumstances apply – section 95A(5)		
Is notification precluded by a rule, national environmental standard or other matter in (a)(iii)-(v)?	No	
Is the application a controlled activity?	No	

Is the application a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity?	No	
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)		
Does a rule or national environmental standard require public notification?	No	
In accordance with S95D, will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	Section 95D requires any effects shall be disregarded on; persons who own or occupy the Site, and adjacent land, effects of trade competition, and any person who has given written approval. An adverse effect may be disregarded if a rule permits an activity with that effect. As noted in this assessment the permitted baseline forms a relevant matter upon which some effects permitted by the LLRZ provisions ought to be disregarded. Refer to the following assessment.	
Step 4: Relevant to all applications that don't already require notification – section 95A(9)		
Do special circumstances exist that warrant the application being publicly notified?	No	

7.1.1 Permitted Baseline

A key issue in relation to the activity and adverse effects on these properties is the density of residential activity of the proposal in the context of what is reasonably anticipated by the LLRZ provisions.

In considering any adverse effects on these adjoining properties and the wider environment, it is practicable and reasonable to adopt as a baseline what is reasonably anticipated to occur in the LLRZ in relation to the application site and adjoining properties. A permitted residential building could be established as follows:

- A residential unit is permitted every 1500m² (Rule LLRZ R1 and S1), and within this 1500m² area a minor residential unit up to 70m² is permitted, providing the following bulk and location rules are met:

- A building Height of 7.5m (Rule LLRZ S2) providing height in relation to boundary standards are met.

- A building coverage of 30% which equates to built form of 450m² on a 1500m² area/site.

- A building setback from the common boundary of 3 metres.

By comparison, the designed dwellings in this proposal range in size as follows:

- Type 1 Villa: 174m²
- Type 2 Villa: 171m²
- Type 3 Villa: 118m² - noting its is a duplex and the total built form pf an individual building would be 236m²
- Type 4 Villa: 139m²
- Type 5 Villa: 140m²
- Type 6 Villa: 123m² noting its is a duplex and the total built form pf an individual building would be 246m²
- The building coverage of the 4 bespoke lots (Lots 5, 21, 22 and 24) will be limited by design controls to 200m² area, well within 30% coverage.

Attachment 4 has been prepared by Ikon Architects and provides a permitted baseline development scenario illustrating the bulk and location, and associated visual effects in terms of dominance, shading and outlook compared to a permitted LLRZ building scenario. These illustrations demonstrate that the proposal will not have adverse effects on adjoining properties

any greater than that anticipated by the LLRZ provisions. It is a reasonable assessment to propose that these small dwellings, of specified and uniform scale, will have less effect on neighbouring residents that piecemeal and custom building designs where each lot owner seeks to maximise their placement and daylight and advantage over their neighbour.

Attachment 4 also shows a series of 20m wide buildings along the external boundary adjacent to the William Hill resource consent site which illustrates that the built form proposed is not beyond what would be anticipated under a traditional subdivision approach.

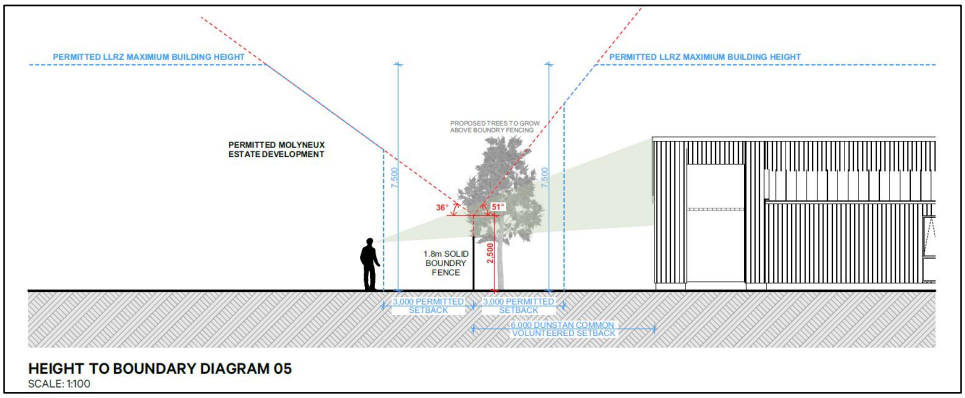


Figure 12. Excerpt of Attachment 3, IKON designs illustrating the permitted baseline of a LLRZ permitted building with a proposed building, along the northwestern boundary of the site adjoining the William Hill subdivision site.

Dwellings will be setback from the Dunstan Road boundary in the range of 34m to 40.4m as described above, dwellings along the northern boundary will be setback in the order of 9 metres, and 6 metres along the southern boundary. All buildings will also be single storey.

Further controls are that the buildings will be subject to the building typology design, cladding and recessive colours as identified in the Architectural drawings and volunteered conditions in Attachment 5, while no material, design or colour controls apply to buildings in the LLRZ generally.

Taking these matters into consideration, coupled with the proposed activity not exceeding either the residential density anticipated by the LLRZ or the building coverage, the permitted baseline adverse effects are considered to generate a range of adverse effects that are greater than what is proposed through this application.

If not disregarded, then the permitted baseline of the LLRZ provides considerable context of the adverse effects of the activity. From a site-wide development perspective, upon which CRD developments must be assessed, the proposal will not create built form in excess of what the zoning anticipates.

7.1.2 Public Notification Assessment

Taking in account the above permitted baseline, and the assessment in section 6, the adverse effects of the activity are considered to be consistent with what is anticipated in the LLRZ, particularly with regard to the perception of the development being one that could not otherwise be readily anticipated in terms of the density of the LLRZ, being an average allotment size not less than 1500m² (Rule LLRZ-SUB.8) and a more traditional subdivision with a minimum lot size for each residential lot not less than 1500m² (Rule LLRZ-SUB.7).

In terms of the adverse effects on the environment, the focus is therefore, on views into the site from along Dunstan Road and the Trail located on the eastern side of Dunstan Road, being the key public vantage points into the site.

As noted in the preceding assessment, the open space area along the Dunstan Road frontage ranges in width from 30 metres (southern area) to 37 metres (northern area), additionally, buildings on those nearest allotments will be located in the order of 3.4m (Lots 4, 44) and several lots located 5.4m from this common boundary (Lots 1, 2, 45). Therefore, the building setback of buildings from the road boundary of Dunstan Road will be in the range of 33.4m to 40.4m. This setback will provide effective visual mitigation of any perceived density and visual dominance adverse effects. Additionally, the Landscape Masterplan identifies landscaping plantings along the Dunstan Road boundary and plantings within the open space area, including:

- The retention of selected existing popular trees and additional rows of poplars to allow for filtered views in and out of the site and a 3m to 5m wide planted strip along the road boundary using native species.
- Removal of existing scruffy pine trees along the road boundary

- At the northern extent and the southern extent, the planting of a mix of exotic and native trees capable to reach 5m minimum at maturity to provide visual filtering of views into the Site as viewed from Dunstan Road.
- With the open space lots, the planting of drifts of deciduous trees to provide filtered views in and out of the site.

The main building (noting some verandahs intrude into this area) along the northern row of lots will be setback from the northern boundary (adjoining the William Hill Estates Site) 9 metres, this will also provide visual relief as viewed into the site and avoid a perception of higher densities of development as viewed from beyond the site. It is also noted that views into the site from the north (south facing toward Alexandra township) will be screened by residential development permitted to occur withing the adjoining allotments of the William Hill subdivision, noting that approved allotments 5, 6, 7, 8, 9 located along the Dunstan Road boundary will, as a permitted activity being able to build a 7.5m high buildings located 7.5m from the road boundary. It is therefore reasonable to take into account that future buildings on these lots, and residential activity and the landscaping undertaken on each lot will also modify the environment. This will further act to filter and screen views of the development as viewed from the north.

Views from the southern approach will be diffused and filtered by the proposed planting along the southern boundary, vegetation planting on the lot boundary as shown on the Landscape Masterplan.

Other wider vantage points, including from properties located to the east and elevated along Hillview Road will be more distant views, and views from those areas into the site will be part of a view into an urbanised large lot suburban residential environment, including the 61 residential allotments located on the adjoining site to the north (William Hill Subdivision) and the views will be more distant and there will be in the context of the entire open space area of the site, noting that the proposal achieves the LLRZ and District Plan's intensions for residential density and built form coverage across the site. The overall impression of development of the site will be commensurate with what is reasonably anticipated by the LLRZ rules and related provisions.

For the above reasons, the adverse effects on the environment are not likely to be more than minor, and public notification is not required.

7.2 Limited Notification

If an application is not notified under section 95A, the Council must undertake the following, in the order given to determine whether to give limited notification of an application for a resource consent.

Test	Yes /No	Comments
Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)		
Are there any affected protected customary rights groups or customary marine title groups?	No	
If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is there an affected person in this regard?	No	If yes, then whether the person to whom the statutory acknowledgement is made is an affected person under section 95E
Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)		
Is notification precluded by a rule, national environmental standard or other matter in (a)(iii)-(v)?	No	
Is the application a controlled activity, other than for a subdivision of land?	No	
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)		

In the case of a boundary activity, is the owner of an allotment with an infringed boundary considered affected under s95E?	No	
Are there any other affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval?	Section 95E determines a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor), but must disregard adverse effects where a person has provided their written approval to the activity, and may disregard an adverse effect if a rule permits an activity with that effect. As noted in this assessment the permitted baseline forms a relevant matter upon which some effects permitted by the LLRZ provisions ought to be disregarded. The owners of the adjoining property to the south at Lot 10 DP 6740 owned by Peter and Elsie Lyon have provided their written approval to the activity. Any effects on these persons shall be disregarded. Refer to the following assessment.	
Step 4: Notification in special circumstances – section 95B(10)		
Do special circumstances exist that warrant the application being notified to any persons not identified above?	No	

The image below (Figure 13) shows the adjoining properties with an assessment of the adverse effects on these properties.



Figure 13. Location and reference to adjoining properties (Application site highlighted yellow).

7.2.1 1 – North: Molyneux Lifestyle Village Limited Property/William Hill Subdivision Site

As noted in the AEE and shown for convenience in Figure 2, this property is zoned LLRZ and subject to a resource consent RC 240277 which creates 61 residential lots. Development of that site pursuant to the resource consent is underway now.

With regard to this site and the resource consent, the proposed activity application provides:

- a road connection consistent with that consented and under construction in the Molyneux Lifestyle Village (lot 105 road connection);
- Provides a building setback in the order of 9m from the boundary of the site, which is considerably greater than the 3m setback required by the LLRZ provisions;

- offers planting in the northern yard areas as shown in the Revised Landscape Masterplan (Volunteered Condition 14(bb)); and
- offers a consistent fencing treatment along the entire boundary length (Volunteered Condition 14 (dd)).

IRL Lots / Units 6 to 21 which adjoin this boundary will be located at least 6m from the common boundary (verandah boundary), and the main building (excluding the verandah) will be in the order of 9m from this boundary, which is at least double that of the LLRZ rule expectations. Although these lots are of a smaller size individually, the building coverage on these lots is also commensurately smaller, and comprises single storey buildings, which is less than the permitted baseline of a 7.5m dwelling, as illustrated in the permitted baseline drawings in **Attachment 4**.

The open space area provided by Lots 102 and 104 will also mean that there is not a secondary swathe of low-rise buildings behind which could otherwise collectively result in a perception of higher density living across the site.

The updated Landscape Master Plan by Studio 3 and the Ikon Architectural drawings in **Attachment 4** shows the outline of the consented lots of RC 240277 and a 20m building width across proposed lots 6-20 the which illustrates that the built form experienced by each lot is generally no greater than two IRL dwellings.

Having the open space area directly adjoining means that the perception of built form, coupled with the single storey buildings is lower than that reasonably anticipated by the LLRZ provisions under a generic subdivision.

The Landscape Masterplan in **Attachment 2** illustrates the planting regime along this boundary, with condition in Attachment 5 managing fencing and building setbacks, which substantially exceed the permitted requirement of the LLRZ. As illustrated in **Attachment 4** and shown in Figure 11 the bulk and dominance adverse effects from the proposed activity, on this property are less than that permitted by the LLRZ provisions.

For these reasons, the adverse effects on this property, including the approved allotment configuration which forms part of the environment, are less than minor.



Figure 14: Molyneux Lifestyle Village Limited approved plan.

7.2.2 2 and 3 North East -: 39 Hillview Road (M. and S. Conway) and 335 Hillview Road (J. Hamilton).

Property 2, 39 Hillview Road is zoned LLRZ and is 1.4ha in area. The nearest building which is understood to be one of two dwellings, is located approximately 27m from the common boundary to the application site, as shown in Figure 15 below.



Figure 15. Location of the dwelling at 39 Hillview Road in relation to the site.

Property 3, 39 Hillview Road is also zoned LLRZ and located adjacent to the northeast boundary of the site, and the dwelling on that property is located approximately 50m from the boundary of the site as shown in Figure 15.

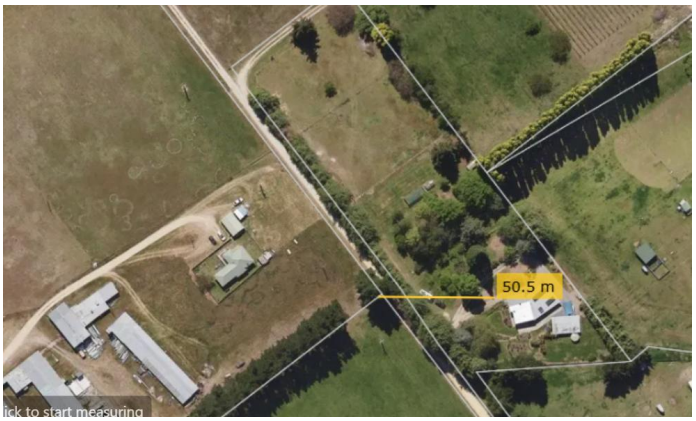


Figure 16. Location of the dwelling on 35 Hillview Road in relation to the Site.

Along the adjoining boundary, the proposal comprises two bespoke lots, being Lot 21 (963m²) and Lot 22 (910m²), and then more typical LLRZ lots of 54 (1728m²), Lot 51 (1743m²), Lot 50 (1629m²) and Lot 49 (1353m²). Lots 53 (1886m²) and 52 (1552m²) are located adjacent to this row of lots, forming a double row of lots along the north eastern boundary. The average lot size of these 8 identified allotments is 1470m² which is considered to be a size and scale, collectively which is commensurate to that of the LLRZ. It is also reiterated that there is a volunteered 4.5m setback from this boundary which is greater than that required under the LLRZ rules which require a 3m setback.

In addition, Lots 21 and 22 being IRL lots will be subject to the design controls in Attachment 5 which will control the bulk and location of buildings so that the visual dominance is less than that of the permitted LLRZ development. The maximum building height for buildings within these lots will be 5.4m which is 2.1m less than that permitted by the LLRZ provisions.

As identified in the above figure, the location of the dwellings on these properties to the Site and future development is setback which assists with avoiding and mitigating adverse effects associated with the activity, specifically the smaller lots sizes.

Figure 16 below is an excerpt from the Ikon permitted baseline plans in Attachment x illustrating the likely built form outcome that would otherwise be able to occur under a typical LLRZ subdivision. The overall built form proposed is similar and had no greater adverse effects than what could be reasonably anticipated by way of a compliant LLRZ development scenario.

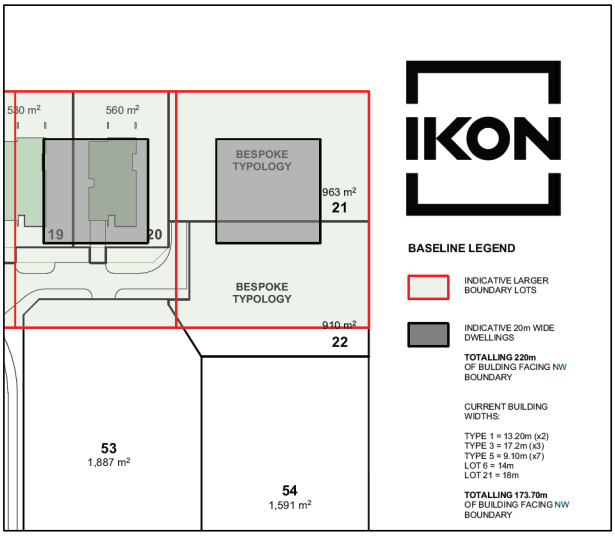


Figure 17. Excerpt of the Permitted Baseline scenario from Attachment x, illustrating what could be reasonably anticipated under the LLRZ regime.

For the above reasons, the adverse effects of the activity on these properties are less than minor.

7.2.3 4 – South: Peter and Elsie Lyons

This site is zoned LLRZ and comprises a large rural living property with several accommodation units. Approval has been provided and any effects on this property shall be disregarded.

7.2.4 5 – West: Golf Course

The site to the west is a Council administered reserve and golf course. The proposed buildings in relation to the Dunstan Road frontage are set back 33m to 40m from the edge of the road reserve, and will have extensive landscaping, both at the road edge (an existing line of mature poplars) and adjacent to the dwellings. The effect of this buffer zone will be to confer an open park-like feel to the proposed development when viewed from the golf course, and also from Dunstan Road. In addition is noted that there is proposed to be a single road entrance from the

proposed development onto Dunstan Road, further avoiding a sense of dense urban living adjacent to Dunstan Road.

The adverse effects on this site are less than minor.

7.2.5 Summary – Assessment of effects on adjoining properties

The above assessment concludes that the adverse effects of the activity are less than minor on the assessed adjoining properties.

It is considered that the anticipated bulk and location of buildings in the LLRZ which would arise from a subdivision which met the 1500m² minimum lot size requirements would give rise to at least equal if not higher adverse effects than that proposed. This is through the permitted standards allowing a building coverage of 350m² per 1500m² area, a minimum setback of buildings of 3m from boundaries, and a permitted height of 7.5m.

By comparison, this activity will limit the bulk and location of buildings (and adverse effects) to 5.4 metres height and single storey, and buildings are subject to a range of design controls which require consistent fencing, landscaping and building materials and colour, and greater building setbacks from those adjoining boundaries. The built form outcome of the proposal is considered collectively far less than what would be permitted under a typical LLRZ subdivision development.

7.3 Summary

The activity accords with the LLRZ and Retirement Village provisions of the LLRZ. It is considered that the application can be processed without public or limited notification.

8 Section 104 RMA

8.1 Actual and Potential Effects (section 104(1)(a))

Actual and potential effects on the environment have been outlined in the assessment of effects above. The adverse effects of the activity are appropriate and consent can be granted.

8.2 Statutory Documents (section 104(1)(b))

Section 104(1)(b) states that the consent authority must subject to part 2 have regard to:

> *(b) any relevant provisions of—*
>
> *(i) a national environmental standard:*
>
> *(ii) other regulations:*
>
> *(iii) a national policy statement:*
>
> *(iv) a New Zealand coastal policy statement:*
>
> *(v) a regional policy statement or proposed regional policy statement:*
>
> *(vi) a plan or proposed plan*

The LLRZ objectives and polices are of most relevance to the activity, followed by the District-wide urban development provisions.

While the Operative Rural Residential Zone provisions are technically applicable, they are not considered relevant to this activity and so little weighting has been applied to them.

8.2.1 Large Lot Residential Zone

> *LLRZ-P1 Built Form*
>
> *Ensure that development within the Large Lot Residential Zone:*
>
> 1. *provides reasonable levels of privacy, outlook and adequate access to sunlight;*
> 2. *provides safe and appropriate access and on-site parking;*
> 3. *maintains a high level of spaciousness around buildings and a modest scale and intensity of built form that does not unreasonably dominate adjoining sites;*
> 4. *is managed so that relocated buildings are reinstated to an appropriate state of repair within a reasonable timeframe;*
> 5. *provides generous usable outdoor living space for residents and for tree and garden planting;*
> 6. *maintains the safe and efficient operation of the road network;*

7. *mitigates visual effects through screening of storage areas and provision of landscaping; and*
8. *encourages water efficiency measures.*

These policy matters were considered in detail in the above AEE, as directed by the assessment matters of Rule LRZ-R12. The assessment concludes that adverse effects would be avoided or mitigated.

In the context of a policy assessment, the activity will not be contrary to the matters identified in Policy LLRZ-P1.

LLRZ-P2 Residential Activities

Provide for a range of residential unit types and sizes to meet the diverse and changing residential demands of communities.

The provision of a range of residential lot sizes has been considered in the AEE, as promoted by the matters of discretion. As described, the proposal provides for a range of building types and lots that will also result in a variety of building coverage outcomes.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to this policy.

LLRZ-P4 Retirement Living

Provide for a range of retirement living options, including retirement villages, where they are comprehensively planned and:

1. *the scale, form, composition and design of the village responds to the anticipated character and amenity values of the surrounding area, while recognising the functional and operational needs of retirement villages; and*
2. *any parking and vehicle manoeuvring provided on-site is appropriately designed; and*
3, *the safety and efficiency of the road network is maintained; and* [sic]

The proposed activity provides for a range of retirement living options as identified in the description proposal and illustrated in Attachment 3.

The provision of open space and associated landscaping, reuse of the existing former poultry/farm buildings, two existing dwellings and larger style Lots 1-9 will mean that the retirement village responds in a positive way to the character and amenity values of the surrounding area. A functional constraint of retirement villages is that the individual allotment size of the retirement units in lots vary from small to a general suburban density, however when

applies across the site, the density of the development archives the 1500m² density provided as a density standard in the LLRZ.

Parking and manoeuvring will be provided for, as will the safety and efficiency of the roading network.

The proposal is consistent with Policy LLRZ-P4 which provides for retirement villages consistent with the policy.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to this policy.

> *LLRZ-P9 Comprehensive Development*
>
> *Provide for a higher density of development on larger sites, where development is undertaken in a comprehensive manner and:*
>
> 1. *the overall layout provides for a variety of lot sizes and opportunities for a diversity of housing types while still being designed to achieve the built form outcomes in LLRZ-P1;*
> 2. *the design responds positively to the specific context, features and characteristics of the site;*
> 3. *areas of higher density development are located or designed so that the overall character of the surrounding area is retained; and*
> 4. *the development delivers a public benefit, such as public access, reserves or infrastructure improvements.*

The overall layout will provide for a variety of lot sizes and opportunities for a diversity of housing types and has been assessed as achieving the built form outcomes in Policy LLRZ-P1. The activity accords with Limb (1).

The retirement village units all adjoin open space which avoids and mitigates the potential for overdevelopment visual dominance adverse effects.

The design also responds positively to context of the site, with a focus on a generous open space and landscaping edge treatment along the Dunstan Road frontage.

The more remote and potentially visible lots located at the north-eastern extent of the site, are larger in size with an average net site area in the order of 1,400m²-1500m², and would appear as typical LLRZ lots.

For the above reasons, the proposal accords with matters 2 and 3.

The final matter of the policy is (4) that the development delivers a public benefit, such as public access, reserves or infrastructure improvement.

The Applicant is offering a financial contribution (over and above development contributions levied) of $30,000 plus GST. This is considered to provide a public benefit which is more than commensurate to the nature and scale of the subdivision development.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to Policy LLRZ-P9.

The relevant objectives which implement the above policies are:

LLRZ-01 Purpose of the Large Lot Residential Zone

The Large Lot Residential Zone provides primarily for residential living opportunities.

LLRZ-02 Character and Amenity Values of the Large Lot Residential Zone

The Large Lot Residential Zone is a pleasant, low-density living environment, which:

1. *contains predominantly low-rise and detached residential units on large lots;*
2. *maintains a predominance of open space over built form;*
3. *provides good quality on-site amenity and maintains the anticipated amenity values of adjacent sites; and*
4. *is well-designed and well-connected into the surrounding area.*

The proposal will be for retirement and residential living and achieves Objective LLRZ-O1.

Objective LLRZ-O2 requires a pleasant, low-density living environment. The limbs of the objective refer to a predominantly low-rise and detached residential units on large lots. While the retirement village lots wont be large, it is not practicable for retirement living to locate on large lots. This part of Objective 1 is not considered relevant to this proposal, in the context that retirement living is also provided for as a restricted discretionary activity in the LLRZ.

The collective density of the allotments used for retirement and residential use does not exceed the 1500m² anticipated by the rule framework.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to Objective LLRZ-O2.

8.2.2 ODP Section 6 Urban Areas

ODP Objective 6.3.4 and related Policies 6.4.1 and 6.4.2 are relevant to the proposal and have been retained by the Council as part of its review of urban provisions in the ODP.

> *6.3.4 Objective - Urban Infrastructure*
>
> *To promote the sustainable management of the District's urban infrastructure to meet the present and reasonably foreseeable needs of the District's communities.*
>
> *6.4.1 Policy - Maintenance of Quality of Life within Urban Areas*
>
> *To maintain and, where practicable, enhance the quality of life for people and communities within the District's urban areas through:*
> *(a) Identifying and providing for a level of amenity which is acceptable to the community; and*
> *(b) Avoiding, remedying or mitigating the adverse effects on the community's social, economic and cultural wellbeing and health and safety which may result from the use, development and protection of natural and physical resources, and*
> *(c) Recognising that change is inevitable in the use of land to enable the community to provide for its wellbeing.*

The activity is consistent with Policy 6.4.1 because it will provide for new urban development in a location which has been identified as appropriate for urban development through PC 19. The amenity outcome is considered to be acceptable, as shown in the supporting masterplan and landscaping proposed.

The proposal is also consistent limb (b), reasons are detailed throughout this assessment and are not repeated. Limb (c) provides recognition that change in inevitable in the use of land to enable the community to provide for its wellbeing. As described in the statement in section 4 (site and surrounds) the environment is already changing from a rural residential character to more intensive large lot suburban pattern of development. The proposal is considered to be a sensitive change from rural to urban in a location where this is anticipated by the District Plan.

The activity is consistent with this policy, and for the purposes of Section 104D RMA the activity is not contrary to it.

> *6.4.2 Policy - Expansion of Urban Areas*
>
> *To enable the expansion of urban areas or urban infrastructure in a manner that avoids, remedies or mitigates adverse effects on:*
> *(a) Adjoining rural areas.*
> *(b) Outstanding landscape values.*

(c) The natural character of water bodies and their margins.
(d) Heritage values.
(e) Sites of cultural importance to Kai Tahu ki Otago.
(f) The integrity of existing network utilities and infrastructure, including their safe and efficient operation.
(g) The life supporting capacity of land resources.
(h) The intrinsic values of areas of significant indigenous vegetation and habitats of significant indigenous fauna.

The activity will provide for new urban development within an area anticipated for new urban development, while mitigating effects on any adjoining urban area, by virtue that the site is located adjacent to existing urban residential land on the opposite side of Dunstan Road and surrounded by Rural Residential Zoned land that resembles a peri urban environment.

The site is not located within or adjacent to an ONL, a waterbody, heritage or cultural area.

Policy matter (f) refers to the integrity of existing network utilities and infrastructure. The preliminary investigations and feedback from the Council through PC 19 is that the site and this subdivision is programmed to be serviced for water and wastewater.

The activity is consistent with, and for the purposes of Section 104D RMA the activity is not contrary to Objective 6.3.4 and Policies 6.3.4.1 and 6.3.4.2.

8.2.3 ODP Section 12 Transport (District Wide)

The following transport related objectives and policies are relevant:

12.3.1 Objective - Safe and Efficient Roading Network

To promote the safe and efficient operation of the District's roading network

12.4.1 Policy - Parking, Loading and Manoeuvring

To avoid, remedy or mitigate adverse effects on the safe and efficient operation of the roading network by requiring:
(a) Safe and efficient access points to the roading network, and
(b) Off-road loading and manoeuvring space and facilities, and
(c) Off-street parking, where these are appropriate.

The proposal will maintain a safe and efficient roading network, asset out in the assessment of effects above and in the Carriageway Report.

For these reasons the proposal is considered to achieve Objective 12.3.1 of the District Plan.

8.2.4 ODP Section 16 Subdivision

The following objectives and policies of section 16 are relevant:

> *16.3.1 Objective - Adverse Effects on the Roading Network*
>
> *To ensure that subdivision avoids, remedies or mitigates adverse effects on the safe and efficient operation of the District's roading network.*

Carriageway Consulting have assessed the effects of the proposal on the roading network and confirmed that the resulting residential activity will be appropriate in terms of effects on Dunstan Road and the wider transport network. The activity is consistent with this objective.

> *16.3.2 Objective - Services and Infrastructure*
>
> *To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.*

This matter has been identified and assessed in the AEE above and description of the proposal. The Council have advised that servicing is targeted for completion within the 25/26 financial year.

> *16.3.4 Objective - Amenity Values*
>
> *To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.*

The site is not located within a sensitive rural landscape. The site has been developed to rural residential densities under its previous zoning and can be presently characterised as a peri-urban environment. This is anticipated to evolve to an urban character pursuant to the LLRZ zoning notified by PC19.

> *16.3.10 Objective – Provision for Future Development*
>
> *To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.*

As discussed above, the subdivision design has been undertaken with reference to surrounding properties, open space, amenity and infrastructure. The proposal includes a future road

connection to LLRZ land to the north and south of the Site, which will help provide for a co-ordinated pattern of development with adjacent lots to the south-east.

16.4.7 Policy - Subdivision Design

To require that the design of subdivision, where relevant to the intended use, provides for the following matters:

(a) Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.
(b) Facilitates the safe and efficient provision and operation of services and infrastructure.
(c) Facilitates access to passive solar energy resources.
(d) Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.
(e) Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.
(f) Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.
(g) Facilitates development which keeps earthworks to a minimum.
(h) Facilitates retention of the heritage values of a site or area.

The subdivision can be undertaken in a way that provides safe and convenient pedestrian, cycling and vehicle access, and can be implemented to ensure services and roading are installed in accordance with Council's standards via the subdivision process. The activity is not contrary to this objective.

The following PC19 subdivision objectives and policies are applicable to the Application.

SUB-O1 Subdivision Design

The subdivision of land within residential zones creates sites and patterns of development that are consistent with the purpose, character and amenity values anticipated within that zone.

SUB-P1 Creation of New Allotments

Provide for subdivision within residential zones where it results in allotments that:

1. *reflect the intended pattern of development and are consistent with the purpose, character and amenity values of the zone; and*
2. *are of a size and dimension that are sufficient to accommodate the intended built form for that zone;*
3. *minimise natural hazard risk to people's lives and properties; and*
4. *are adequately served by public open space that is accessible, useable and well-designed.*

SUB-P2 Dual Use

Recognise the recreation and amenity benefits of the holistic and integrated use of public spaces, through:

1. *encouraging subdivision designs which provide multiple uses for public spaces, including stormwater management and flood protection areas; and*
2. *integration of walking and cycling connections with waterways, green spaces and other community facilities.*

The matters raised in Objective SUB-O1 and Policies SUB-P1 and P2 have been considered in the preceding assessment.

Overall, the activity is consistent with the objectives and policies Section 16 Subdivision and the Residential Zones subdivision objectives and policies.

8.2.5 ODP Section 4 Rural Resource Area

The following objectives apply to the Rural Resource Area which, as noted above, is technically relevant due to the site being subject to appeals.

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

To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

The proposal will achieve this objective by way of provision of new urban land on a site which has already been rezoned by the Council through PC19 from RRZ to urban.

The above description of the activity and assessment of effects has identified that the environmental quality of the environment will be maintained and enhanced. The proposal is not contrary to this objective.

4.3.7 Objective - Soil Resource

To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.

The site is now zoned LLRZ which does not provide for the life supporting capacity of the soil resource to be maintained, at least in a productive context. The subdivision will not maintain the soil resource. But this policy is of no relevance to the activity.

4.3.3 Objective – Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

4.4.2 Policy – Landscape and Amenity Values
To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

(a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,
(b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,
(c) The ability to adequately dispose of effluent on site,
(d) Controlling the generation of noise in back country areas,
(e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,
(f) Controlling the spread of wilding trees.
(g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

The proposed subdivision will result in a fundamental change in the character of the site from rural residential to urban residential and would therefore have adverse effects on the rural amenity values of the outskirts of Alexandra in this vicinity. The degree of these adverse effects is mitigated by the modest sensitivity of the area to change of this nature but more fundamentally that these policies are of no relevance (despite being applicable).

Because of the very limited relevance the activity has to these Rural objectives and policies, the activity is considered not to be contrary to them.

4.4.10 Policy – Rural Subdivision and Development
To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

(a) The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,
(b) The natural character and values of the District's wetlands, lakes, rivers and their margins,
(c) The production and amenity values of neighbouring properties,
(d) The safety and efficiency of the roading network,
(e) The loss of soils with special qualities,
(f) The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,
(g) The heritage and cultural values of the District,
(h) The water quality of the District's surface and groundwater resources, and

(i) Public access to or along the rivers and lakes of the District, particularly through the use of minimum (and average) allotment sizes.

The proposed subdivision will result in a fundamental change in the character of the site from rural residential to urban and would therefore have adverse effects on the rural amenity values of the outskirts of Alexandra in this vicinity. The degree of these adverse effects is mitigated by the modest sensitivity of the area to change of this nature but more fundamentally that these policies are of no relevance (despite being applicable).

It is concluded that the activity is not contrary to applicable subdivision and development objectives and policies.

8.2.6 NESCS

The provisions of the NESCS have been considered in the above assessment.

The proposal is considered to be in accordance with the intent of the NESCS through identifying and applying an appropriate management framework for the disturbance of land with identified contaminants.

8.2.7 Operative Regional Policy Statement for Otago 2019 (ORPS)

There is one objective and two policies from the Regional Policy Statement which are relevant to the proposal. These are summarised below:

Objective 4.5 – urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments;

Policy 4.5.1 – that urban growth is provided for by the provision of sufficient capacity, and coordinating the extension of urban areas with infrastructure development programmes to provide infrastructure in an efficient and effective way; and

Policy 4.5.2 – which requires the strategic integration of infrastructure, including through coordinating the design and development of infrastructure with land use change in growth and redevelopment planning.

In respect of Objective 4.5 and Policy 4.5.1 above the activity will provide for urban residential development in an appropriate location in terms of the spatial extent of urban growth in Alexandra. In respect of Policy 4.5.2 the activity can be accommodated within the identified water and wastewater capacity servicing, albeit within the next two years.

The activity is consistent with the ORPS.

8.2.8 National Policy Statements

8.2.9 National Policy Statement Urban Development 2020

The relevant national policy statement is the NPSUD 2020. The following assessment has been undertaken in the context of PC19 and the intensions for the site to be zoned urban. The relevant provisions are identified and discussed as follows:

1.5 Implementation by tier 3 local authorities

Tier 3 local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

Provision 1.5 of the NPSUD is not an objective or policy but an 'implementation direction' for Tier 3 local authorities.

Theme: Making room for growth

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- *(a) have or enable a variety of homes that:*
  - *(i) meet the needs, in terms of type, price, and location, of different households; and*
  - *(ii) enable Māori to express their cultural traditions and norms; and*
- *(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- *(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- *(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- *(e) support reductions in greenhouse gas emissions; and*
- *(f) are resilient to the likely current and future effects of climate change.*

The proposed activity will assist the Council in achieving Objective 1 and Policy 1 by increasing the variety (and quality – through the construction of dwellings to prevailing modern building standards) of homes available within the urban extent of Alexandra, are readily accessible in

terms of location to the Cycle Trail and convenient location to public amenities and recreation opportunities in urban Alexandra.

Theme: Housing affordability

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

The proposed activity will also contribute to housing affordability through increased housing supply and competition within the urban Alexandra area. The proposal provides a variation in the type of housing provided in the LLRZ.

Theme: Clarifying amenity and change in urban environments

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters;

(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this NPS

(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and that those changes:

(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generations, including by providing increase and varied housing densities and types; and

(ii) are not, of themselves, an adverse effect

(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)

(d) any relevant contribution that will be made to meeting the requirements of this NPS to provide or realise development capacity

(e) the likely current and future effects of climate change

Policy 6 recognises that within urban environments changes to the environment do not equate to adverse effects where the development accords with the opportunity for new housing and varied urban forms, and that urban development contributes to a well-functioning environment. The proposed activity will accord with Policy 6 by realising greater housing opportunities in the LLRZ as anticipated by the retirement Village and Comprehensive Residential Development provisions of the District Plan.

8.3 Section 104(c) Other Matters

No particularly relevant other matters or documents have been identified.

The Vincent Spatial Plan could be considered an "other matter". However, that spatial plan has been implemented through PC 19, and so does not require any additional elaboration.

8.4 Section 104D of the RMA

Section 104D of the RMA requires that for non-complying activities:

… a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

(a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of—

(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or

(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

The adverse effects on the environment will be minor, as detailed in this assessment.

The activity will not be contrary to the objectives and policies of the District Plan.

The application is able to be considered under S104 generally.

8.5 Part 2 of the RMA

The following matters of national importance under section 6 shall be recognised and provided for:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal does not engage any other section 6 matters.

Other matters under section 7 that particular regard shall be had to include:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

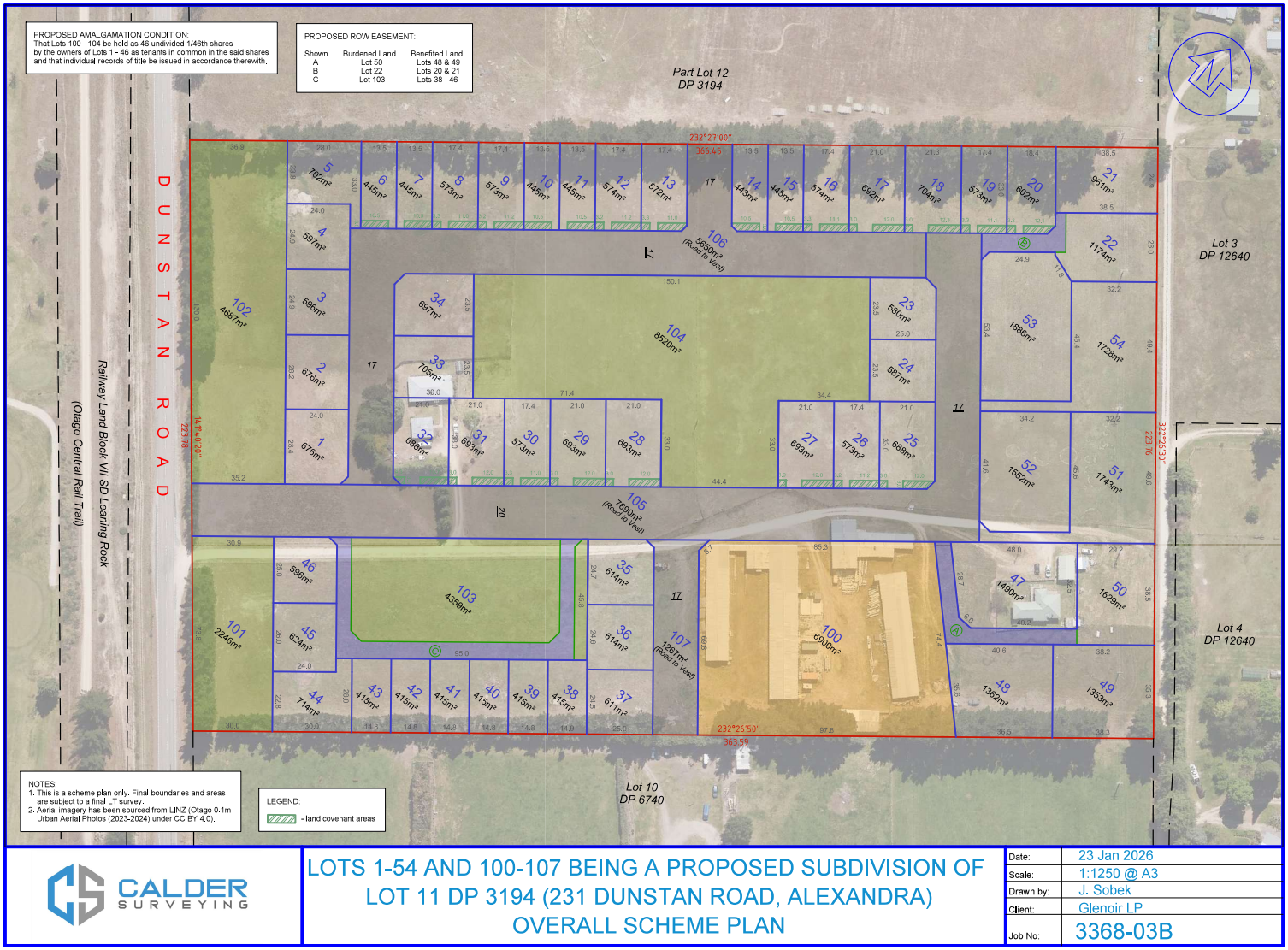
The proposed activity will help facilitate the efficient use of land and resources, while maintaining environmental quality.

The purpose of the RMA, as set out under Section 5(2) is to promote the sustainable management of natural and physical resources.

The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and achieves Part 2 of the RMA.




PROPOSED AMALGAMATION CONDITION:
That Lots 100 - 104 be held as 46 undivided 1/46th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
PROPOSED ROW EASEMENT:
Shown Burdened Land Benefited Land
A Lot 50 Lots 48 & 49
B Lot 22 Lots 20 & 21
C Lot 103 Lots 38 - 46
Part Lot 12 DP 3194
DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock (Otago Central Rail Trail)
232°27'00"
366.45
232°26'50"
363.59
322°26'30"
223.76
Lot 3 DP 12640
Lot 4 DP 12640
Lot 10 DP 6740
NOTES:
1. This is a scheme plan only. Final boundaries and areas are subject to a final LT survey.
2. Aerial imagery has been sourced from LINZ (Otago 0.1m Urban Aerial Photos (2023-2024) under CC BY 4.0).
LEGEND:
- land covenant areas
CALDER SURVEYING
LOTS 1-54 AND 100-107 BEING A PROPOSED SUBDIVISION OF LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA)
OVERALL SCHEME PLAN
Date: 23 Jan 2026
Scale: 1:1250 @ A3
Drawn by: J. Sobek
Client: Glenoir LP
Job No: 3368-03B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DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock (Otago Central Rail Trail)
Lot 3 DP 12640
Lot 4 DP 12640
Lot 10 DP 6740
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studio3 landscape architects

SCALE 1 : 750 @ A1 (1 :1500 @ A3)
STATUS **RESOURCE CONSENT** NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
DATE 21.01.2025
REVISION C

FOR NAVIGATE PROPERTY

DUNSTAN ESTATE - 231 DUNSTAN ROAD
Concept Masterplan

CCL Ref: 15118-220126-garden

22 January 2026

CARRIAGEWAY CONSULTING
A. PO Box 29623, Christchurch, 8540
P. 03 377 7010
E. office@carriageway.co.nz

Shanon Garden
Navigate Property Limited

By e-mail only: shanon@navigateproperty.co.nz

Dear Shanon

231 Dunstan Road, Alexandra: Minor Revisions to Site Layout

As you know, following submission of the updated site layout to the Council, we have been in communication with the Council's peer reviewers on transport matters, and as a result of these, there have been some minor changes to the layout. This letter assesses these changes to demonstrate that the revisions address the concerns highlighted and do not give rise to any additional adverse effects.

Item 1: The easements shown have Right-of-Way C in favour of Lot 104, but it appears that the easements should be in favour of Lot 103, as Lot 104 is some distance away.

We understand that this is a minor typographic error and will be addressed through updating the relevant drawings.

Item 2: The connection of the right-of-way to the southeast results in a large vehicle crossing for pedestrians to traverse, and this area should be reconsidered

The update to the drawings shows that an area of landscaping has been provided to create a physical separation between the two vehicle crossings:

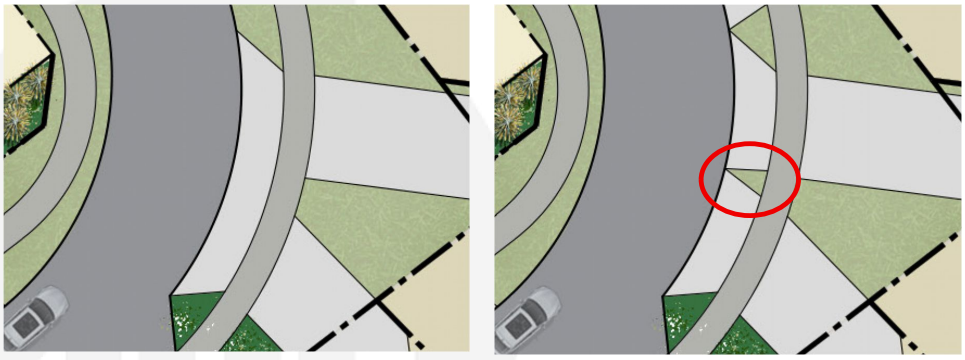


Figure 1: Previous Layout (Left) and Revision (Right) with Additional Landscaping Highlighted

The separation of the two vehicle crossings generated by the landscaping results in an area of footpath which does not form part of the vehicle crossing. Measured at the edge of the footpath, this length of this is 1.5m closest to the roadway and 2.3m closest to the lots, and this is sufficient for a pedestrian to wait clear of any traffic moving on the rights-of-way.

We highlight that sightlines in this area are very good. Drivers entering the rights-of-way are required to give-way to pedestrians and can easily see them as they approach. The closest edge of the footpath is more than 4m from the nearest part of any lot, which means that any exiting driver is also easily able to see pedestrians that are present. Further mitigation is provided in that the low number of lots served and the location of the vehicle crossings within the site means that it is unlikely that cars and pedestrian will be present at the same time.

The peer reviewer also noted that the initial location for the driveway serving Lot 52 created complications in that it connected to the northernmost vehicle crossing within the road reserve. To avoid this, the location of this driveway has been moved to the north of the two rights-of-way:

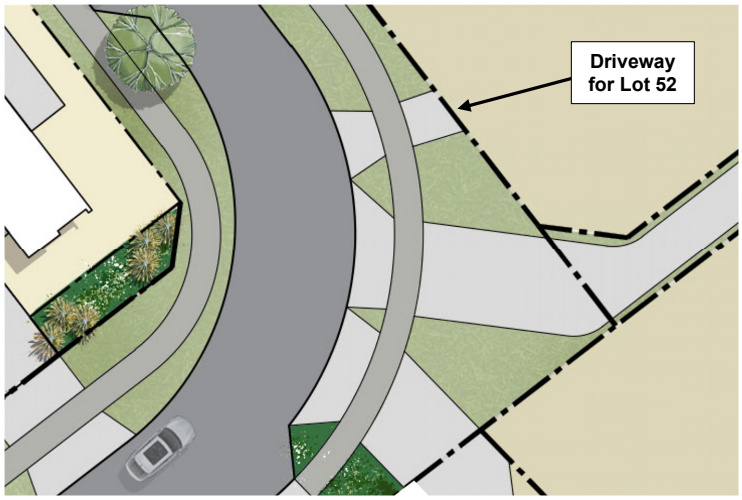


Figure 2: Driveway for Lot 52 Located North of Rights-of-Way

We are able to support the proposed location in that appropriate sight distances are available for drivers entering or exiting the lot, plus we also expect that the traffic volumes using the driveway will be low. It remains a highly unlikely scenario in our view that vehicles will be present on the driveway at the same time as the rights-of-way but even in this case, drivers will be easily able to see one another and manoeuvre their vehicles accordingly.

Item 3: There is a suggestion in the report that further easing of the corners is required at the right-of-way around the Green, and this could affect the lot boundaries. Please provide further details of this.

The right-of-way around the Green is proposed to be formed with a 4m width within a legal width of 6.5m, but with localised widening of the seal opposite driveways to allow for cars to be easily reversed onto the right-of-way. Because this will not be vested, we do not expect that larger vehicles will regularly be present (such as refuse trucks) and so the design has been based on an 8m fire truck requiring access.

This gives rise to a typical design tension, of keeping the geometry constrained for 99.9% of the users in order to ensure a slow-speed environment, while also allowing for the occasional larger vehicle. Given this, the design was devised to allow for an 8m truck to travel 0.3m from the edge of the formed roadway but to have a (standard) 0.5m clearance from any fixed obstruction.

Tracking curves for the 8m truck have been provided via a DWG to the peer reviewer but also copied below for reference. In these, the cyan line is the area occupied by the vehicle bodywork and the thin red line is a distance of 0.3m around the vehicle (noting the comments above regarding a 0.5m clearance)[1].

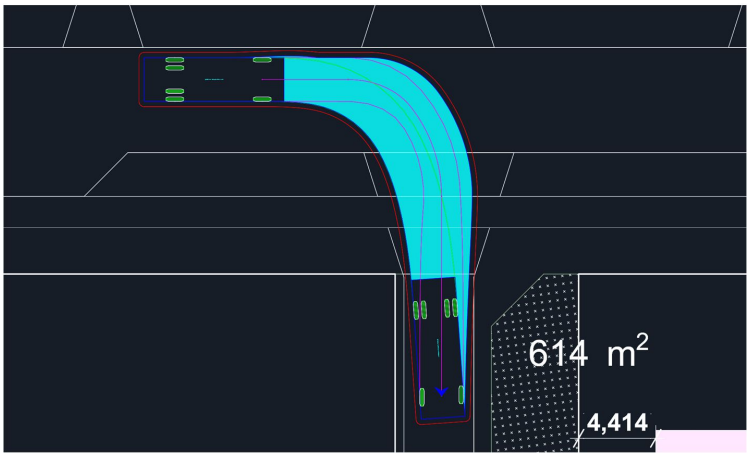


Figure 3: 8m Truck Entering Right-of-Way

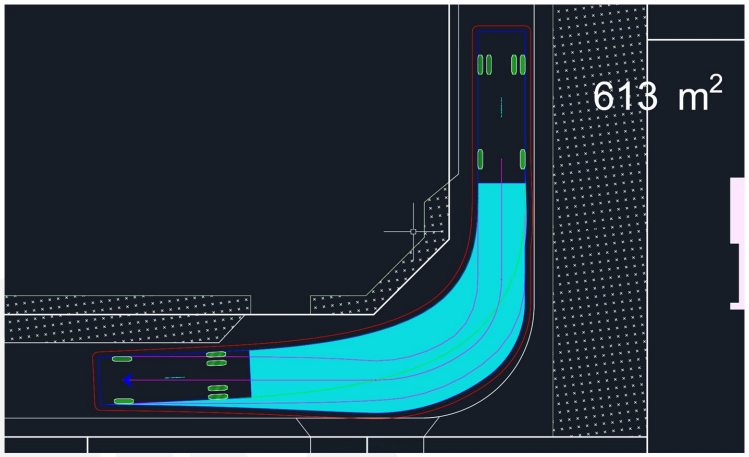


Figure 4: 8m Truck Undertaking First Turn

[1] The software does not allow for different clearances on either side of the vehicle.

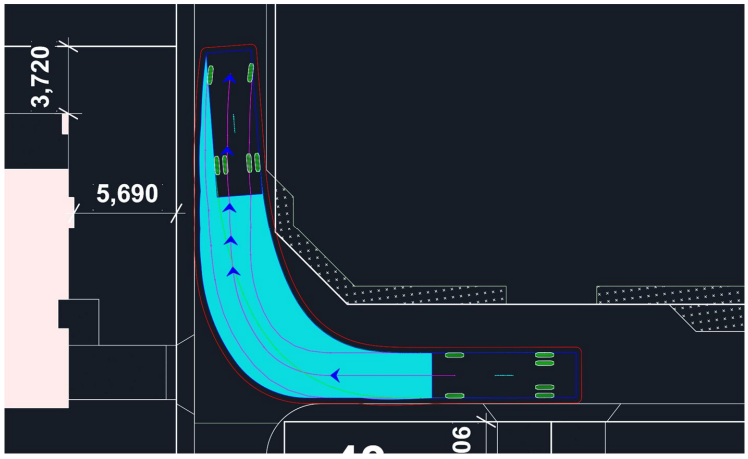


Figure 5: 8m Truck Undertaking Second Turn

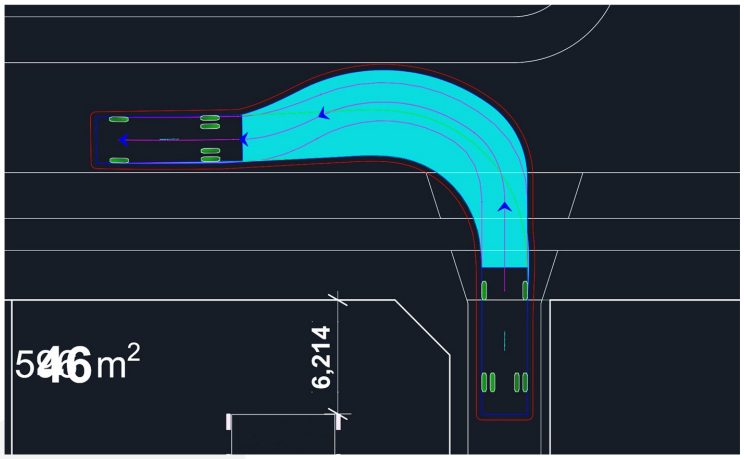


Figure 6: 8m Truck Exiting Right-of-Way

The assessment shows that these clearances are achieved, other than at the southwestern corner (Figure 5) where a truck would pass around 0.26m from the green rather than 0.5m in one very short location.

In practice, we consider that there are two ways that this can be addressed. One would be to slightly widen the formed roadway on its western side in this area, and the other would be to prohibit the erection of any formal barrier (such as a fence) on this small section of the Green. However we are mindful that larger vehicles will be limited to fire trucks and delivery vehicles, and as such, on average we would expect no more than one large vehicle movement every fortnight (and in all likelihood, less than this). The Austroads Guide to Road Design Part 4 ('*Intersections and Crossings – General*') sets out that an appropriate design vehicle for roading is one where there is expected to be one movement of that particular vehicle type per day. Consequently, we are comfortable that the design is appropriate for the expected use of the roadway.

In any case, we consider that the lot boundary is not affected by this matter, rather, it is a matter that could be considered further at engineering approvals (if necessary).

Please do not hesitate to contact me if you require any further information in respect of the above, or clarification of any issues.

Kind regards
Carriageway Consulting Limited



Andy Carr
Traffic Engineer | Director

Mobile 027 561 1967
Email andy.carr@carriageway.co.nz

RC250165 231 Dunstan Road, Alexandra

Consent Review - Transportation

Prepared for	Central Otago District Council
Project Number	CODC-J027
Revision	C
Issue Date	27 January 2026
Prepared by	Logan Copland, Principal Transportation Planner; Dave Smith, Technical Director
Reviewed by	Dave Smith, Technical Director

1. Introduction

Abley Limited (Abley) was engaged by Central Otago District Council (Council) to provide independent transport planning advice in respect of a resource consent application for:

- A 54-lot subdivision of 231 Dunstan Road, with the future use being retirement activity (45 lots) general residential (nine lots)
- Separate lots for open space areas in common
- A storage and community hub, also held in common ownership
- Rights of Way and new roads to vest in Council.

The site is zoned Large Lot Residential in the Central Otago District Plan (DP).

Abley published our review on 30 July 2025 which primarily focused on a 'Draft 1' Transportation Assessment prepared by Carriageway Consulting dated 14 June 2025. Subsequently the application has been revised, and this updated review corresponds to the 'Draft 2' Transport Assessment prepared by Carriageway Consulting dated 14 December 2025, as well as a letter from Carriageway Consulting dated 22 January 2026 that documents further minor layout changes, and Overall Scheme Plan prepared by Calder Surveying dated 23 January 2026. This technical note supersedes our 30 July 2025 document.

The overall scheme plan is indicated in Figure 1.1, and the Masterplan, which denotes further detail of the layout, is shown in Figure 1.2.

Council has requested Abley to review the following:

- Dunstan Road intersection design
- Internal speed limit within subdivision
- Cycling crossing point(s) across Dunstan Road onto the rail trail.
- Reduced building setbacks, potentially affecting the safe functioning of the road
- General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).



Figure 1.1 Subdivision plan. (Source: Attachment 1 of Application documents prepared by Calder Surveying).



Figure 1.2 Masterplan. (Source: Attachment 2 of Application prepared by Studio3).

2. Assessment

Our review has been structured in accordance with the scope identified in Section 1. As a general comment, we acknowledge the comments made by Carriageway[1] around the benefits associated with taking a more strategic approach to residential development along Dunstan Road, such as reviewing speed limits and strategic road crossing locations. Reducing the speed limit on Dunstan Road to align with its increasing urbanised adjacent land use would have transport safety benefits both for vehicle access to existing and future subdivisions, and also for pedestrians and cyclists crossing the road.

[1] Refer TA, Section 7.6

2.1 Dunstan Road intersection design

Location and Sight Distances

A new intersection will be constructed from Dunstan Road and will accommodate all vehicle movements associated with the subdivision. It will be in the approximate location of the existing vehicle access to the site, which as set out in the TA[2], affords excellent sight distances in both directions that are considered appropriate in the current 80km/h speed environment.

Intersection Geometry

The TA assesses there could be up to one vehicle movement per unit/lot during peak hour if assessed as a residential subdivision, or 0.2 vehicle movements per unit/lot if assessed as retirement units. The TA has applied a worst-case scenario assessment of trip generation by assuming each lot is used for standard residential activity, which we consider provides a highly conservative assessment approach. The total trip generation based on this is 54 vehicles per hour (vph) in the peak hours, which is less than one vehicle per minute. The TA assesses that during the evening (PM) peak, there could be up to 32 vehicles turning right into the site from Dunstan Road[3], and that the peak hour traffic flows on Dunstan Road (immediately south of the new road) could be up to 239vph[4]. We have undertaken a turning warrant assessment to check if an auxiliary right turn lane is warranted based on volumes given in the TA, refer Figure 2.1. The assessment shows that based on the worst-case scenario peak traffic loadings of the development, that a short channelised auxiliary right turn lane may be required.

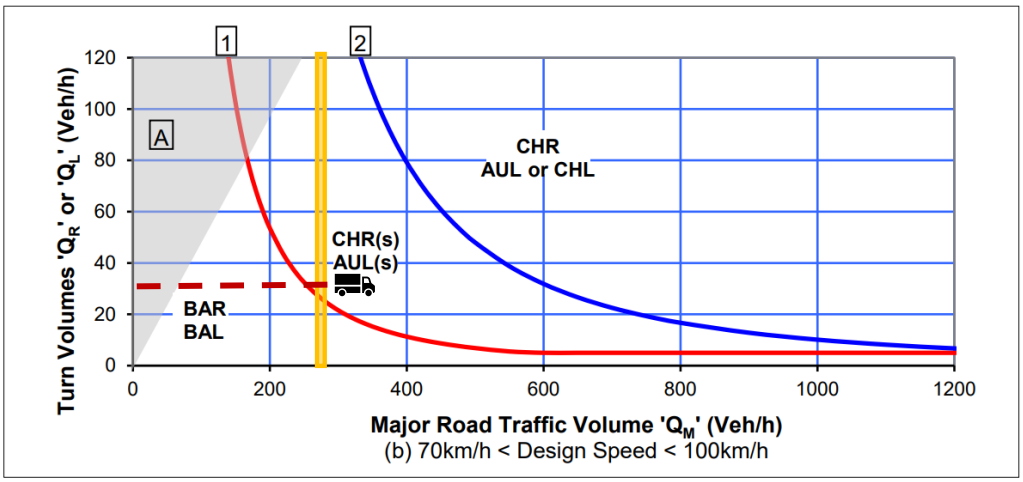


Figure 2.1 Turning warrant assessment (right turn).

However, this represents a worst-case scenario assessment and assumes none of the lots will be used as retirement units. In that regard, it is understood that ownership and occupation of Lots 10 to 54 will be restricted by covenant to those aged 65 years old and above (Independent Retirement Living units), and as such the trip generation (and number of right turning movements into the site during the PM

[2] Refer TA, Section 7.6.
[3] Refer TA, Section 7.6.2
[4] Refer TA, Section 7.1.1

peak hour) will be considerably lower than shown in Figure 2.1. Additionally, should the speed limit be reduced in the future, the threshold at which turning facilities are required will be higher again.

On this basis, we agree with Carriageway that auxiliary turning lanes are unlikely to be warranted. Instead, we recommend that basic turning treatments are installed for the right turn (BAR) and left turn (BAL). These treatments are shown in Figure 7.1 (BAR) and Figure 8.2 (BAL) of Austroads Guide to Road Design Part 4A. This will require localised widening on Dunstan Road, as recommended by Carriageway and we agree this should be achievable within the legal width (which is 24m based on Council GIS) of the road reserve. Detailed engineering plans should be provided to CODC for the intersection design prior to construction.

2.2 Internal speed limit within subdivision

The posted speed limit for the internal roading is likely to be 50km/h. The TA[5] sets out that the new road will be constructed in general accordance with the *Residential Local Road* standard as detailed in Table 3.1 of Council's Addendum to NZS4404:2004 (CoP). This is considered acceptable. This standard requires footpaths on both sides (and this is provided on all internal roads). Given the urban environment, and development density, we consider an internal speed limit of 50km/h is appropriate for the new road and is commensurate with what road users are likely to expect. However, we note that Council may also support the installation of traffic calming measures and is a matter which could be worked through at Engineering Plan Approval stage.

2.3 Cycling crossing point(s) across Dunstan Road onto the rail trail.

The subdivision is likely to result in an increased number of pedestrians / cyclists crossing Dunstan Road to access the Rail Trail and other amenities on the western side of Dunstan Road. We agree with the TA that given the speed environment is currently 80km/h on Dunstan Road that any vehicle/pedestrian/cyclist collision is likely to result in death or serious injury. It is understood from correspondence between the applicant team and Council[6] that the applicant is supportive of Council reducing the speed limit on Dunstan Road, The Carriageway report also notes that it could be appropriate to consider extending the urban speed limit to the site access, to reflect the changing environment and improve safety particularly for non-motorised road users[7]. Carriageway further notes that a road safety audit will be carried out as part of the detailed design phase and that this will include matters relating to pedestrian and cyclist safety.

In this instance we note that although the speed environment on Dunstan Road is high, the traffic flows are low with excellent sight distances and low demand to cross the road. Hence, we consider a safe outcome is possible with respect to crossing Dunstan Road.

We have recently reviewed other subdivisions for CODC along Dunstan Road, which faced the same issue. In the most recent instance[8], we recommended installation of advanced warning signage (such as PW-29) be installed on the approaches to the crossing location to reinforce to drivers that pedestrians and cyclists may be crossing the road in this location.

In addition to the installation of advance signage, we noted that safety audits will be required as part of the detailed design process, and accordingly we considered an acceptable outcome with respect to crossing Dunstan Road can be achieved. We consider in this instance that the same conclusion can be drawn with respect to the current subdivision.

However, we note the comments made by Carriageway with respect to surrounding land also being zoned for more intensive residential development, meaning that in the future there will an increase in

[5] Refer TA, paragraphs 8.5.2 and 8.5.3
[6] Email from Shanon Garden to Duncan Whyte dated 13 January 2026
[7] The current 50kmh/80km/h speed change is located approximately 1km southeast of the site, adjacent to 131 Dunstan Road.
[8] Refer RC240277

pedestrians crossing Dunstan Road along different sections (as adjacent land is developed as is anticipated by the DP). With this in mind, Carriageway considers that consideration should be given to a more strategic response to crossing Dunstan Road based on anticipated future development in the area.

It is difficult to enable a strategic response as part of a resource consent process, compared to say, a plan change process. In principle though, we agree with Carriageway that a strategic review of crossing points on Dunstan Road, as well as reviewing the speed limit, would be beneficial as it would be able to identify the most appropriate crossing locations along the full length of the road, based on likely crossing demand / development locations. We also consider that as part of this review it would be useful to review access management along Dunstan Road, which could include indicative future plans to install auxiliary turning lanes at key intersections if required.

We accept that such a review would need to be undertaken by Council, and that conditions of consent should be crafted to enable an appropriate crossing facility for this development on its own, but retain flexibility should Council complete the strategic review prior to detailed design of this subdivision.

2.4 Reduced building setbacks, potentially affecting the safe functioning of the road

The application does not comply with the minimum building setback from the road boundary, which in the Large Lot Residential Zone is 7m[9]. Lots 1-4, 23-24, 33-37 and 45-46 do not comply with this requirement with setback measured off the Masterplan of 6m. Matters of discretion include:

- *Any adverse effects on the safety and efficiency of the road network.*
- *The extent to which the breach will have adverse effects on visual amenity values, including dominance.*
- *Compatibility of the building or structure with the surrounding built environment.*

The reduced setbacks are not considered problematic from a roading point of view in this case. The adjacent roads are considered fit for purpose in terms of available width and infrastructure provided within that width, and therefore it is unlikely that Council would ever need to acquire land to widen the internal roads in the future.

We also do not consider that the reduced setbacks would lead to any adverse effects with respect to traffic safety. In some cases, reduced setbacks can lead to sight line interruptions or potential for garage doors to open onto footpaths etc. In this instance we note the garages for the new units appear to be set back a distance that is sufficient to enable a car to park between the garage and the boundary, which will avoid vehicles overhanging into the road reserve. It is also noted that there is a back berm provided in all cases which further reduces the likelihood that footpaths will be obstructed by parked cars in front of garages. We recommend for completeness that the garage doors are all set back a minimum of 5.5m from the road boundary to achieve this outcome[10].

2.5 General review of the Transportation Assessment (TA) report, prepared by Carriageway Consulting (Carriageway).

We have structured this section to align with the general headings contained in the TA.

Current Transportation Networks & Current Transportation Patters

We consider the description of the current transport environment and traffic patterns to be accurate. We have checked the reported crash history and confirm that no crashes have been recorded in the vicinity of the site between 2018-2025.

[9] Refer Rule LLRZ-S5
[10] Rule 14.12.2.10.a of the Christchurch District Plan requires garages in the Residential New Neighborhood Zone with the vehicle door facing a road boundary to be setback at least 5.5m from the road boundary.

Traffic Generation and Distribution

As discussed in Section 2.1, we consider the approach to the traffic generation assessment provides a worst-case scenario assessment of traffic effects arising from the development, and therefore consider a highly conservative assessment has been undertaken.

Effects on the Transportation Networks

Intersection modelling of the new Dunstan Road intersection has been undertaken by Carriageway based on the above worst-case scenario traffic generation estimates. The modelling shows the intersection will operate with minimal delays and at Level of Service A. We have no intersection capacity related concerns.

The TA notes that there will be 35 indented parking spaces for the 54 lots, giving a ratio of 0.65 parking spaces per lot. They consider this to be ample, and we agree with this. However they also note that the carriageway widths of 6.0m enable on street parking to be provided within the movement lane as well due to low traffic flows. While we agree with this in principle[11], we consider that parking on sharp curves, where forward visibility is restricted, is undesirable. We recommend that this be considered as part of the detailed design process and parking banned in any unsafe locations via broken yellow no stopping lines.

The comments made with respect to non-car modes of travel, road safety, and the Dunstan Road cross section are considered reasonable.

The access assessment has been considered in Section 2.1 of this technical note.

District Plan Assessment

Overall, the compliance assessment, including the assessment of transport effects arising from the identified non-compliances is considered generally acceptable.

There are several right of way (ROW) accesses proposed to service some of the units as follows:

- A one-way loop is proposed to access lots 38-46 with 4m wide carriageway and localised widening to enable larger vehicles (such as delivery vehicles and fire appliances) to manoeuvre. Appropriate signage and road marking should be provided to ensure compliant use of the one-way ROW and to ban parking from the ROW.
- Vehicle tracking has been undertaken by Carriageway to test if a fire appliance can manoeuvre around the ROW. The analysis shows that this can occur safely on all parts of the ROW except the southwestern curve, where the truck would be approximately 260mm from the eastern edge of the curve, refer Figure 2.2. As part of the detailed design phase, we recommend that a minor adjustment is made to the curve so that the red clearance lines stay at least 500mm from any permanent obstructions (such as a fence around the green). Alternatively, the consent should prohibit any permeant structures within that clearance.

[11] This approach is supported by NZS4404:2010 for suburban roads serving up to 100du.

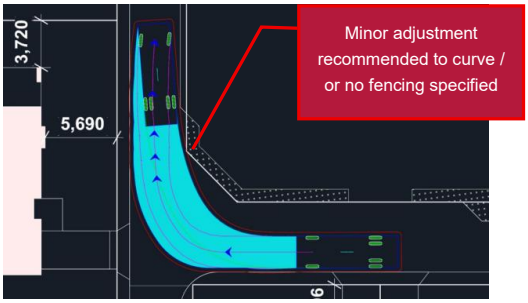


Figure 2.2 Carriageway Consulting vehicle tracking southwestern curve

- Lots 20-22 (three lots) have a shared ROW, the legal width is noted as 7m in the original Carriageway report and 6m on the Masterplan and formed width of 3m. A passing bay is provided.
- Lots 47-50 (four lots) have a shared ROW with legal width of 6m and formed width of 3m. A passing bay is provided. A convex mirror is also proposed to assist drivers with visibility at the corner adjacent to lot 48 – this is considered acceptable given users will be familiar with the access.
- Due to the potential for driveway proliferation occurring around Lots 47 and 52, the applicant was asked to show driveway locations on the plan. The resulting driveway / vehicle crossing layout is shown in Figure 2.3. In our view this achieves an appropriate level of separation and provides adequate refuge for pedestrians using the footpath.

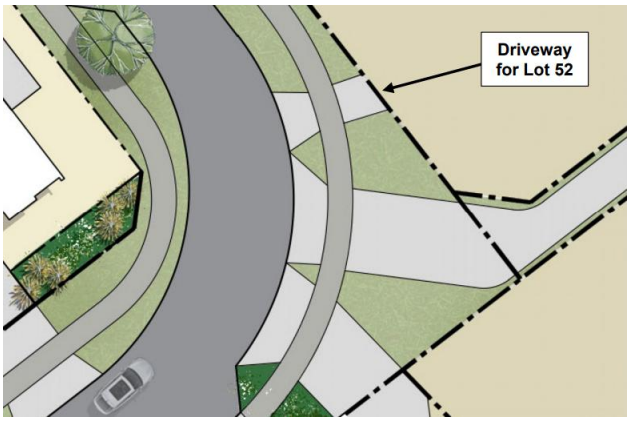


Figure 2.3 Driveway layout for southeastern corner of development

The CoP does not anticipate a right of way serving more than four sites, and when they serve four sites the right of way is required to have a legal width of 6.0m and a formed width of 4.0m. It is noted that the there is no functional difference between a 4.0m carriageway and a 3.0m carriageway, as both only provide for single lane traffic flow, albeit a 4.0m carriageway provides some additional space for pedestrians.

Provisions for emergency service access and rubbish collection on the ROWs was queried as part of the Section 92 request. The applicant confirmed that refuse collection would take place from the legal roads, so rubbish trucks will not drive up the ROWs. They further noted that given the highly infrequent need for access by emergency service vehicles, that temporary blockages are considered acceptable. We agree with this and note that the ROWs are relatively limited in terms the number of users they serve. Therefore it is reasonable for bins to be collected from the street.

Regarding internal road design, the plans show the new road will be 20m wide between the Dunstan Road access and lot 47, and otherwise all new roading is 17m wide. Two additional roads will be constructed providing future transport connections to the north and south which is supported from a network connectivity perspective. These roads will also be 17.0m wide.

Carriageway comment that the physical elements within these corridors all accord with the standards of a Residential Local Road (refer Table 3.1 of the CoP, reproduced in Figure 2.4). For completeness we note the roads will have[12]:

- 6.0m road carriageway
- 1.8m wide footpaths on each side
- Varying berm widths
- Indented parking, provided intermittently on one side of the main road through the site and south connecting road within the site (but not on the north connecting road).

PART 3 – ROADS

Table 3.1 – Delete table and replace with:

Table 3.1 Road Design Standards – Urban (speed limit ≤ 70 km/h)

Class	Type	Area Served	Traffic Volumes ADT (1)	Design Speed, (km/h)		Road Reserve width (m)	Minimum Sealed Carriageway Width (m) Between faces of kerb				Footpath (m)	Berm (m)	Max/min gradient	Normal camber	Max super-elevation	Notes
				Flat or rolling	Hilly		Parking (2)	Traffic	Cycles (3)	Total						
Local Roads	Right of way	1 lot	NA	NA	NA	4.0 (4)	-	1 x 3.0	-	3.0 (4)	-	2 x 0.5	20% max 0.4% min	4%	NA	Not public street (4)
	Right of way	2-4	NA	NA	NA	6.0 (4)	-	1 x 4.0	-	4.0 (4)	-	2 x 1.0	16% max 0.4% min	4%	NA	Not public street (4)
	Cul de Sac	Up to 20 du	NA	NA	NA	12.0	1 x 2.5	1 x 3.5	-	6.0	1 x 1.5	2.0 + 2.5	12.5% max 0.4% min	4%	6%	No stopping on one side
	Residential	21-150 du	Up to 750	30	30	20.0	1 x 2.5	2 x 3.0	-	8.5	2 x 1.5	2 x 4.25	12.5% max 0.4% min	4%	6%	(5)
	Industrial	Up to 20 units	<300	30	30	20.0	1 x 2.5	2 x 3.5	-	9.5	1 x 1.5	2 x 4.5	10% max 0.4% min	4%	6%	No stopping on one side
	Industrial/ Commercial service lane	-	NA	NA	NA	8.0	-	2 x 3.5	-	7.0	-	2 x 0.5	10% max 0.4% min	4%	NA	(6)
	Commercial (Park precinct)	-	<2000	30	30	(7)	(7)	2 x 3.5	-	7.0	2 x 3.0	-	10% max 0.4% min	4%	NA	(7)
Collector Roads	Residential	150 – 450 du	750 - 3000	50	40	20.0	2 x 2.5	2 x 3.5	2 x 1.0	14.0	2 x 1.5	2 x 1.5	10% max 0.4% min	4%	8%	
	Industrial/ Commercial	>20 units	>300	50	40	20.0	2 x 2.5	2 x 3.5	2 x 1.0	14.0	2 x 1.5	2 x 1.5	10% max 0.4% min	4%	6%	(7)

NOTE
(1) du = dwelling units, ADT = average daily traffic
(2) Parking lane width allows for limited cycle space
(3) Where the TA gives approval to remove cycle lanes each traffic lane shall be increased to 4.0m
(4) Where a private way adjoins a collector road, it shall have a 5m traffic width and 6m road reserve width for a minimum of 6m from road boundary
(5) Parking bays set into berm footpath zones
(6) No parking both sides
(7) Width dictated by parking provisions. Parking shall be provided on both sides of street and maximized taking into account traffic considerations
(8) No constructed carriageway is required for 'Leg-In'.

Figure 2.4 Table 3.1 from CODC Addendum to NZS4404:2004.

We note the CoP requires a minimum 8.5m wide carriageway, comprised of two x 3.0m wide traffic lanes and one x 2.5m wide parking lane. This is not provided, as parking will instead be indented. However, with reference to NZS 4404:2010, we consider this design approach to be appropriate from a transport perspective.

[12] The only difference in physical elements between the 20m and 17m sections of road is berm widths.

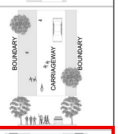
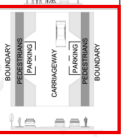
PLACE CONTEXT			DESIGN ENVIRONMENT				LINK CONTEXT					TYPICAL PLAN AND CROSS SECTION
Area	Land use	Local attributes	Locality served	Target operating speed (km/h)	Min. road width (m)	Max. grade	Pedestrians	Passing, parking, loading and shoulder	Cyclists	Movement lane (excluding shoulder)	Classification	
Notes	See 3.2.4, table 3.1 & 3.3.1.6	See table 3.1	See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.16		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.5, 3.3.7, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.16 (Typical max. volumes)	See Appendix E for larger versions of figures
Suburban	Live and play	Side or rear service access	Up to 100 m in length between streets, 1 to 20 lots	10	6	16%	Shared (in movement lane)	Allow for passing up to every 50 m	Shared (in movement lane)	2.75 - 3.00	Lane (~ 200 vpd)	
	Live and play	Access to houses/ townhouses	1 to 20 du	20	9	16%	Shared (in movement lane)	Shared (in movement lane).	Shared (in movement lane)	5.5 - 5.7	Lane (~ 200 vpd)	
	Live and play	Primary access to housing	1 to 200 du	40	15	12.5%	1.5 m one side or 1.5 m each side where more than 20 du or more than 100 m in length	Shared parking in the movement lane up to 100 du, separate parking required over 100 du	Shared (in movement lane)	5.5 - 5.7	Local road (~ 2,000 vpd)	

Table 3.2 (continued)

Figure 2.5 Excerpt of Table 3.2 from NZS4404:2010.

2.6 Other matters

We also asked about the layout of the storage facility, as the TA did not provide an assessment of this in terms of parking and access layout. The applicant commented that area is very large, and that there is sufficient space to achieve compliant parking, manoeuvring and queueing arrangements. The applicant comments that the car parking in the open area is indicative and will be determined by the owners/users. Given the use of the area will be restricted to those living in the subdivision, and noting that the retirement units each have garaging, any vehicles parked in the storage area will be secondary vehicles which could include campervans. Overall, we agree there is sufficient space to accommodate a compliant layout, and recommend for completeness that parking is laid out to comply Rule 12.7.2 of the DP *Parking* which sets out requirements for surfacing, queuing, lighting and dimensions.

3. Conclusion

This technical note has provided a review of the intersection design, crossing facilities, internal speed limits, and general review of the Carriageway TA, relating to a new subdivision on Dunstan Road. We recommend that:

- Garages for the new units are set back at least 5.5m from the road boundary so cars parking in front of the garage do not overhang into the road corridors.
- A strategic transport review of Dunstan Road is undertaken with respect to the posted speed limit, road crossing locations (and infrastructure), and vehicle access. This review would ensure that Dunstan Road responds appropriately to anticipated residential development in the future, and is a matter for Council.
- Provision is made for safe crossing of Dunstan Road, as part of the detailed design process.
- Appropriate signage and road marking should be provided to ensure compliant use of the one-way ROW serving lots 38-46 and to ban parking from the ROW. Vehicle tracking should also be provided to confirm that a rubbish truck can service these lots as part of detailed design.
- As part of the detailed design phase, we recommend that a minor adjustment is made to the curve so that the red clearance lines stay at least 500mm from any permanent obstructions (such as a fence around the green). Alternatively, the consent should prohibit any permeant

structures within that clearance area. Storage facility parking should be designed to comply with Rule 12.7.2 of the DP.

Subject to the above, we consider that the application can be supported with respect to traffic and transport effects.

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Dunedin	49 Water Street, Dunedin 9016	+643 470 0460

Attention:	Duncan Whyte
Company:	Central Otago District Council
Date:	20 January 2026
From:	Nicole Bitossi / Tim Church, Urban Designers
Message Ref:	RC250165 231 Dunstan Road – Urban Design Peer Review
Project No:	BM25021.05

Dear Duncan,

Thank you for the opportunity to review the proposal for the proposed comprehensive residential development at 231 Dunstan Road. The proposal includes 54 Lots for residential and retirement living, common open space, new roads, and space for a storage facility and community hub. The site is located within the Rural Residential Zone of the Central Otago Operative District Plan and is within the Large Lot Residential Zone ('LLRZ') under Plan Change 19. Overall, it is understood the application requires consent as a Restricted Discretionary activity within the LLRZ for several reasons as detailed in the Assessment of Environmental Effects ('AEE'). Those which are relevant to urban design include:

- Comprehensive Residential Development (LLRZ-R12)
- Setback from road boundary (LLRZ-S5) is less than the required 7m from some internal roads.

In assessing the urban design effects of the proposal, all relevant lodgement material, including the Assessment of Environmental Effects ('AEE'), architecture and landscape plans, and revised drawing sets and AEE dated December 2025 have been reviewed

The following information has been reviewed in relation to this urban design assessment:

- Assessment of Environmental Effects prepared by Waveform, dated 3 September 2025, revised December 2025
- Architectural plans prepared by Ikon, dated 12 December 2025
- Landscape plans prepared by Studio 3, dated 15 August 2025, revised 11 December 2025

Overall, the application can be supported from an urban design perspective subject to the recommendations and the imposition of conditions of consent to mitigate potential adverse effects.

Urban Design Assessment

Neighbourhood Character

The proposal aligns with the density expectations of the zone through the Comprehensive Residential Development ('CRD') provisions, which enable one dwelling per 1500m² of gross site area. While some of

the proposed lots are as small as 415m^2 and are significantly smaller than the standard 1500m² lot size within the zone, there is no minimum lot size prescribed for a CRD.

Although the lot sizes are smaller, the proposed development consists of single-storey dwellings that are positioned around two areas of open space, the larger of which is referred to as the 'Central Park' and the smaller as 'Little Common' The combination of single-storey built form and generous open space will enable a sense of spaciousness across the site. The open spaces areas will be owned as undivided shares in common by the IRL lot owners, and the AEE notes there will be controls in place to prevent further subdivision or residential development on these spaces. As such, it is understood the open spaces will continue to provide a generous landscaped setting and sense of spaciousness in perpetuity.

The row of dwellings visible from Dunstan Road are located on 596-714m² lots, set back more than 30 metres from the road frontage behind a wide strip of proposed open space. Due to the substantial setback, only the front row of units will be visible from Dunstan Road, the rest of the development will likely be largely screened from public view behind the front row of dwellings. The Dunstan Road frontage is currently lined with Poplar and Pine trees. The landscape plans show the retention of the Poplars and the removal and replacement of the Pines with additional Poplars. The replacement poplars will be planted with gaps between, allowing filtered views into the site, particularly during winter months when the Poplars are not in leaf. The green open space will be predominantly grassed, with some specimen deciduous trees, expected to be large-scale species consistent with the rural character of the area. There will be no fencing along the road frontage. A landscape plan has been offered by the Applicant as a condition of consent to determine species and planting size at the time of implementation.

The proposed density will be more noticeable internally within the site, where a central cluster of units fronts onto the internal roads. These dwellings will also be seen within the context of the surrounding open space, and a high level of spaciousness is provided.

The predominant proposed built form is single storey, detached dwellings, that align with the expectations of the zone. As well as standalone houses, there are also several single storey duplexes located on the outer edges of the site. These are designed to appear from neighbouring properties as a single dwelling. The dimensions of the duplexes are approximately 17m in combined width, with similar dimensions to the larger houses on rural lifestyle blocks built within the local area.

The eight residential lots that are not part of the development for IRL units are located to the rear of the site and range from 1362m^2 to 1886m^2. These larger lots are more consistent with the intended lot sizes in the Large Lot Residential Zone and help provide a transition from the greater density at the centre of the site to the larger, currently rural lots to the northeast. It is understood that these larger lots do not have rights to use the open spaces proposed within the balance of the development and this is appropriate given the lot sizes of between 1,362m^2 – 1,886m^2 provide opportunities for generous private yard spaces for recreation and amenity needs of residents. The provision of publicly accessible open space is also not anticipated within the LLRZ.

Overall, while the lot sizes are smaller than those generally anticipated within the zone, the comprehensively developed site with dwellings set within large areas of open space and the transition to larger lots on the northern periphery means the proposed density and built form are considered to be compatible with both the existing and planned character of the surrounding area. Some specific concerns are addressed in the Relationship with Neighbours section below.

Streetscape and Public Realm

The street layout within the site consists of a loop road that will be vested with Council, accessed from a single intersection from Dunstan Road. Road connections to neighbouring lots to the north and south have also been provided, which will support an integrated road network within the wider area if/when neighbouring sites develop in the future. The landscape plans show sufficient space within the road corridor to for street tree planting and landscaping, which will contribute to streetscape amenity.

Rows of dwellings are oriented to front the internal roads, contributing to streetscape amenity by providing a positive street interface and opportunities for passive surveillance. All street-facing units include clearly visible front doors and glazing to habitable rooms overlooking the street, supporting legibility and surveillance. The design controls require post and rail fencing along street frontages, which will allow surveillance and interaction with the street.

Several dwellings infringe the 7m setback requirement from internal roads. This setback is intended to support a sense of spaciousness consistent with the large lot character of the area. The infringement is considered acceptable from an urban design perspective, as the overall sense of openness is still achieved through the generous provision of open space across the site.

It is understood that '*Agreement has been reached in principle with Council that the common open spaces within the development (Central Park and Little Common) will be retained in shared private ownership rather than one or the other becoming public parks'.* While the open spaces will likely be in shared ownership of the IRL residents and may not be vested as public land, they are designed to appear and function as public spaces, with easements in place to allow public access and use. This includes being accessible to future developments on neighbouring properties.

Notwithstanding the Council's current position on vesting open space, it is recommended that some public open space or access easement is provided centrally through the Site to at least ensure continuity of public access between vested road connections to neighbouring sites and preferably provide for the community benefit anticipated through the CDR provisions (i.e. 'Either 1500m^2, or 50m^2 per unit, whichever is the greater, is provided for public use as an area of open space'). Figure 1 identifies an approximate area of open space that would likely meet both the access and space requirement for the proposal (i.e. 54 units x 50m^2 = 2700m^2) and would be supported from an urban design perspective.

Furthermore, while it is acknowledged that this has not been previously raised with the Applicant, it is recommended that a public easement is included between Lots 47 and 50 - 52 to provide for an additional pedestrian and cycle link to future proof connectivity with potential LLRZ developments to the northeast of the Site (Figure 1). This anticipates vehicle access would be provided for these neighbouring development sites via the existing right-of-way off Hillview Rd and that only an active travel connection is necessary to ensure long term access functionality and community cohesiveness.



Figure 1: Sketch markup (red) of recommended vested public open space and access easements.

The central open space includes paths, seating, and extensive planting. While many units have their rear fences on the boundary to the open space, which often results in a poor interface, the design controls require post and rail fences to open space boundaries that will allow overlooking and interaction between the open space and adjoining properties. The density of planting within the open space around the rear property boundaries will enable an acceptable level of privacy for residents while allowing for a sense of overlooking for community safety relative to this lower density context.

Onsite Amenity

It is considered a reasonable level of onsite amenity can be achieved. The following is observed:

- All dwellings have outdoor living spaces that are oriented to the north or west and will receive good levels of sunlight.
- Outdoor living spaces are accessed from internal living rooms and are of a reasonable size that allows space for seating and landscaping.
- The communal storage sheds and 'Community Hub' for storage for boats, caravans, etc. and common community amenities will likely be a good addition to the facilities available to Lots 1 to 46 and an appropriate repurposing of existing buildings.

Relationship to Neighbours

While the zone anticipates lot sizes of 1500m², the CRD provisions enable smaller lots, with no minimum lot size specified. The proposed CRD development aligns with the density expectations of the zone overall, due to its clustered layout surrounded by open space. This design approach provides a sense of spaciousness when viewed from within the site and from Dunstan Road.

However, the clustering of smaller lots along the internal boundaries of the Site means that the spacious character experienced from public spaces (externally and internally) is not necessarily experienced from neighbouring properties. This has implications for perceived density and amenity, particularly where dwellings are located close to shared boundaries.

The rows of 443–961 m² lots proposed along the northwest and southeast boundaries (Lots 05–21 and 37-44) are in close proximity to neighbouring properties. Although they comply with yard setback and HIRB requirements, the location and size of the proposed lots results in a higher perceived density from adjacent sites, particularly when compared to the spacious character typically associated with the zone.

The 'Concept Masterplan' (Revision B dated 11/12/2025), illustrates the lot layout for the recently consented development on the adjoining property to the north-west (known as the William Hill site). The lot sizes for this development are just over 2000m^2 each, with a slightly lower density than what is enabled within the zone. Along the shared boundary, three lots from the proposed development back onto each of the larger William Hill lots, with buildings located much closer to the boundary than would typically be expected. The slightly higher perceived density from neighbouring lots is moderated by the duplex typology, which is designed to read as a single dwelling with proportions like larger homes in the area. Nonetheless, this duplex typology is not consistently applied along the northwestern boundary with nine detached units also proposed.

The Applicant has provided a 'baseline larger lot comparison' to indicate potential alignment with a permitted LLRZ development outcome, particularly along this internal boundary interface (Figure 2). This helpfully illustrates that the semi-detached typologies (i.e. Type 3 Villas) proposed appear comparable to a larger, detached dwelling that could be anticipated within the zone with a combined GFA of 236m^2 and generous spacing between them. However, the inclusion of the detached typologies (i.e. Type 1 / 174m^2 and Type 5 / 140m^2 Villas) appear to be less consistent with this baseline comparison, being narrower and more closely spaced, and more characteristic of a Low Density Residential development. It is recommended to either consistently use the semi-detached typology (Type 3 Villas – Figure 3) or the larger of the two

detached housing typologies (Type 5 Villa – Figure 4) or a mix of the two along the northern boundary interface. Lot sizes should ensure there is at least 9m separation distance between buildings, consistent with the baseline comparison. It is acceptable from an urban design perspective to reallocate any potential loss of yield along this internal boundary with smaller lot sizes within the central parts of the development, particularly those associated with the larger open spaces proposed (Figure 4).

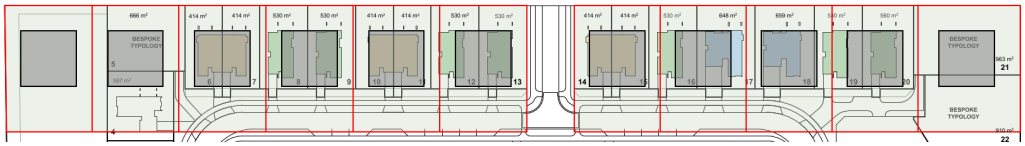

Figure 2: Applicant's 'baseline larger lot comparison' (Attachment 4)



Figure 3: Sketch markup (red) of recommended consistent use of semi-detached typology along northern boundary interface.



Figure 4: Sketch markup (red) of alternative recommendation to swap typologies to achieve consistent use of detached typology along northern boundary interface with semi-detached relocated centrally within the Site.

Similarly, lots 37 - 44 are also located close to the south-eastern boundary, adjoining the Lyons Block. Existing buildings and activity on the Lyons block is located toward the centre and opposite side of the lot, well set back from the shared boundary. Due to the location of the communal sheds and parking area adjacent to the shared boundary, there will only be eight dwellings close to the neighbour's boundary, and the use of the effective use of duplex typology means they will appear as five. As such, the increased density of the proposal is unlikely to have much effect on these neighbours. It is also understood that this neighbour has provided an affected party approval of the proposal for this and any future development that may occur.

Regarding the 'bespoke typologies' identified for Lots 05, 21, 22 and 44, the AEE indicates that development of these lots will be subject to a range of building bulk, location, design and materials conditions and it is proposed that there be a building coverage covenant limiting building size to 200m^2 and well within 30% coverage. This is an acceptable approach and provides flexibility to adapt typologies in response to less typical corner sites and 'bookend' longer runs of standard typologies for variety of product and visual interest. While the baseline comparison illustrates much larger building footprints over these corner lots, the lots proposed for the bespoke typologies are larger and wider than other lots along the more sensitive road and internal boundaries and appear large enough to accommodate the maximum building size within the HIRB standards and potentially a 9m setback along the northwestern boundary (refer below).

Following discussions with the Applicant, the building setback was also increased from 3m to 9m (except for verandas extending to within 6m), which is considered to provide more perceived spaciousness and is sufficient accommodate a planting buffer to help mitigate any privacy concerns. The current landscape proposal shows sparse tree planting along this boundary and, while not recommended at this stage (subject

to further clustering of units above), this additional depth could accommodate a layered mix of hedge, tree, and shrub species to filter views of the dwellings to and from neighbouring developments.

As noted above, this concern also applies to proposed Lots 21 and 22 that are located close to the northeastern Site boundary. Most of lots adjoining the northeastern boundary are larger lots, closer to the lot size anticipated by the zone. However, the two smaller Lots 21 and 22 measuring 961m^2 and 1174m^2 respectively, are also located along this boundary and a 9m building setback from the boundary is also recommended to be applied to these 'bespoke typologies'.

It is noted that proposed Design Control 11 ii. permits solid fencing up to 1.8m between internal boundaries of lots. This is assumed to be in response to smaller lot sizes and the potential privacy effects that can arise between dwellings with less separation distances and more characteristic of Low Density Residential. Furthermore, a long and continuous hard edge to the Site could undermine the purpose of the deeper internal boundary setback distances provided for buildings (discussed above) and may create additional visual dominance issues for neighbours. It is recommended that solid fencing is restricted across the development and an alternative use of visually softer planting buffers (e.g. hedging) are used more effectively to mitigate amenity impacts and tie in with the residential character of the zone.

Conclusion and Recommendations

In conclusion, the proposal is supported from an urban design perspective, subject to the following recommendations and / or suggested conditions of consent. The proposal, including volunteered conditions of consent, is consistent with the urban design outcomes anticipated for a Comprehensive Residential Development in Large Lot Residential zone. The proposal includes a mix of greater density housing balanced with open space is likely to deliver a better urban design outcome than what could have occurred through a more conventional pattern of 1500m² lots spread across the entire site.

Urban design support is subject to the following recommendations and / or suggested conditions of consent:

1. A legal instrument be put in place to secure at least 2700m^2 of proposed open spaces in perpetuity, with provision for convenient public walking and cycling access between the two proposed road linkages to neighbouring sites.

2. A public easement is included between Lots 47 and 50 - 52 to provide for an additional pedestrian and cycle link to future proof connectivity with potential LLRZ developments to the northeast of the Site.

3. Either consistently use the semi-detached typology (Type 3 Villas) or the larger of the two detached housing typologies (Type 5 Villa) or a mix of the two along the northern boundary interface. Lot sizes should ensure there is at least 9m separation distance between buildings.

4. The 9m internal boundary building setback also applies to Lots 21 and 22.

5. Use of solid fencing up to 1.8m is restricted across the development and use of visually softer planting buffers (e.g. hedges) are used to help mitigate any privacy impacts between smaller lots and neighbours' amenity.

Todd Walker

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Email enquiries@toddwalker.com
Website toddwalker.com
Location Queenstown | Wānaka

21 January 2026

Glenoir LP
C/- Shanon Garden

By email: shanon@navigateproperty.co.nz

Dear Shanon

231 Dunstan Road, Alexandra – Dunstan Common Retirement Village Comprehensive Residential Development – Notification

Introduction

1. This letter sets out the notification provisions of the Resource Management Act 1991 (**Act**) and the application of this legal framework to the Dunstan Common Retirement Village development.

2. A detailed Assessment of Environmental Effects (**AEE**) has been prepared by Waveform Environmental Planning (June 2025, revised 19 December 2025). This letter relies on the planning conclusions reached in the AEE and should be read alongside it.

3. We agree with the notification assessment contained in the AEE. In our view, the application should be processed on a non-notified basis.

Notification under the Act

4. Sections 95 to 95G of the Act set out the requirements for notification of a resource consent application. Specifically, ss 95A and 95B determine whether an application for resource consent should be publicly or limited notified by the consent authority. These provisions contain a series of steps that must be followed by the Central Otago District Council (**Council**) in making this determination.

Public notification

5. The Council must first consider whether public notification is mandatory. This is where the proposal meets the criteria set out in section 95A(3), being:

   a. the applicant requests public notification;

   b. the proposal involves the exchange of recreation reserve land under the Reserves Act 1977; or

   c. the applicant has not responded to a request for further information under s 92.

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6. None of the criteria outlined in section 95A(3) are met. Glenoir LP (**Applicant / Glenoir**) has not requested that the application is publicly notified, the application does not involve reserve land, and there are no outstanding further information requests.

7. Secondly, the Council must consider whether public notification is precluded by section 95A(4) and (5). This is where there is a rule in the District Plan or other planning instrument precludes notification, or where the application is for a controlled activity or boundary activity.

8. There is no rule in this case precluding notification and the proposal is not a controlled activity or boundary activity.[1]

9. Thirdly, the Council must consider whether public notification is required by s 95A(7) and (8), being where a rule requires notification. There is no such rule here.[2]

10. Section 95A(8)(b) requires an application to be notified where the Council decides that the activity will have or is likely to have adverse effects on the environment that are more than minor. This must be determined in accordance with s 95D.

11. Section 95D sets out five qualifications to an assessment of adverse effects on the environment and whether they are more than minor:

    a. *An assessment must disregard effects on persons who own or occupy the application site or adjacent land*[3]

       Adverse effects on Glenoir as owner of the land and owners of the adjacent land must be disregarded. In determining 'adjacent land,' the High Court has held this is not confined to land directly adjoining the subject site, and may also include nearby land.[4]

    b. *The application of the permitted baseline*[5]

       The application of the permitted baseline is discretionary. The Courts have, however, considered that the permitted baseline can be applied where it provides a comparison with what could be done on the land as of right and is credible, not fanciful development.[6] The recently determined and partially operative Plan Change 19 provisions were developed to plan for anticipated residential growth of the district. The AEE and supporting attachments outline in detail development that is reasonably anticipated by the LLRZ provisions of the District Plan and conclude that the proposal is not expected to have greater adverse effects than that anticipated by those provisions.[7] As such, the

1 Waveform AEE, at p. 69.
2 Section 95A(8)(a). AEE, at p. 70.
3 Section 95D(a).
4 *Ports of Auckland Ltd v Auckland Council* [1999] 1 NZLR 601, [1998] NZRMA 481 (HC).
5 Section 95D(b).
6 *Smith Chilcott Ltd v Auckland City Council* (2001) 7 ELRNZ 126, [2001] 3 NZLR 473 (CA).
7 AEE, at pp. 70-73.

TW

permitted baseline represents a plausible, non-fanciful development of this land, and the Council should accordingly disregard effects within this baseline.

c. *Exclusion of effects outside the consent authority's discretion*[8]

Overall, the application is being processed as a non-complying activity, meaning there are no adverse effects outside the Council's discretion.

d. *Disregarding trade competition and its effects*[9]

This is not applicable.

e. *Exclusion of any effect on a person who has given written approval to the application*[10]

Written approvals have been given by the southern neighbour, Pete and Elsie Lyon.

12. An assessment of whether an effect is 'more than minor' is one of fact and degree. 'Minor' is at the lower end of a scale of major, moderate, and minor effects, but must be more than de minimis.[11] It follows that a conclusion that effects are 'more than minor' sits higher on this scale.

13. A detailed assessment has been undertaken in the AEE, which concludes that adverse effects on the environment are not likely to be more than minor.[12] There is no basis we can identify to challenge this planning assessment.

14. Finally, the Council may consider whether special circumstances exist that warrant the application being publicly notified.[13] 'Special circumstances' have been determined to be unusual or exceptional, but may be less than extraordinary or unique.[14] There is nothing unusual or exceptional about the application to undertake a comprehensive residential development of this type and in this location that would suggest special circumstances exist.

Limited notification

15. With regard to limited notification, the Council must first consider whether certain customary groups must be notified.[15] The application does not involve any protected customary rights groups, customary marine title groups, or land that is the subject of a statutory acknowledgement area.

8 Section 95D(c).
9 Section 95D(d).
10 Section 95D(e).
11 *Rea v Wellington City Council* (2007) 13 ELRNZ 185, [2007] NZRMA 449 (HC).
12 AEE, at pp. 73-74.
13 Section 95A(9).
14 *Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2 NZLR 529, [1996] NZAR 396 (CA).
15 Section 95B(2) and (3).

TW

16. Secondly, the Council must consider whether limited notification is precluded. The application does not involve any of the matters listed in section 95B(6). As such, limited notification is not precluded.

17. Thirdly, the Council must consider whether other affected persons, determined in accordance with section 95E, must be notified. 'Affected persons' are those persons on which effects are minor or more than minor. In determining this, the Council must disregard persons who have provided written approval and may also apply the permitted baseline. As noted, written approvals have been given by the southern neighbour.

18. As outlined previously, it is reasonable to apply the permitted baseline to this application. Development (and associated effects) in line with the District Plan provisions is anticipated within the LLRZ.

19. The AEE has undertaken a detailed assessment of effects on immediately adjacent properties, assessing the effects of the development relevant to each property. The AEE concludes that effects on these properties are less than minor due to setbacks and the extent of the development in comparison to the permitted baseline.[16] Again, we see no basis to challenge this conclusion.

20. Finally, the Council may also consider whether special circumstances exist that warrant the application being notified to other persons not already considered under s 95B.[17] As outlined above, the adjacent properties are not considered to be affected parties and, as such, cannot be limited notified under special circumstances.

Conclusion

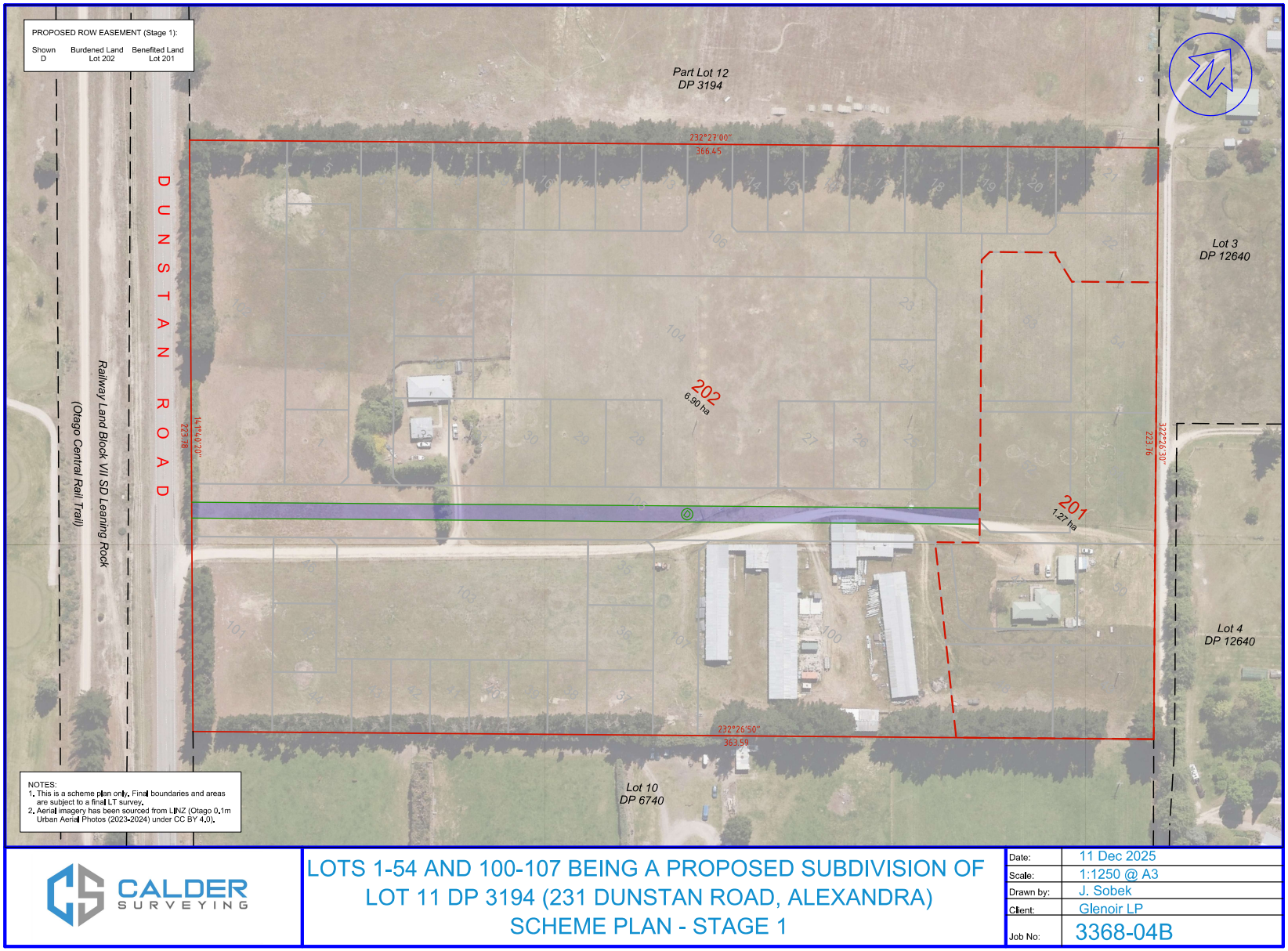
21. Following the steps outlined in the notification provisions leads to a conclusion that this application should proceed to be processed on a non-notified basis.

Yours faithfully
Todd Walker

Ben Gresson
Senior Associate
ben.gresson@toddwalker.com

Lucy King
Senior Solicitor
lucy.king@toddwalker.com

[16] AEE, at pp. 75-82.
[17] Section 95B(10).


PROPOSED ROW EASEMENT (Stage 1):
Shown D
Burdened Land Lot 202
Benefited Land Lot 201
Part Lot 12 DP 3194
232°27'00" 366.45
DUNSTAN ROAD
Railway Land Block VII SD Leaning Rock (Otago Central Rail Trail)
202 6.90 ha
201 1.27 ha
Lot 3 DP 12640
Lot 4 DP 12640
Lot 10 DP 6740
232°26'50" 363.59
322°26'30" 223.76
144°40'20" 223.18
NOTES:
1. This is a scheme plan only. Final boundaries and areas are subject to a final LT survey.
2. Aerial imagery has been sourced from LINZ (Otago 0.1m Urban Aerial Photos (2023-2024) under CC BY 4.0).
CALDER SURVEYING
LOTS 1-54 AND 100-107 BEING A PROPOSED SUBDIVISION OF LOT 11 DP 3194 (231 DUNSTAN ROAD, ALEXANDRA)
SCHEME PLAN - STAGE 1
Date: 11 Dec 2025
Scale: 1:1250 @ A3
Drawn by: J. Sobek
Client: Glenoir LP
Job No: 3368-04B

IKON

DUNSTAN COMMON

Issue	RESOURCE CONSENT
Date	12/12/2025
Revision	A

EST. 1976

DOCUMENT TRANSMITTAL

Subset ID and Name	Layout ID	Layout Name	Current Revision ID	Issued Date
SK0 RESOURCE CONSENT				
	SK0-01	COVER PAGE	A	12/12/2025 ...
	SK0-02	DRAWING TRANSMITTAL PAGE	A	12/12/2025 ...
SK1 SITE & OVERALL PLANS				
	SK1-01	SITE PLAN	A	12/12/2025 ...
	SK1-02	LOCATION PLAN	A	12/12/2025 ...
	SK1-05	EXISTING & DEMO COMMUNITY HALL PLAN	A	12/12/2025 ...
	SK1-06	PROPOSED COMMUNITY HALL PLAN	A	12/12/2025 ...
SK2 PRECEDENT IMAGERY				
	SK2-01	PRECEDENT IMAGERY METAL CLADDING	A	12/12/2025 ...
	SK2-02	PRECEDENT IMAGERY TIMBER WEATHERBOARD	A	12/12/2025 ...
	SK2-03	PRECEDENT IMAGERY BOARD & BATTEN	A	12/12/2025 ...
SK3 TYPE 1 SOUTH ENRTY 3 BED				
	SK3-01	TYPE 1 SOUTH ENTRY 3 BED FLOOR PLAN	A	12/12/2025 ...
	SK3-02	TYPE 1 SOUTH ENTRY 3 BED	A	12/12/2025 ...
	SK3-03	TYPE 1 SOUTH ENTRY 3 BED	A	12/12/2025 ...
	SK3-04	TYPE 1 SOUTH ENTRY 3 BED	A	12/12/2025 ...
	SK3-05	TYPE 1 SOUTH ENTRY 3 BED	A	12/12/2025 ...
	SK3-06	TYPE 1 SOUTH ENTRY 3 BED	A	12/12/2025 ...
SK4 TYPE 2 SIDE ENRTY 3 BED				
	SK4-01	TYPE 2 SIDE ENTRY 3 BED FLOOR PLAN	A	12/12/2025 ...
	SK4-02	TYPE 2 SIDE ENTRY 3 BED	A	12/12/2025 ...
	SK4-03	TYPE 2 SIDE ENTRY 3 BED	A	12/12/2025 ...
	SK4-04	TYPE 2 SIDE ENTRY 3 BED	A	12/12/2025 ...
	SK4-05	TYPE 2 SIDE ENTRY 3 BED	A	12/12/2025 ...
	SK4-06	TYPE 2 SIDE ENTRY 3 BED	A	12/12/2025 ...
SK5 TYPE 3 SOUTH ENTRY 2 BED DUPLEX				
	SK5-01	TYPE 3 SOUTH ENTRY 2 BED DUPLEX FLOOR PLAN	A	12/12/2025 ...
	SK5-02	TYPE 3 SOUTH ENTRY 2 BED DUPLEX	A	12/12/2025 ...
	SK5-03	TYPE 3 SOUTH ENTRY 2 BED DUPLEX	A	12/12/2025 ...
	SK5-04	TYPE 3 SOUTH ENTRY 2 BED DUPLEX	A	12/12/2025 ...
	SK5-05	TYPE 3 SOUTH ENTRY 2 BED DUPLEX	A	12/12/2025 ...
	SK5-06	TYPE 3 SOUTH ENTRY 2 BED DUPLEX	A	12/12/2025 ...
SK6 TYPE 4 NORTH ENTRY 2 BED				
	SK6-01	TYPE 4 NORTH ENTRY 2 BED FLOOR PLAN	A	12/12/2025 ...
	SK6-02	TYPE 4 NORTH ENTRY 2 BED	A	12/12/2025 ...
	SK6-03	TYPE 4 NORTH ENTRY 2 BED	A	12/12/2025 ...
	SK6-04	TYPE 4 NORTH ENTRY 2 BED	A	12/12/2025 ...
	SK6-05	TYPE 4 NORTH ENTRY 2 BED	A	12/12/2025 ...
	SK6-06	TYPE 4 NORTH ENTRY 2 BED	A	12/12/2025 ...
SK7 TYPE 5 SOUTH ENTRY 2 BED				
	SK7-01	TYPE 5 SOUTH ENTRY 2.5 BED FLOOR PLAN	A	12/12/2025 ...
	SK7-02	TYPE 5 SOUTH ENTRY 2.5 BED	A	12/12/2025 ...
	SK7-03	TYPE 5 SOUTH ENTRY 2.5 BED	A	12/12/2025 ...
	SK7-04	TYPE 5 SOUTH ENTRY 2.5 BED	A	12/12/2025 ...
	SK7-05	TYPE 5 SOUTH ENTRY 2.5 BED	A	12/12/2025 ...
	SK7-06	TYPE 5 SOUTH ENTRY 2.5 BED	A	12/12/2025 ...
SK8 TYPE 6 NORTH ENTRY 2 BED				
	SK8-01	TYPE 6 NORTH ENTRY 2 BED FLOOR PLAN	A	12/12/2025 ...
	SK8-02	TYPE 6 SOUTH ENTRY 2 BED	A	12/12/2025 ...
	SK8-03	TYPE 6 SOUTH ENTRY 2 BED	A	12/12/2025 ...
	SK8-04	TYPE 6 SOUTH ENTRY 2 BED	A	12/12/2025 ...
	SK8-05	TYPE 6 SOUTH ENTRY 2 BED	A	12/12/2025 ...
	SK8-06	TYPE 6 SOUTH ENTRY 2 BED	A	12/12/2025 ...
SK9 HEIGHT RELATION TO BOUNDARY				
	SK9-01	HEIGHT TO BOUNDARY DIAGRAMS 01 & 02	A	12/12/2025 ...
	SK9-02	HEIGHT TO BOUNDARY DIAGRAMS 03 & 04	A	12/12/2025 ...
	SK9-03	HEIGHT TO BOUNDARY DIAGRAMS A & B	A	12/12/2025 ...
	SK9-04	HEIGHT TO BOUNDARY DIAGRAMS C & D	A	12/12/2025 ...

IKON

DUNSTAN COMMON

DRAWING TRANSMITTAL PAGE

Job # 2319
Date: 12/12/2025
Scale @ A3

SK0-02

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DUNSTAN COMMON | SITE PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:1000

SK1-01

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BULK & LOCATION LEGEND

- EXISTING RESIDENTIAL BUILDINGS
- COMMUNAL FACILITY ZONE
- COMMUNITY PAVILION
- COMMUNITY STORAGE FACILITIES
- **TYPE 1 VILLA** 3 BED SOUTH ENTRY (DOUBLE GARAGE)
- **TYPE 2 VILLA** 3 BED SIDE ENTRY
- **TYPE 3 VILLA** 2 BED SOUTH ENTRY (DUPLEX)
- **TYPE 4 VILLA** 2 BED NORTH ENTRY
- **TYPE 5 VILLA** 2 BED SOUTH ENTRY
- **TYPE 6 VILLA** 2 BED NORTH ENTRY (DUPLEX)
- PROPOSED NEW BOUNDRY OUTLINES

BUILDING METRICS

TYPE 1 - 3 BED DOUBLE GARAGE	10
TYPE 2 - 3 BED	3
TYPE 3 - 2 BED DUPLEX	6
TYPE 4 - 2 BED STAND ALONE	8
TYPE 5 - 2 BED STAND ALONE	9
TYPE 6 - 2 BED DUPLEX	6
BESPOKE - 3 BED STAND ALONE	4
LARGE LOTS	8
TOTAL	54

DUNSTAN COMMON

LOCATION PLAN

N

Job # 2319
Date: 12/12/2025
Scale @ A3 1:2000

SK1-02

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DEMOLITION LEGEND

BLUE FILL INDICATES ELEMENTS TO BE DEMOLISHED

DUNSTAN COMMON

EXISTING & DEMO
COMMUNITY HALL PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:500

SK1-05

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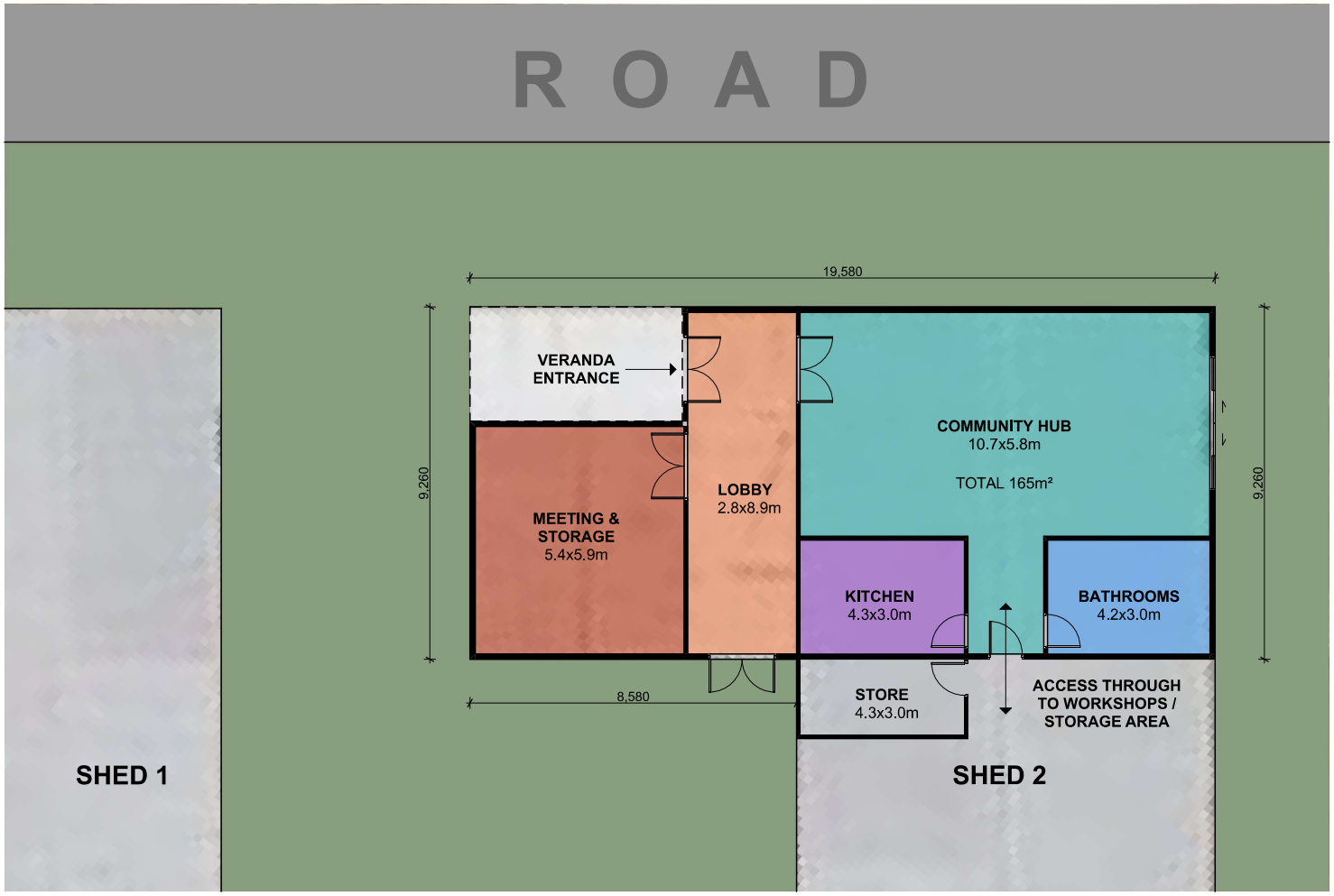

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DUNSTAN COMMON

PROPOSED COMMUNITY HALL PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK1-06

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DUNSTAN COMMON

PRECEDENT IMAGERY
METAL CLADDING

Job # 2319
Date: 12/12/2025
Scale @ A3

SK2-01

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DUNSTAN COMMON

PRECEDENT IMAGERY
TIMBER WEATHERBOARD

Job # 2319
Date: 12/12/2025
Scale @ A3

SK2-02

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DUNSTAN COMMON

PRECEDENT IMAGERY
BOARD & BATTEN

Job # 2319
Date: 12/12/2025
Scale @ A3
SK2-03

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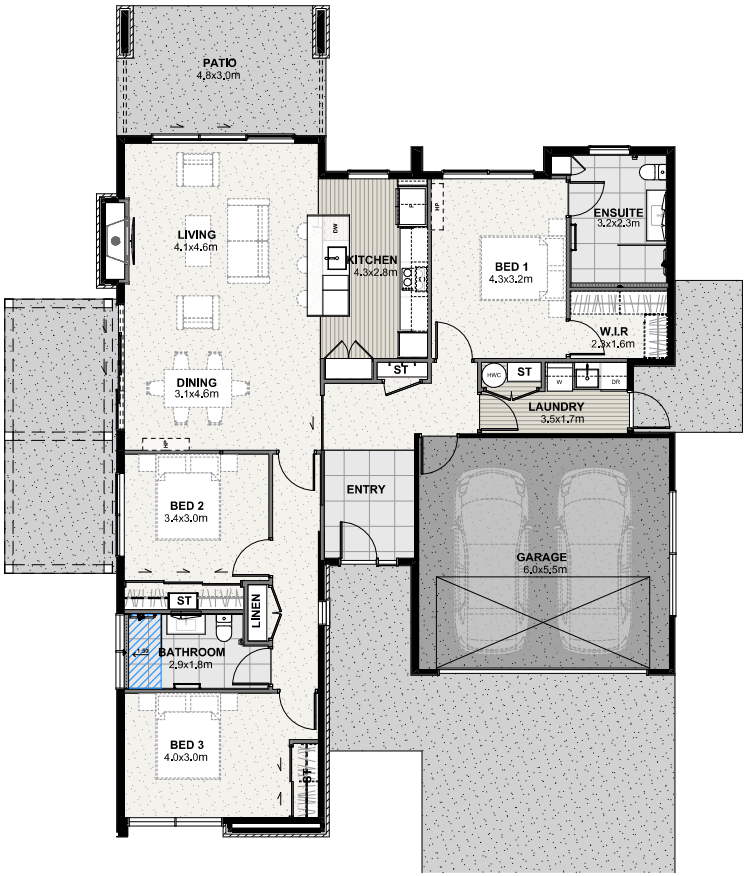
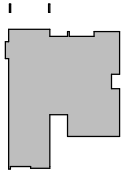


IKON

TYPE 1
3 BED GFA **174m²**



DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED
FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK3-01

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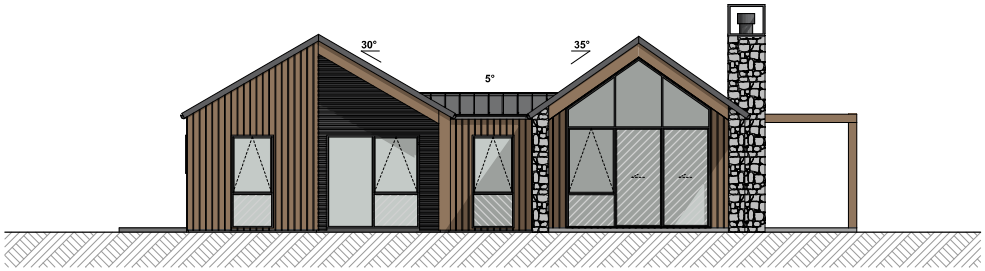

ELEVATION 01



ELEVATION 02

EXTERIOR CLADDINGS

- BOARD AND BATTEN WITH PAINT FINISH
- SELECTED STONE
- FEATURE TIMBER PERGOLA
- SHIPLAP VERTICAL TIMBER CLADDING

DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK3-02

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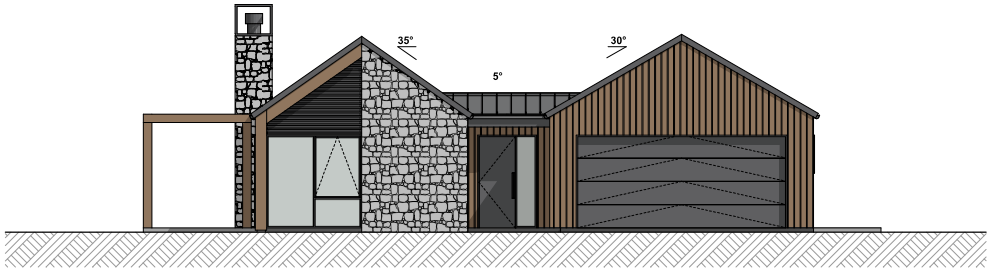

ELEVATION 03



ELEVATION 04

IKON

EXTERIOR CLADDINGS

- BOARD AND BATTEN WITH PAINT FINISH
- SELECTED STONE
- FEATURE TIMBER PERGOLA
- SHIPLAP VERTICAL TIMBER CLADDING

DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK3-03

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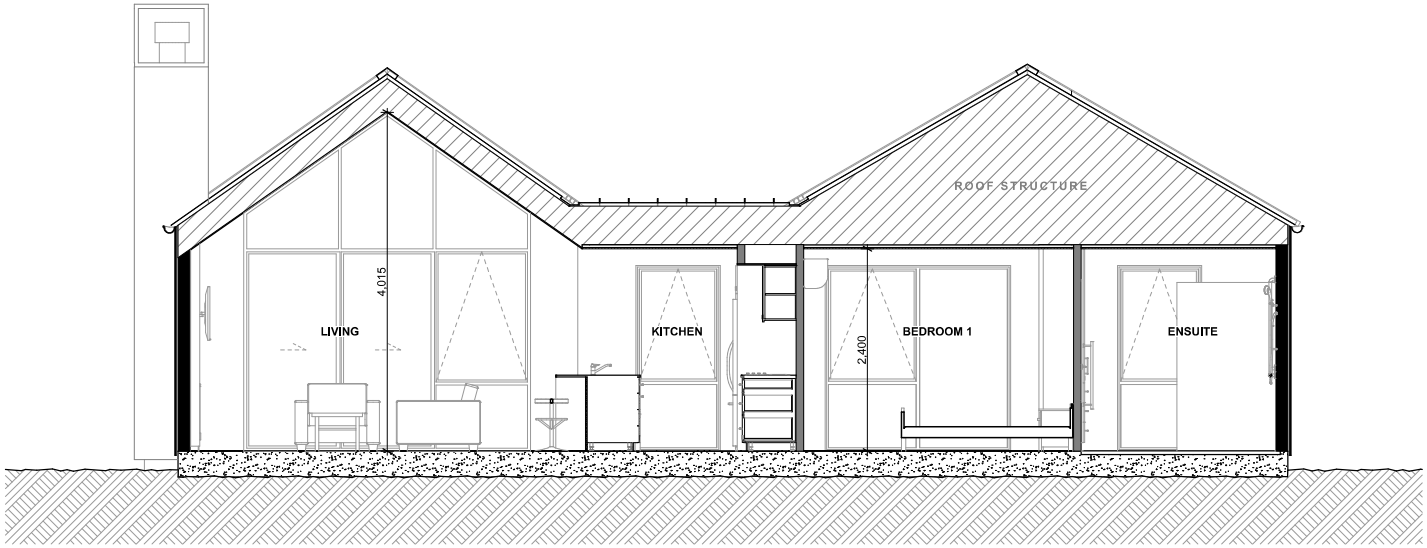

SECTION

DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK3-04

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK3-05

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 1 SOUTH ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK3-06

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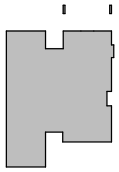
TYPE 2
3 BED GFA **171m²**



DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED
FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK4-01

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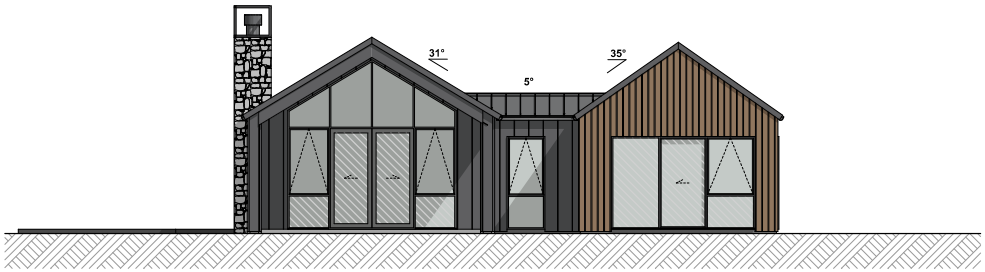
EXTERIOR CLADDINGS

- SELECTED STONE
- SHIPLAP VERTICAL TIMBER CLADDING
- VERTICAL METAL TRAY CLADDING



ELEVATION 01



ELEVATION 02

DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK4-02

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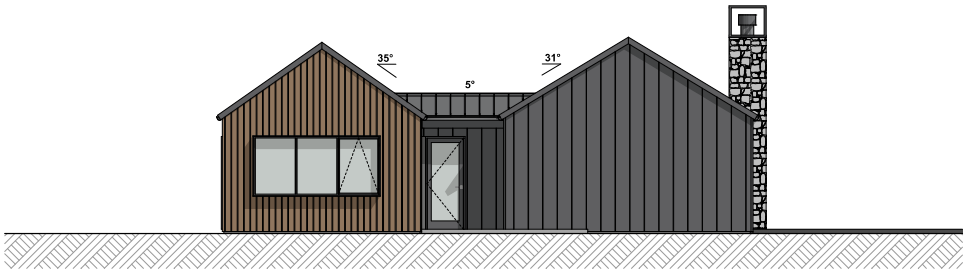
EXTERIOR CLADDINGS

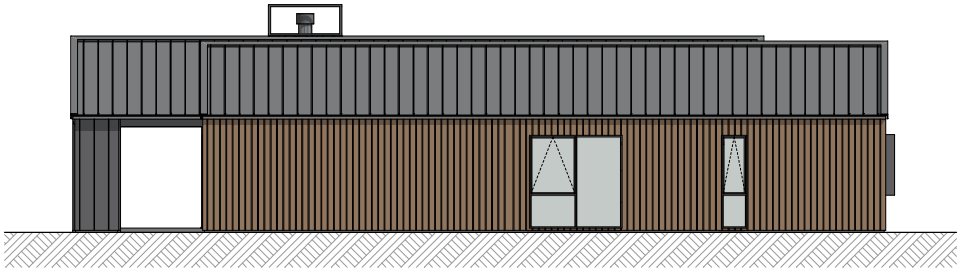
SELECTED STONE

SHIPLAP VERTICAL TIMBER CLADDING

VERTICAL METAL TRAY CLADDING



ELEVATION 03



ELEVATION 04

DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK4-03

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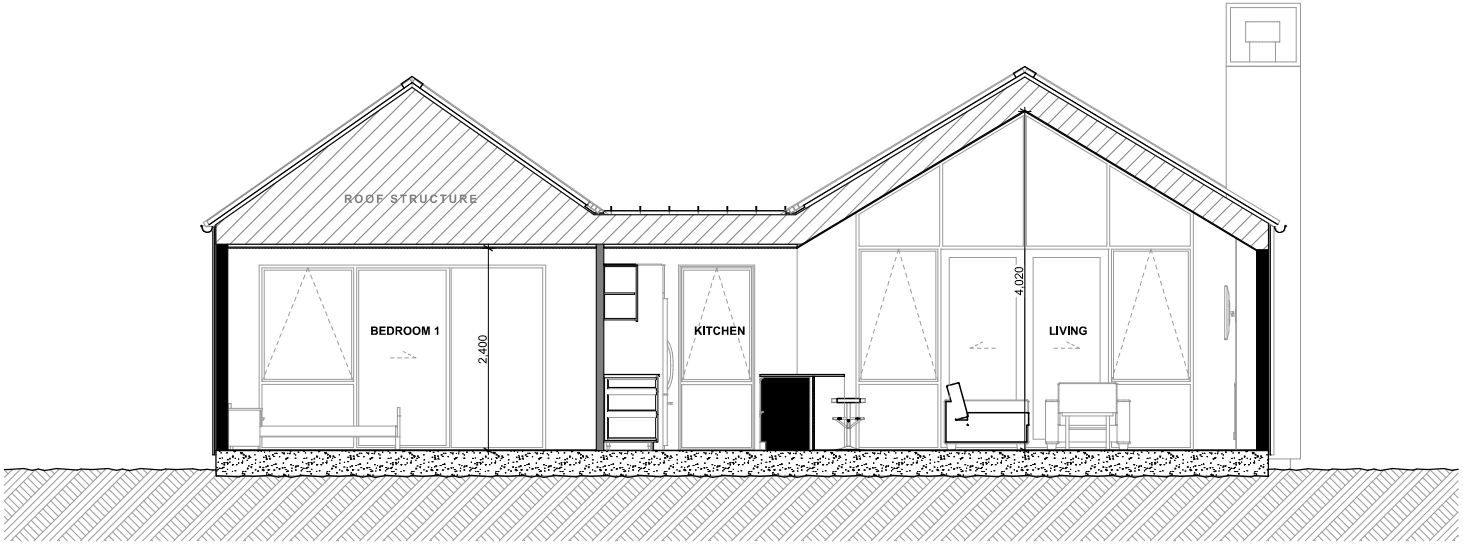

SECTION

DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK4-04

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK4-05

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 2 SIDE ENTRY 3 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

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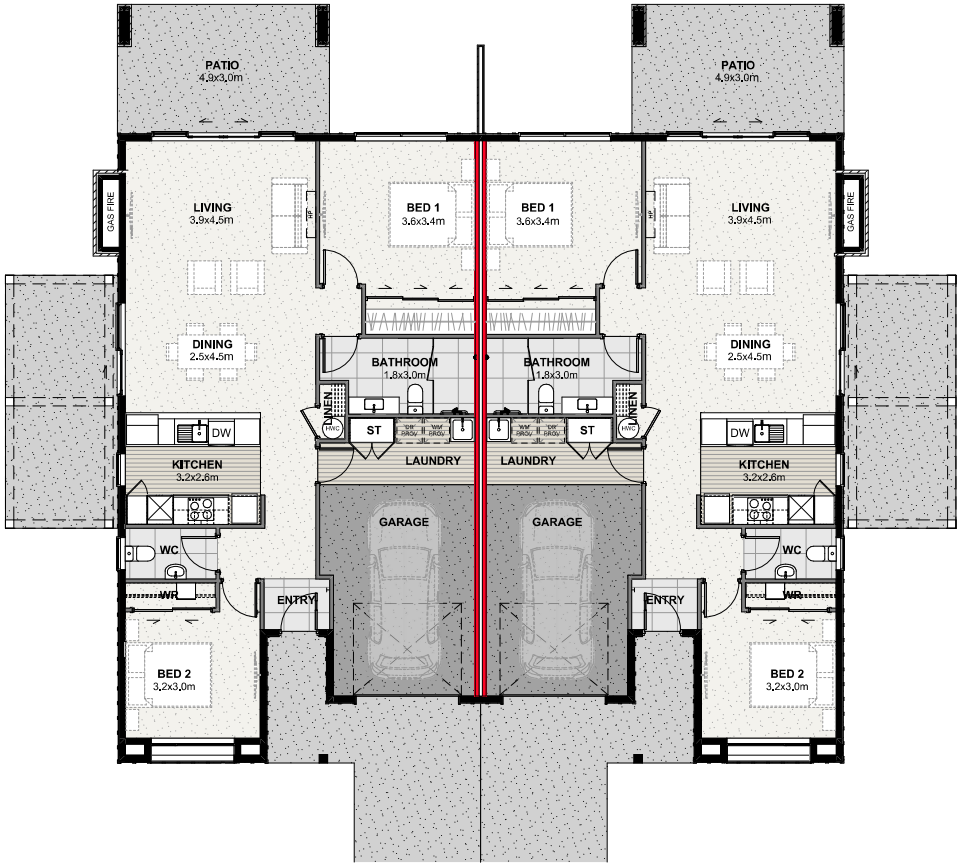
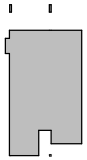


IKON

TYPE 3
2 BED GFA **118m²**



DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED
DUPLEX FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK5-01

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EXTERIOR CLADDINGS

BOARD AND BATTEN WITH PAINT FINISH

SELECTED STONE

FEATURE TIMBER PERGOLA



ELEVATION 01



ELEVATION 02

DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED DUPLEX

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK5-02

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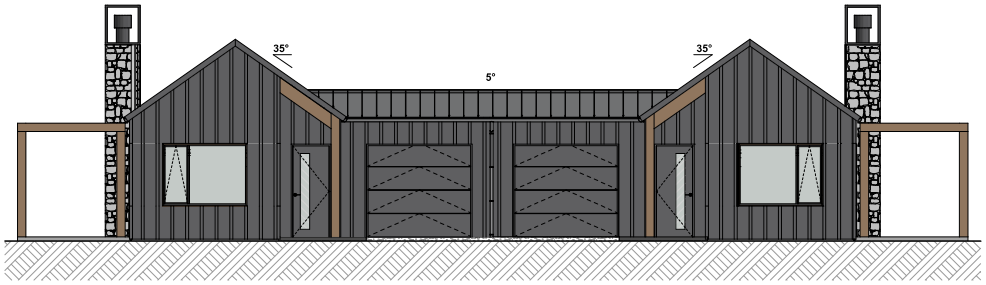
EXTERIOR CLADDINGS

BOARD AND BATTEN WITH PAINT FINISH

SELECTED STONE

FEATURE TIMBER PERGOLA



ELEVATION 03



ELEVATION 04

DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED DUPLEX

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK5-03

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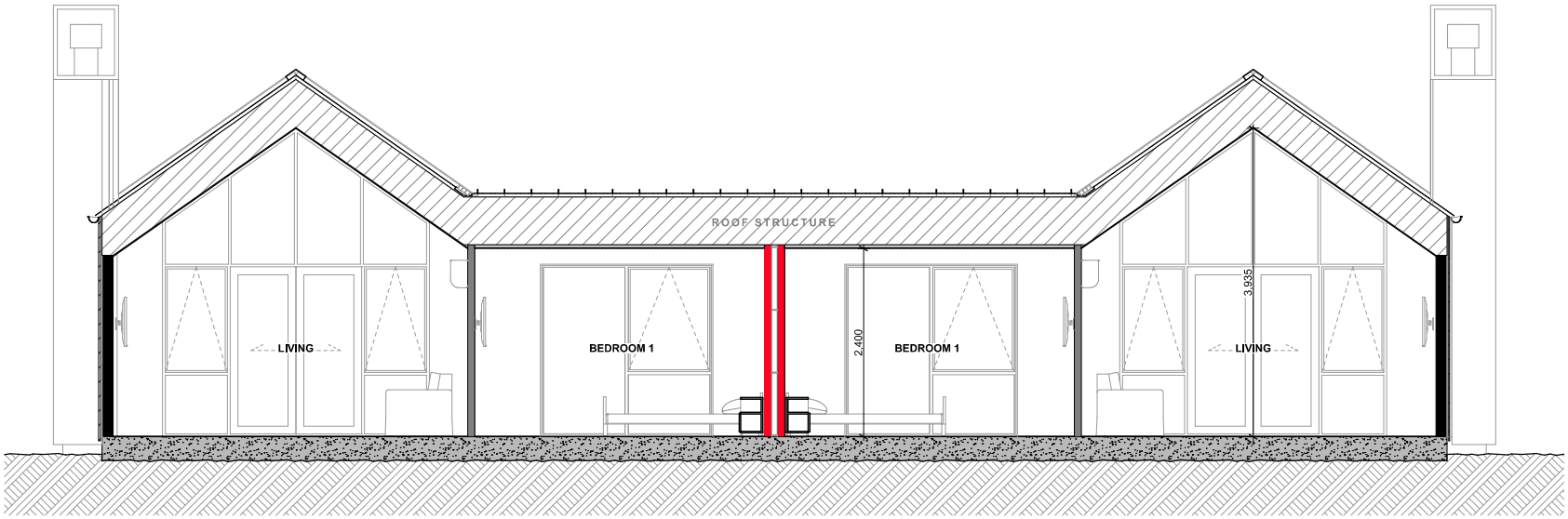

SECTION

DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED
DUPLEX

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK5-04

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED
DUPLEX

Job # 2319
Date: 12/12/2025
Scale @ A3

SK5-05

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 3 SOUTH ENTRY 2 BED
DUPLEX

Job # 2319
Date: 12/12/2025
Scale @ A3

SK5-06

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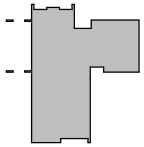
TYPE 4
2 BED GFA **139m²**



DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED
FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK6-01

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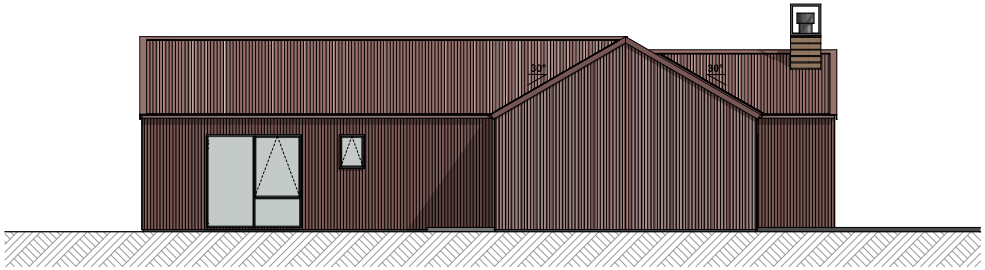
EXTERIOR CLADDINGS

- CORROGATED METAL CLADDING
- SHIPLAP HORIZONTAL TIMBER CLADDING
- SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 01



ELEVATION 02

DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK6-02

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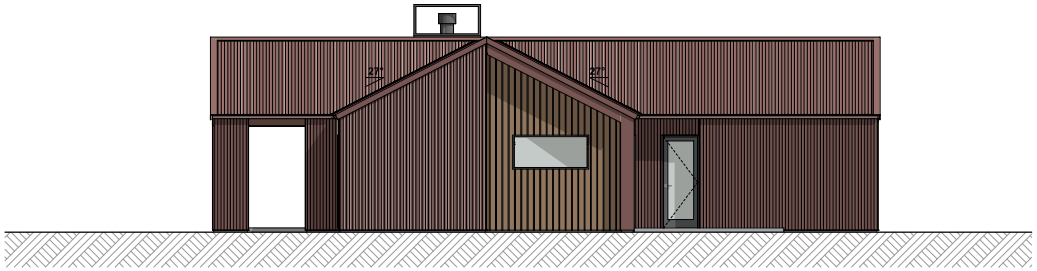
EXTERIOR CLADDINGS

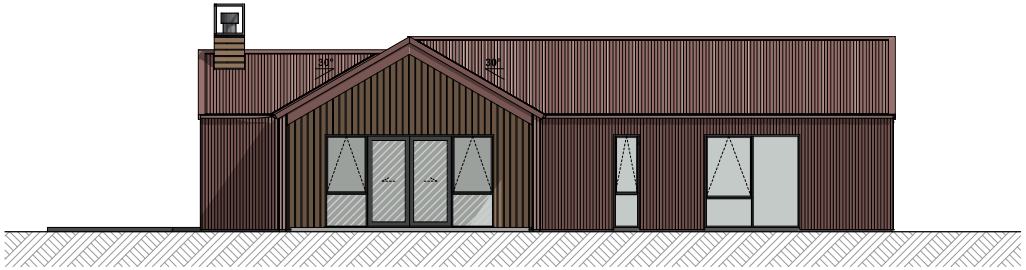
CORROGATED METAL CLADDING

SHIPLAP HORIZONTAL TIMBER CLADDING

SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 03



ELEVATION 04

DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK6-03

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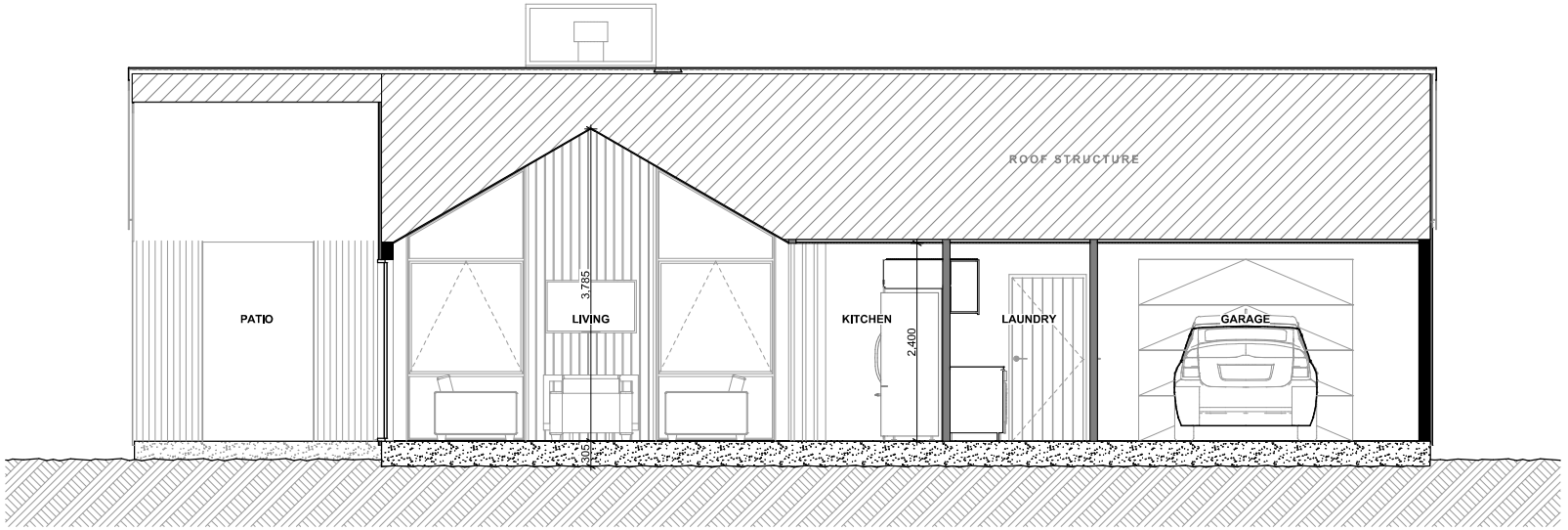

SECTION

DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK6-04

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 4 NORTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

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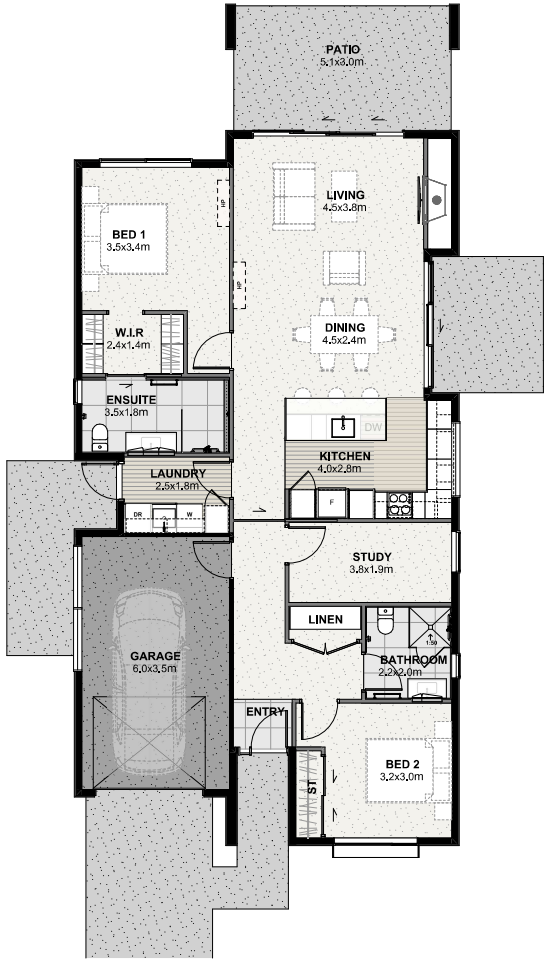
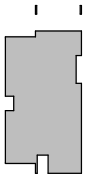


IKON

TYPE 5
2.5 BED GFA **140m²**



DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK7-01

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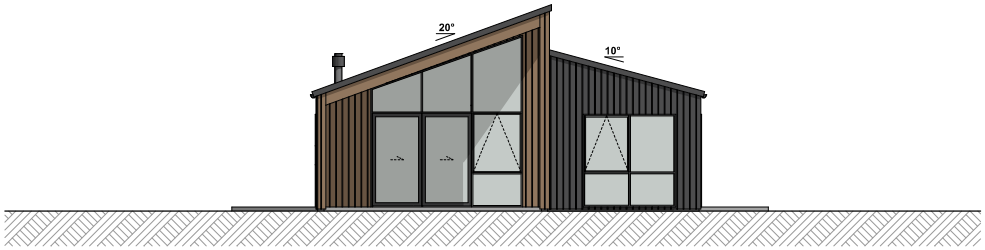
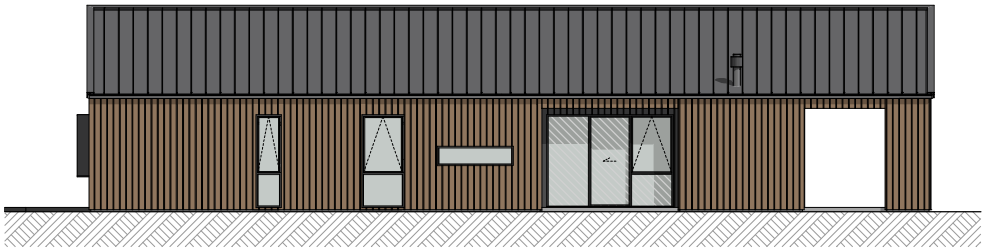
EXTERIOR CLADDINGS

SHIPLAP VERTICAL TIMBER CLADDING

SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 01



ELEVATION 02

DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK7-02

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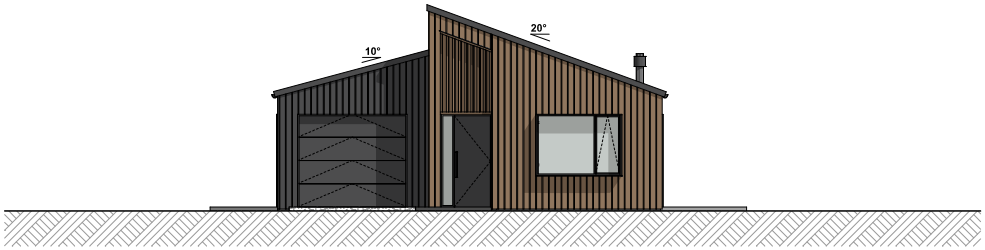
EXTERIOR CLADDINGS

SHIPLAP VERTICAL TIMBER CLADDING

SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 03



ELEVATION 04

DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK7-03

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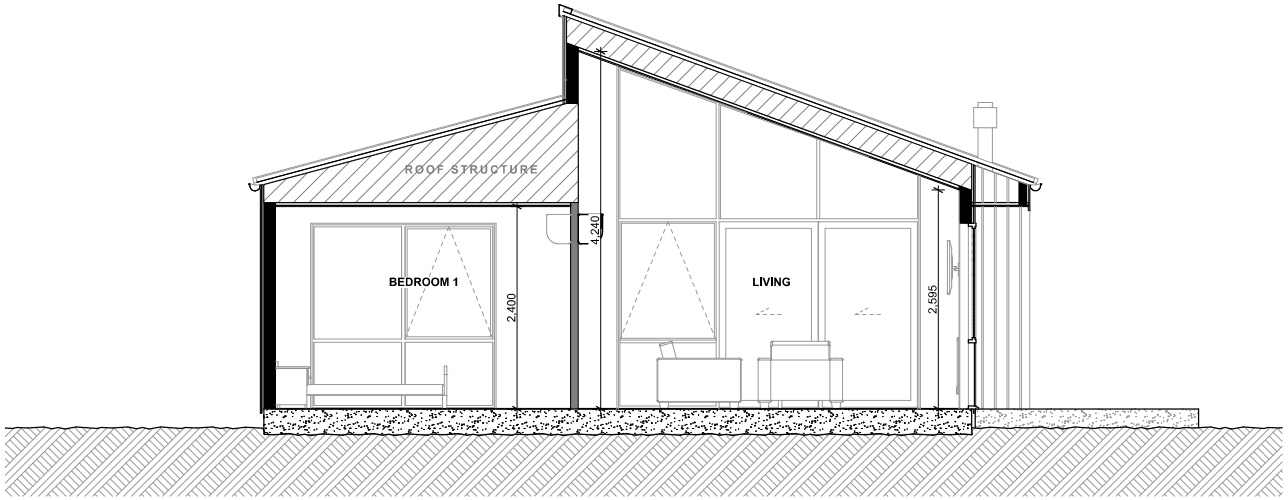

SECTION

DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK7-04

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK7-05

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 5 SOUTH ENTRY 2.5 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK7-06

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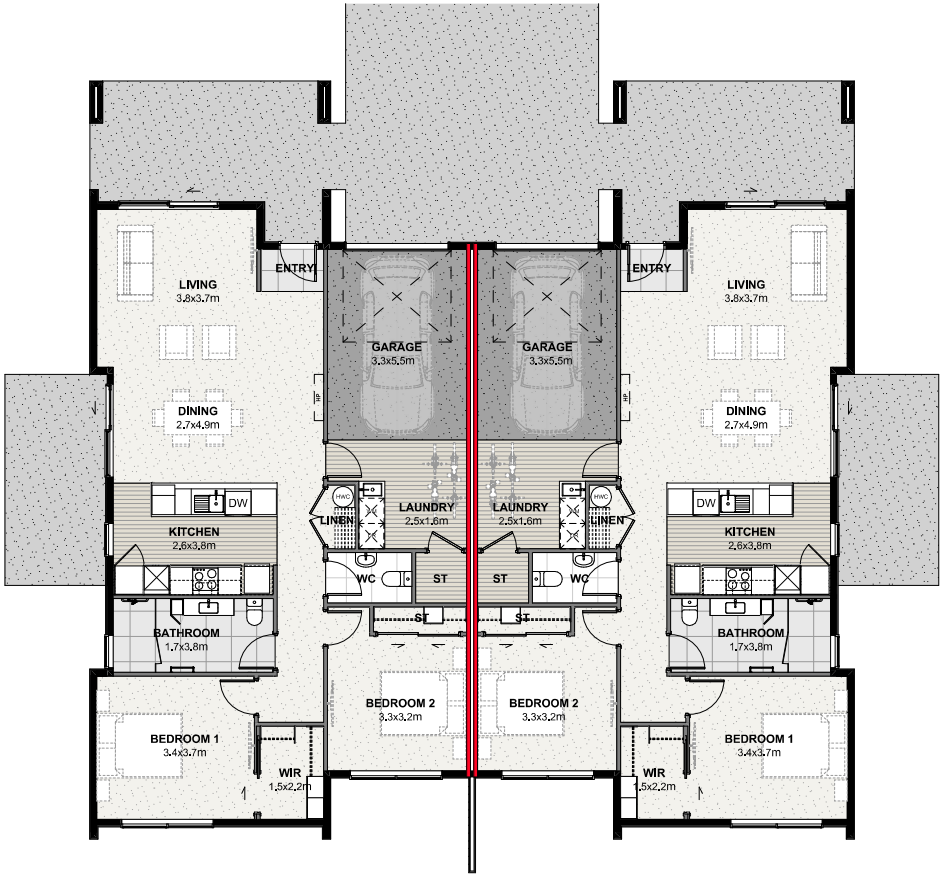
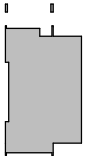


IKON

TYPE 6
2 BED GFA **123m²**



DUNSTAN COMMON

TYPE 6 NORTH ENTRY 2 BED
FLOOR PLAN

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

SK8-01

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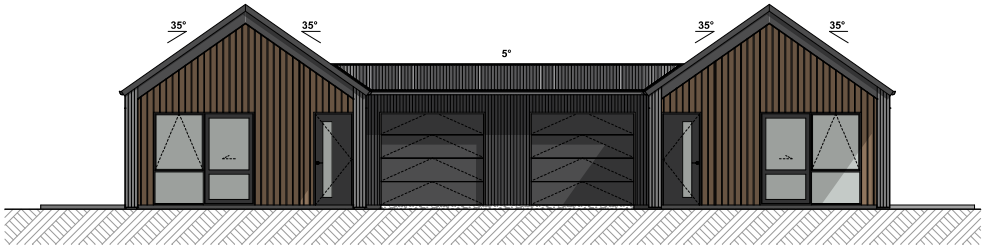
IKON

EXTERIOR CLADDINGS

CORROGATED METAL CLADDING

SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 01



ELEVATION 02

DUNSTAN COMMON

TYPE 6 SOUTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK8-02

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IKON

EXTERIOR CLADDINGS

CORROGATED METAL CLADDING

SHIPLAP VERTICAL TIMBER CLADDING



ELEVATION 03



ELEVATION 04

DUNSTAN COMMON

TYPE 6 SOUTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK8-03

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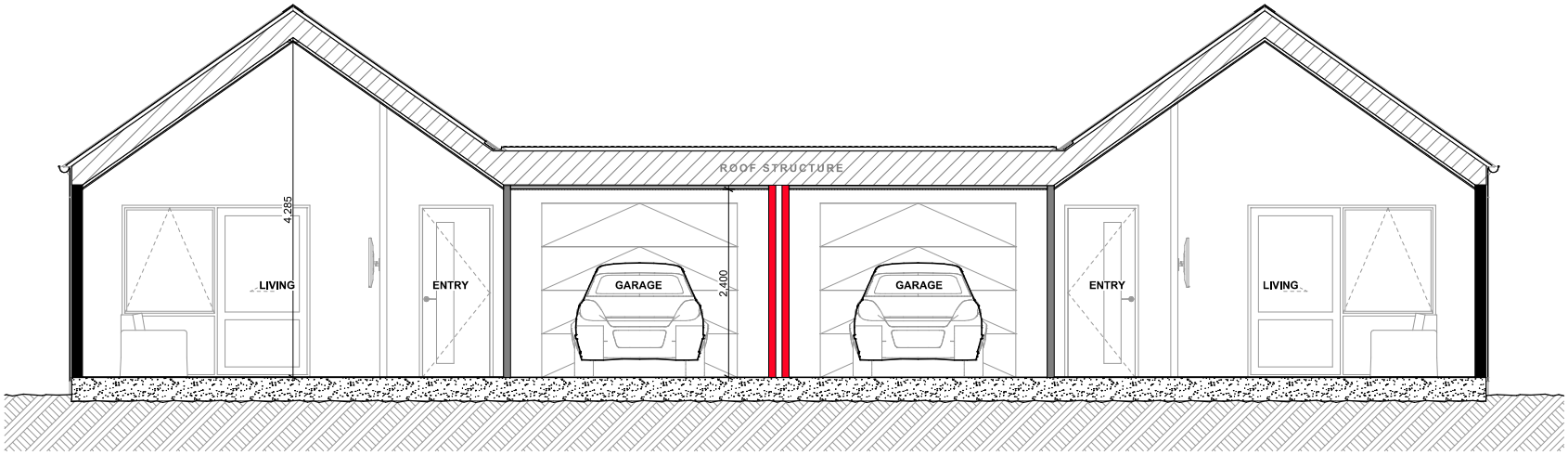

SECTION

DUNSTAN COMMON

TYPE 6 SOUTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3 1:50

SK8-04

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IKON



ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 6 SOUTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

SK8-05

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ARTISTIC IMPRESSION

DUNSTAN COMMON

TYPE 6 SOUTH ENTRY 2 BED

Job # 2319
Date: 12/12/2025
Scale @ A3

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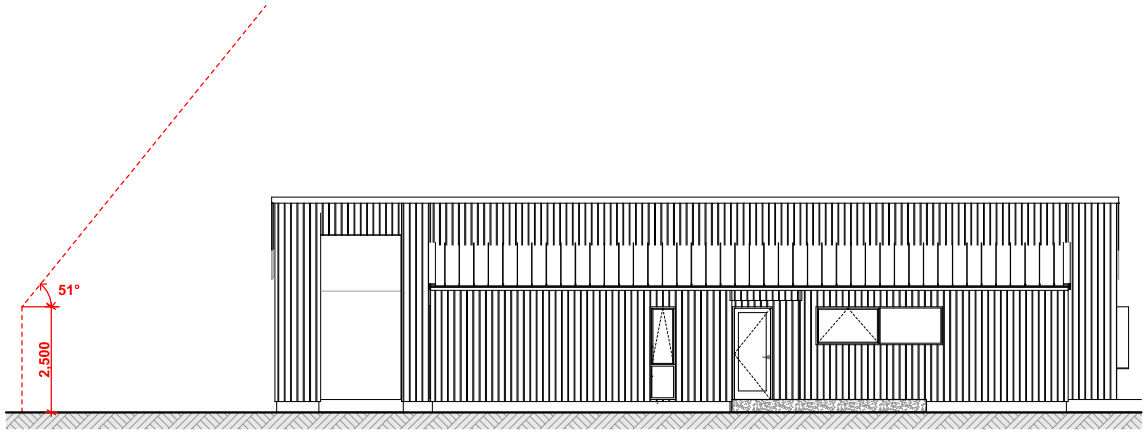
HEIGHT TO BOUNDARY DIAGRAM 01
SCALE: 1:100



HEIGHT TO BOUNDARY DIAGRAM 02
SCALE: 1:100

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DUNSTAN COMMON

HEIGHT TO BOUNDARY DIAGRAMS 01 & 02

Job # 2319
Date: 12/12/2025
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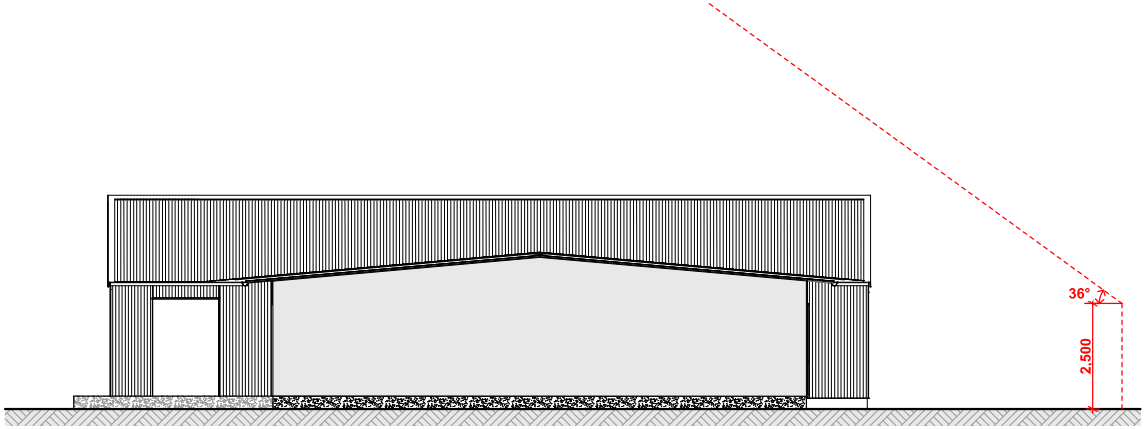

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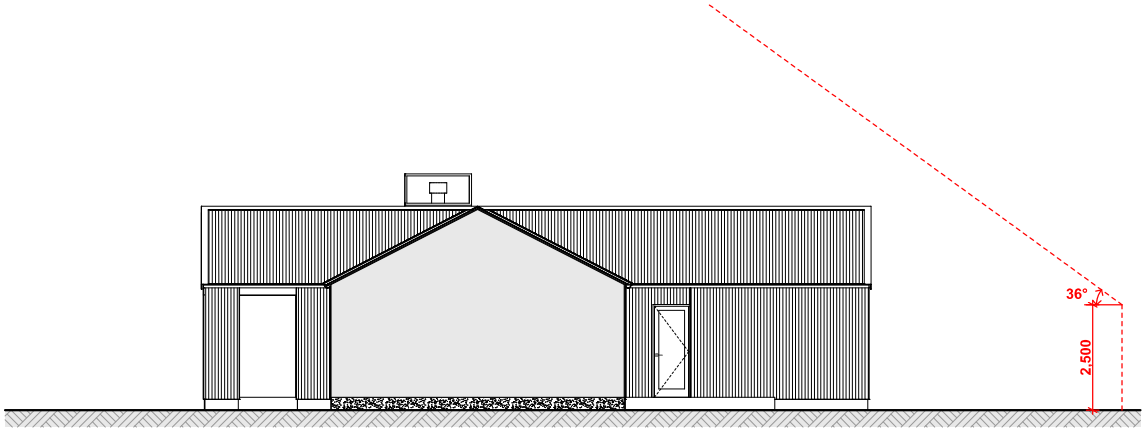

HEIGHT TO BOUNDARY DIAGRAM 04
SCALE: 1:100

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DUNSTAN COMMON

HEIGHT TO BOUNDARY
DIAGRAMS 03 & 04

Job # 2319
Date: 12/12/2025
Scale @ A3 1:100

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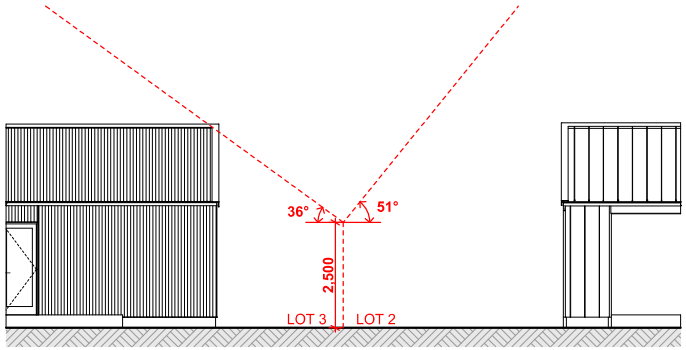

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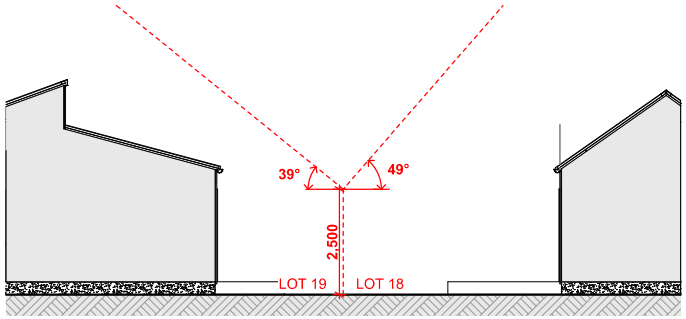

HEIGHT TO BOUNDARY DIAGRAM B
SCALE: 1:100

DUNSTAN COMMON

HEIGHT TO BOUNDARY
DIAGRAMS A & B

Job # 2319
Date: 12/12/2025
Scale @ A3

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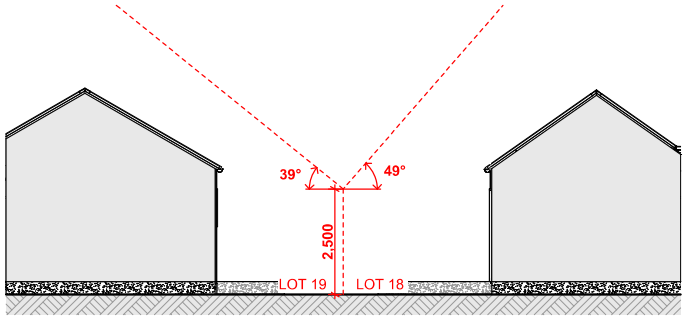

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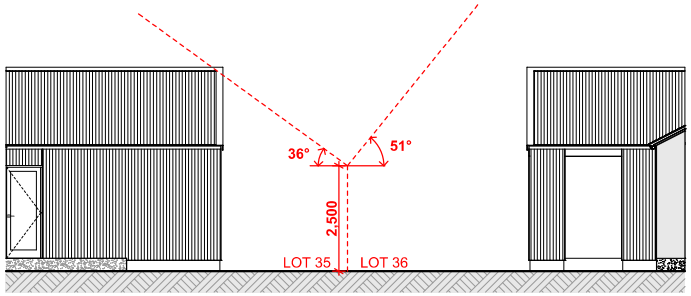

HEIGHT TO BOUNDARY DIAGRAM D
SCALE: 1:100

DUNSTAN COMMON

HEIGHT TO BOUNDARY
DIAGRAMS C & D

Job # 2319
Date: 12/12/2025
Scale @ A3
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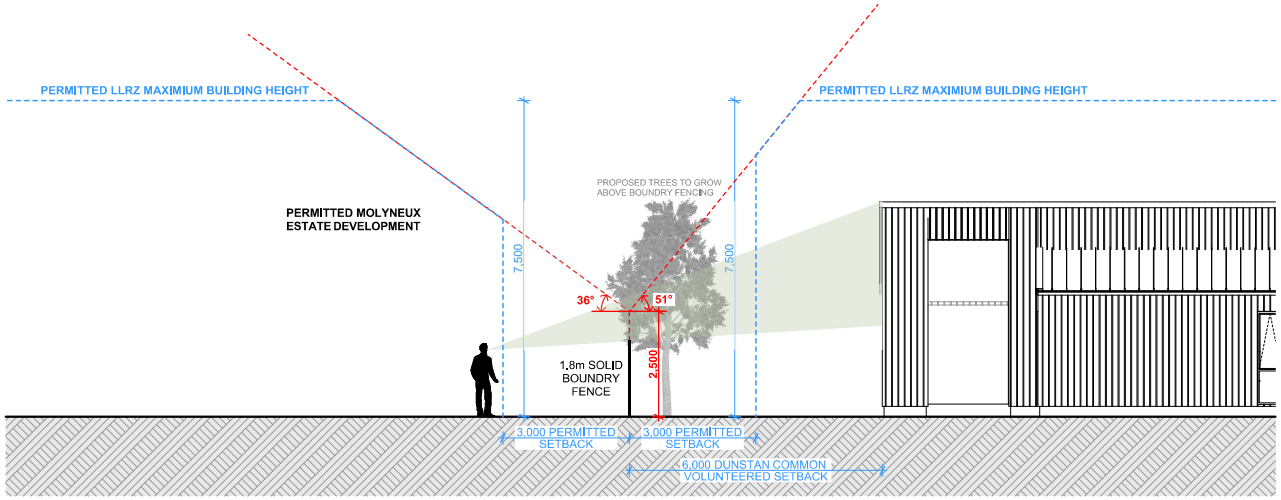

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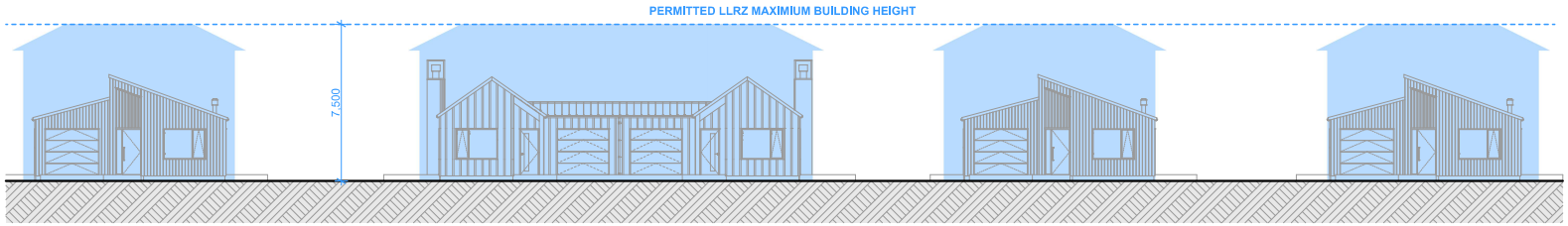

HEIGHT TO BOUNDARY DIAGRAM 06
SCALE: 1:200

DUNSTAN COMMON

HEIGHT TO BOUNDARY DIAGRAMS 05 & 06

Job # 2319
Date: 15/12/2025
Scale @ A3
SK9-05

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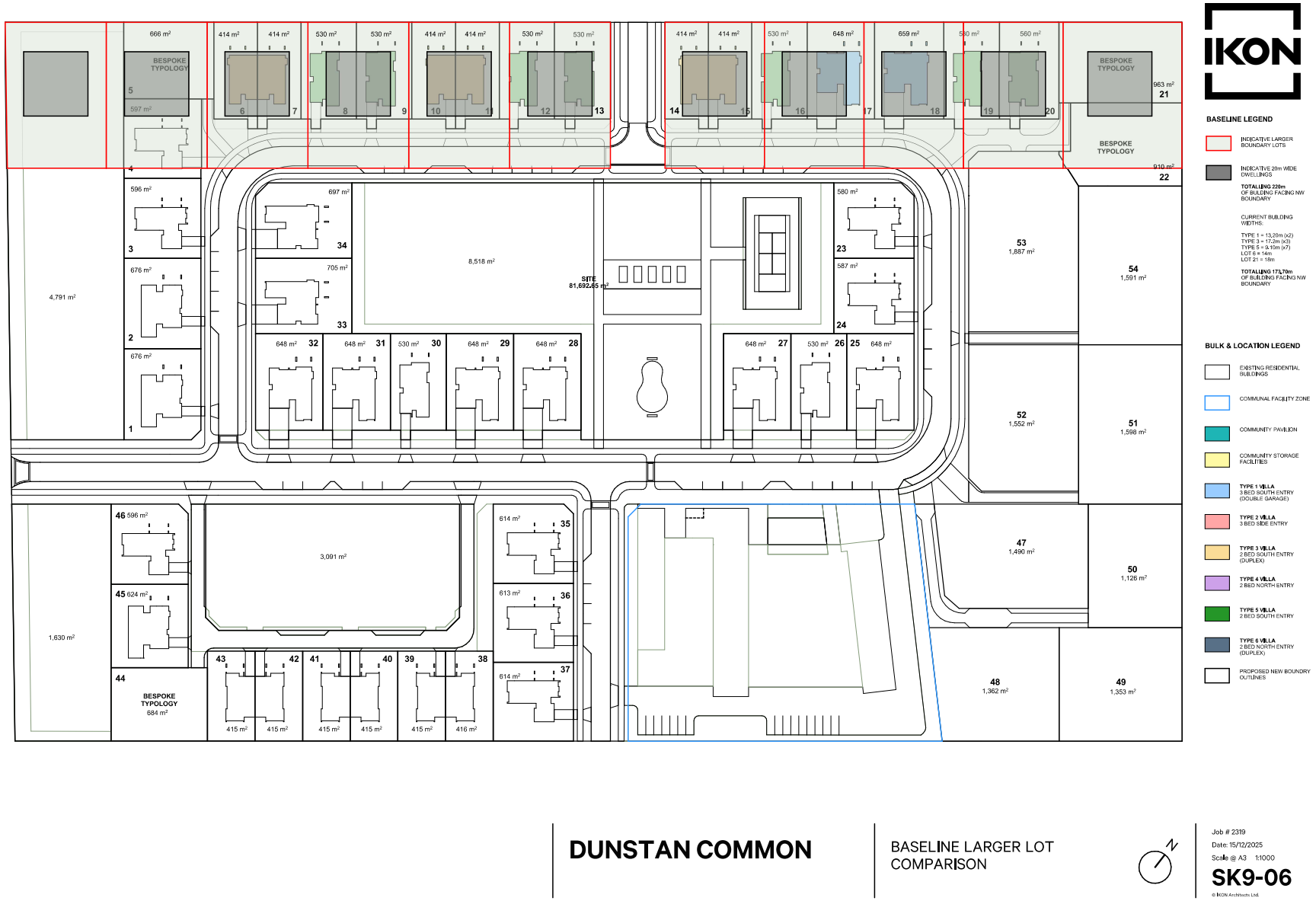
IKON
BASELINE LEGEND
INDICATIVE LARGER BOUNDARY LOTS
INDICATIVE 20m WIDE DWELLINGS
TOTALLING 220m OF BUILDING FACING NW BOUNDARY
CURRENT BUILDING WIDTHS:
TYPE 1 = 13.20m (x2)
TYPE 3 = 17.2m (x3)
TYPE 5 = 9.10m (x7)
LOT 6 = 14m
LOT 21 = 18m
TOTALLING 173.70m OF BUILDING FACING NW BOUNDARY
BULK & LOCATION LEGEND
EXISTING RESIDENTIAL BUILDINGS
COMMUNAL FACILITY ZONE
COMMUNITY PAVILION
COMMUNITY STORAGE FACILITIES
TYPE 1 VILLA 3 BED SOUTH ENTRY (DOUBLE GARAGE)
TYPE 2 VILLA 3 BED SIDE ENTRY
TYPE 3 VILLA 2 BED SOUTH ENTRY (DUPLEX)
TYPE 4 VILLA 2 BED NORTH ENTRY
TYPE 5 VILLA 2 BED SOUTH ENTRY
TYPE 6 VILLA 2 BED NORTH ENTRY (DUPLEX)
PROPOSED NEW BOUNDRY OUTLINES
SITE 81,692.65 m²
BESPOKE TYPOLOGY
8,518 m²
3,091 m²
4,791 m²
1,630 m²
53 1,887 m²
54 1,591 m²
52 1,552 m²
51 1,598 m²
47 1,490 m²
50 1,126 m²
48 1,362 m²
49 1,353 m²
DUNSTAN COMMON
BASELINE LARGER LOT COMPARISON
Job # 2319
Date: 15/12/2025
Scale @ A3 1:1000
SK9-06
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Attachment 5: Proposed Conditions Framework (Revised January 2026)

Yellow highlighted text = placeholder text

SUBDIVISION AND RETIREMENT VILLAGE MASTERPLAN DEVELOPMENT CONDITIONS:

General

1. The subdivision must be undertaken in general accordance with the approved plans attached as Appendix One to [x], including:

Appendix Ref	Plan or Document	Reference
One		

and the information provided with the resource consent application received by the Council and referenced RC[xxx], except where modified by the following conditions.

2. The Consent holder is responsible for all contracted operations relating to the exercise of this consent and must ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and must ensure compliance with land use consent conditions.

3. The consent holder must 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.

4. Prior to commencement of any physical work the consent holder must apply for and receive council Engineering Acceptance (EA) via the CODC online portal at:

   CODC Home > Services > Planning > Land Development and Subdivision Engineering

   This EA application must include*:*

   a) Confirmation as to who their representative is for the design and execution of the engineering work.

   b) Provision of design: reports, calculations, specifications, schedules, and drawings, as applicable.

5. Prior to commencement of any physical work, and in conjunction with the application for Engineering Acceptance noted in Condition [4] above, the consent holder must obtain approval from the Planning Manager of the following;

   i. Private Open Space Common Areas: Landscaping Establishment and Management Plan (Lots 101, 102, 103 and 104);

ii. Storage and Community Hub: Landscaping Establishment and Management Plan (Lot 100);

iii. Independent Retirement Living Units: Landscaping Plan, including Exterior Site Boundary Fencing and Exterior Boundary Treatment Plan.

(Noting that where appropriate these may be grouped together).

prepared by a suitably experienced landscaping professional that builds urban design principles set out in the Landscape Master Plan of Studio 3 Ltd, and which includes (as applicable to each lot):

a) Suitably detailed landscape design and plantings for each area of the open space common areas, the storage and community hub lot, and private lots;

b) Provision for shared use and access of the open space common areas and road, recognising the various needs of:

i. residents;

ii. any Council or utility service provider; and

iii. emergency services; and

iv. the public (should any right of access be conferred by easement in gross).

c) Timing and sequencing of establishment;

d) A suitable ongoing maintenance programme;

e) Specification of the necessary irrigation water supply to the open space common lots and storage and community hub lots, and confirmation of how this is to be reticulated from the bore or bores on the site (including any ORC consent if required);

f) A plan of how undeveloped open space will be adequately maintained across the stages of development until completion;

g) Details of covenanted landscape controls on the private IRL lots which the DCML management company will be charged with overseeing;

h) The detail on fencing of the exterior site boundaries as required by condition 14(aa).

i) The submission of a landscaping strategy and planting list for all planting as required for the implementation of subdivision planting (condition 14 works to be completed prior to s224(c)) and planting by future IRL lot owners (Condition 15 Consent Notice). The landscaping strategy and planting list shall achieve the following:

i. A mix of natives and exotics with a focus on ensuring that suitable size and bulk of plantings is maintained. Taller or larger plant species will be predominantly deciduous to avoid excessive shading in winter months.

ii. Plant choices will be intentionally limited in areas visible to or from adjoining

shared spaces, ensuring a consistent and cohesive look that aligns with the character of the proposed independent retirement living community.

iii. Surface materials of paths, paving and driveways.

iv. Uniform screening of storage and utility areas.

v. Safe interaction between vehicles and pedestrians across shared Rights of Way.

vi. Letterbox location and design.

6. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of:

a) Schedule 1A,

b) Schedule 1B,

c) Schedule 1C, and

d) Standalone Schedule 1B for 3 waters work.

As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used.

7. Prior to the commencement of works occurring on site approved by this subdivision consent, the consent holder must:

a) Provide a letter to Council advising who the supervisor must be for the design and supervision of the subdivision works.

b) Provide notice to the Planning and Regulatory Services Manager by email to resource.consents@codc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.

c) Unless modified by other conditions, all designs and approvals must be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.

d) Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.

e) Receive Council Engineering certification of the design/s as applicable.

f) Prepare an Erosion, Dust and Sediment Control Plan. The Plan must be prepared by a suitably qualified and experienced person and must be submitted

to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz for certification.

g) Install all measures identified in the Erosion, Dust and Sediment Control Plan to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site and to water during any stages of site disturbance that may be associated with this subdivision.

Advice Note: The Consent Holder shall submit a copy of the Otago Regional Council resource consent for earthworks associated with residential activity to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz.

h) Provide evidence to the Planning and Regulatory Services Manager at resource.consents@codc.govt.nz that, if required, all necessary consents have been obtained from the Otago Regional Council.

Staging

8. The subdivision may be staged to create a bulk title comprising Lots 47-54 (Lot 201) and the remaining lots (Lot 202) to be each held in a separate record of title, as shown in the Staging Plan referenced in Condition 1, providing that all conditions of consent and all necessary subdivision works (such as access, landscaping, servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, as relevant, prior to certification being issued under Sections 223 and 224(c) of the Resource Management Act 1991, having particular regard to the sequence set out in (a) below.

a) The titling of individual lots within each of Lots 201 and 202 may themselves be undertaken in multiple stages, providing that:

i. All of lots 47-54 are titled in a single stage;

ii. Any further staged titling of individual lots within the IRL Precinct shall ensure that lots are delivered in a cohesive manner together with the accompanying Open Space Reserves and Rights of Way;

iii. The first stage of titling of individual lots within the IRL Precinct shall include:

a. The titling and vesting of Lots 105, 106 and 107 as road reserves (accepting that the obligation to construct and deliver roading to standards set out herein will remain a 224C requirement of titling each individual lot to be served by that roading):

b. The titling of Lot 100 (Storage Facility and Community Hub lot); and

c. The construction of the entrance to the property off Dunstan Road to the standard prescribed in Condition [xx] of this consent.

d. The establishment of fencing between the front open space reserves (Lots 101 and 102) and Lots 1-5 and 44-46, and the establishment of landscape plantings in Lots 101 and 102.

9. For the purpose of ensuring compliance with this consent, the conditions shall be applied only to the extent that they are relevant to each particular stage proposed.

10. The approved staging plan may be altered and an alternative staging plan submitted to Council provided that the alternative staging is generally in accordance with the approved plans and conditions of consent.

11. Prior to the implementation of each stage prior to the final stage a supplement to the Landscape Management Plan shall be provided to the Planning Manager detailing the management of the undeveloped balance of the site during the proposed construction.

Prior to 223 Certification

12. Prior to certification of the survey plan for each Stage, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:

    a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.

    b) The Rights of Way

        (a) being part of Lot 50, to be granted in favour of Lots 48 and 49

        (b) being part of Lot 22, to be granted in favour of Lot 21; and

        (c) being part of Lot 103, to be granted in favour of Lots 38-46

    must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.

Amalgamation

13. Pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991 the following amalgamation condition must be endorsed on the survey plan:

    a) *Lots 100 - 104 be held as 46 undivided 1/46th shares by the owners of Lots 1 - 46 as tenants in common in the said shares and that individual records of title be issued in accordance therewith* (CSN Request 1954047)

Prior to 224(c) Certification

14. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:

General water (prior to section s224(c) certification)

    a) All works are to be designed and constructed to the satisfaction of Councils Group Manager - Three Waters.

Potable water (prior to section 224(c) certification)

b) All potable water from the Council network used on site during construction must pass through a metered connection with appropriate backflow protection. No water may be drawn from any hydrant on the Council network.

c) Construct a suitable watermain extension from the Dunstan Road PVC trunk main in accordance with NZS 4404:2004 and Council's July 2008 Addendum. The connection point will be as agreed with the Group Manager – Three Waters

d) Install water supply reticulation including watermains and ridermains such that all residential allotments and the Common Storage and Facilities Lot are serviced, and firefighting capability is achieved in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.

e) Install a standard DN 20mm diameter water supply connection with Acuflo toby valve, meters and approved boxes at the road boundary of any lot with a street frontage, or at the road boundary of any right of way.

f) A service pipe must be extended to the buildable area of any allotment which does not front a road.

Wastewater (prior to section 224(c) certification)

g) Wastewater reticulation must be extended from the Alexandra Wastewater network at a location to be agreed with the Group Manager - Three Waters. The reticulation design for gravity or pressure sewer (location and sizing of pipework, connection points, maintenance structures etc.) shall subject to engineering design and agreed with the Group Manager – Three Waters.

h) The wastewater supply reticulation must be installed in accordance with 4404:2004 and Council's July 2008 Addendum.

i) Standard DN100 laterals or DN40 pressure sewer boundary kits must be extended to each residential lot with a cleaning eye installed at the street boundary. The lateral shall be extended to the buildable area of rear allotments without street frontage.

Electricity and telecommunications (prior to section 224(c) certification)

j) Prior to Section 224(c) certification for each stage, operational underground power and telecommunication connections must be installed at the street boundary of all residential lots and:

   i. Supply evidence of the consent from the network utility providers to the Chief Executive.

   ii. Meet all the costs associated with the installation of electricity services necessary to serve the needs of the subdivision

k) Installation of ducting is required to allow connections to be extended to the buildable area of rear allotments.

l) Alternatively, telecommunications may be by wireless technology if desired by the applicant to be formalised by registration of the standard consent notice on the new title as set out in Condition [xx] below.

Roading (prior to section 224(c) certification)

m) Access to each lot shall be provided generally as set out in the plans approved condition 1.

n) Lots 105, 106 and 107 shall be vested in Council for roading purposes.

o) The entranceway to Lot 105 off Dunstan Road must be constructed to the requirements of Austroads Guide to Road Design with basic turning treatments to be installed at the intersection access on Dunstan Road for right turn (BAR) and left turn (BAL) movements. These treatments are shown in Figure 7.1 (BAR) and Figure 8.2 (BAL) of Austroads Guide to Road Design Part 4A.

p) No individual allotments may access from Dunstan Road directly.

q) Lots 105, 106 and 107 (vested roads) must be formed in accordance with the following specifications:
   i. [to be confirmed]

r) All new shared right-of-way serving two or more lots must be constructed in accordance with the right-of-way (2-4 lots/DUs) standards in Table 3.1 of Council's 2008 Addendum to NZS 4404:2004, with the following modifications and requirements:
   i. A minimum sealed carriageway width of 4.0 metres.
   ii. A minimum road reserve width of 6.0 metres.
   iii. A subgrade CBR >7.
   iv. Metal depths to NZS4404:2004 and Council's July 2008 Addendum standards.
   v. A two-coat chip seal, standard concrete, or 30mm depth asphaltic carriageway.
   vi. A 4% crossfall must be provided across the carriageway.
   vii. Shallow trafficable side-drains / water channels over level sections.
   viii. Stormwater must be disposed of by soakpit within the right-of-way.
   ix. Sealed vehicle crossings/entranceways must be provided within the right-of-way to the boundary of each lot served in accordance with Part 29 of Council's Roading Policies 2015.

s) All necessary traffic signs and road markings must be provided to the satisfaction of Council's Infrastructure Manager.

t) Cut/fill batters outside of road boundaries must be formed with maximum 4:1 gradient to match the existing ground or other as agreed by Council's Infrastructure Manager.

u) LED street lighting must be installed in accordance with NZS 4404:2004 and accepted urban standards, with lamps to be selected from the Auckland Transport approved list.

v) Planting and landscaping within roads shall be landscaped in general accordance with the Landscape Master Plan and maintained for a period agreed with the Council. Street tree planting must be undertaken in accordance with Council's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided. The planting must be undertaken in consultation with and to

the satisfaction of Council Parks & Reserves Manager.

w) The location of trees and streetlights must consider the likely location of future entranceways to residential lots.

x) Advance warning signage must be installed for the pedestrian and cycle crossing of Dunstan Road. A safety audit of the crossing design must be undertaken and submitted to Council's Infrastructure Manager

Footpaths and Berms (prior to section 224(c) certification)

y) An asphaltic concrete, or concrete footpath must be constructed on one side of the roads to be vested with crossings at intersections to NZS4121:2001 requirements:

- 2.5m width shared path at entry leading to a crossing point for Dunstan Rd.
- 1.5m width on one side or otherwise as agreed by the Council Infrastructure Manager.

z) 100mm depth clean topsoil must be laid between the footpath and allotment boundary formed at 4% crossfall. The berms must betrimmed and grassed to a tidy green mowable standard.

Landscaping (prior to section 224(c) certification)

Advice Note: The landscaping works required to be completed for any stage shall be such as are approved in the relevant update of the Landscape Management Plan, approved under Condition [11].

aa) Those plantings specified in the Landscaping Establishment and Management Plan for the Open Space Common Lots, Storage and Community Hub, Road, Road Lots, and the Independent Retirement Living Lots as required in Condition 5 (i) to (iv) must be established, as applicable to each stage, and as further specified.

bb) Within Independent Retirement Living Lots 5 to 21 (north-west boundary), and Lots 38 to 44 (south-east boundary), tree plantings shall be established in each of the two exterior corners, in clusters of trees no less than 1-5 trees as shown on the approved Landscape Master Plan. Tree species will be further prescribed in the detailed Landscape Establishment and Management Plan and certified as part of Condition 5, but shall be selected to be of a relatively narrow form suited to the Central Otago climate and regional context and deciduous to allow shade in summer and light in winter.

cc) Within Independent Retirement Living Lots 6 to 20, and Lots 25 to 32, 3 metre covenanted strips shall be established on the south-eastern (or road side) boundary for the purposes of creating and maintaining community plantings. The applicable covenants shall require that these gardens are managed by the Dunstan Common Incorporated Society for the benefit of all residents.

dd) Existing pine trees are to be removed along the Dunstan Road boundary. There shall be selective retention of existing Poplars. New Poplar Tree plantings to be included along boundary within a proposed 3-5m wide planted strip at the road

reserve boundary. Low 1.2m post and rail fencing to be integrated and placed along road boundary

Exterior Site Boundary Fencing (prior to section 224(c) certification)

ee) Fencing along all exterior Site boundaries except the Dunstan Road boundary, shall be installed, and shall be any one of the following, providing it is a continuous treatment in terms of materials, profile and colour along that boundary:

i. 1.8m height maximum;

ii. Pressed steel and in the range of green, brown or grey with a light reflectance value not exceeding 30%. The pressed steel profile shall be trapezoidal in profile and shall not be of a traditional corrugated wave profile; or

iii. Solid timber paling fencing finished in a recessive colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

This Condition shall not apply where the adjoining site has had the common boundary fenced as part of the subdivision and development of that adjoining site, specifically the site to the north west which is subject to resource consent RC240277 referred to as William Hill Estate.

ff) Fencing along the south-west boundary (facing Dunstan Road) of Lots 1 to 5 and 44 to 46 shall consist of 1.2m maximum height, three-rail Macrocarpa post and rail fencing. Rabbit netting is permitted (at the discretion of the Consent Holder) to contain pets and allow for plant establishment (rabbit protection if necessary).

gg) Internal boundaries within the site shall be fenced in accordance with the applicable Landscape Plan.

hh) An irrigation system comprising sprinklers or drippers must be established to all new plantings in common areas.

ii) Shared paths within the Open Space Common Areas shall be local compacted gravel and/or schist stone.

Establishment of Entity (prior to section 224(c) certification)

jj) Formal ownership, management, and operational documents are to be provided for the Management Entity, presumed at this time to be an Incorporated Society but which could also function as a limited company, which shall be responsible for:

i) managing Open Space Common Areas, including ensuring the ongoing fulfilment of the requirements of the Landscape and Open Space Management Plan;

ii) managing the Shared Storage and Community Hub Lot 100;

iii) ongoing oversight of covenants, including the design controls for building and landscaping;

iv) Holding any irrigation water rights and managing the irrigation water supply in connection with the Common Space, including any Otago Regional Council consents relating to water bores and any rights to take water.

(a) The Management Entity shall have a structure, constitution and formal rules substantially in the form attached as [Appendixes [X1]: Constitution and [X2] Bylaws attached to the Application

Covenants (prior to section 224(c) certification)

kk) Suitably worded covenants, substantially in the form contained in Attachment 6 to the Application, between the lot owners and the Management Entity shall be drafted for registration on Lots [10-54, independent living lots] providing that:

i) Lot ownership shall be restricted to persons over 65 years of age, or, where those owners are not over 65 but are retired, at the discretion of the delegated representative(s) of the Management Company.

ii) No dwelling shall be erected on any of lots 101 to 104 inclusive open space lots]

iii) No dwelling constructed, nor any associated residential activity carried out on Lot 100 Storage Lot

iv) No further subdivision of the area incorporating Lots 100 to 104 inclusive common lots.

v) Lots 1 to 46 [Independent Retirement Living Lots] shall not to be used for traveller accommodation

Financial Contributions (prior to section 224(c) certification)

ll) Payment of a reserves contribution of $[xx] (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Operative District Plan on the basis of one additional dwelling equivalent.

Financial Contribution in relation to Policy LLRZ-P9 (prior to section 224(c) certification)

mm) Payment of $30,000 (exclusive of GST) shall be paid prior to completion of any one of lots 1-46.

Accidental Discovery Protocol (prior to section 224(c) certification)

nn) If during any site disturbance, the consent holder or subsequent owners:

i) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

a) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

b) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant

statutory permissions have been obtained.

ii) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

a) stop work within the immediate vicinity of the discovery or disturbance; and

b) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

c) arrange for a suitably qualified archaeologist to undertake a survey of the site.

iii) Site work may recommence following consultation with the Consent Authority.

Contaminated Land (prior to section 224(c) certification)

oo) A remediation action plan (RAP) and contaminated site management plan (CSMP) should be prepared and submitted to Council. to ensure that the potential risks to health are mitigated during and after implementation of the remedial strategy.

pp) Additional soil samples are collected from the area beneath the stack of cages adjacent to the south western poultry building, as well as from the area surrounding the north eastern dwelling and the pile of waste which appeared ready to be burnt.

qq) Assessment to confirm that the no potential data gaps exist in the conceptual site model (CSM).

rr) A remediation options assessment should be completed to evaluate methods that would eliminate the risks to health from the identified sources of contamination.

ss) If any material showing signs of potential contamination (visual or olfactory) is unearthed on any parts of the site during future soil disturbance events, e.g. discovery of buried waste, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

Consent Notice Conditions

15. Pursuant to Section 221 of the Resource Management Act 1991, consent notices must be prepared for registration on the records of title, for the following ongoing conditions:

Design Controls (Consent Notice Conditions)

a) For Lots 1 to 46 Independent Retirement Living buildings shall be constructed in accordance with the site and elevations plans prepared by Ikon Architects dated xxx and attached as Appendix X to the approved consent documentation of resource consent RC. The exterior finish, fencing and other controls shall be consistent with this provided for below, or as otherwise specified on the Ikon Architects Plans.

Alternatively, retirement units may be built on each of Lots 1-46 other than those approved as Appendix X, providing following criteria are adhered to, and Lots 5, 21, 22 and 44 shall be constructed in accordance with the following bulk and location, and design standards.

Buildings

i) All buildings shall be single story not exceeding a height of 5.4m.

ii) All buildings shall be setback a minimum of 4.5m from a road boundary.

iii) All buildings shall be setback a minimum of 3m from an internal boundary (except common walls), except the setback from external side or rear boundaries shall be as follows:

(a) North boundary Part Lot 12 DP 3194: 6 metres for verandas and 9 metres for the main building

(b) Northeast boundary Lot 3 DP 12640 and Lot 4 DP 12640: 6 metres

(c) South boundary: Lot 10 DP 6740: 6 metres

(or any successive lot/legal description)

iv) All lots shall provide a minimum open space area (grassed or formed i.e patio) of 30m².

v) The maximum building coverage of each lot shall be 30%, except that in addition, the building coverage of Lots 5, 21, 22 and 44 (Bespoke typology) shall not exceed 200m²:

vi) Roof form shall adhere to the following:

(a) Gable roof form

(b) No hip roofs or dormer windows/ structures

(c) With the exception of solar panels, including solar hot water tubes/systems, no antennas, aerials or other structures shall be located on a roof. Sky or similar satellite dishes shall be affixed to gables at or below the roofline.

vii) Exterior Cladding shall consist of the following:

(a) Colours in the range of red, green, brown or grey with a light reflectance value not greater than 35%;

(b) Weatherboard including timber, composite materials and cedar;

(c)Board and batten comprising cedar and composite materials;

(d) Locally soured schist stone;

(e) Exposed timber cladding not required to be painted such as cedar or macrocarpa shall be finished in a stain.

(f) Pressed steel such as corrugated iron or trapezoidal profile limited to the colours in (a).

viii) Roofs shall be finished in long-run corrugate or trapezoidal profile. Tile roofs are not permitted. Roof colours shall be in the range of red, green, brown or grey and have a light reflectance value less than 30%.

ix) Maximum glazing area: For the purpose of ensuring units are not dominant as viewed from public open space areas, the following maximum glazing is required

(a) Elevations facing an open space area: 50%

(b) Facing Dunstan Road: 40%

(c) Rights of Way (not facing an open space): 40%

(d) Elevations directly facing another unit: 20%

x) No conservatory or similar structure shall be constructed that extends beyond the building line of the house, nor that faces a street or shared space.

xi) Fencing

(a) Fencing along the frontage of a lot facing a road or open space area shall be limited to a post and rail fence not exceeding 1.6m (rabbit netting is permitted to contain pets), schist stone wall maximum height of 1.2m or clipped hedging to a maximum height of 1.2m;

(b) Solid fencing is permitted between the internal boundaries of lots which do not adjoin a road, open space and common area lot or a right of way, provided the solid fencing does not exceed a height of 1.8m and does not extend further toward the road, than the line of the building on the Site;

(c)Fencing adjoining a right of way shall be post and rail or post and wire fencing (with rabbit netting to contain pets) and shall not exceed a height 1.4m

(d) Fencing shall use timber or locally sourced stone (pressed steel panel fences are not permitted). Timber fences shall be finished in a recessive

colour or stain in the range of green, brown or greys not exceeding a light reflectance value of 30%.

xii) Curtilage

(a) Sheds, storage areas, wheelie bin and rubbish bin placement areas and vegetable gardens to be at the side or rear of the dwelling.

(b) Sheds not to exceed 10m² in footprint size or 2.5m in height

(c)Clothes lines to be to the side or rear of dwellings, and screened by a fence.

xiii) Lighting

(a) Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only and shall be configured to reduce potential for night time light pollution

(b) Any external lighting shall be restricted to down lighting only and no higher than 2.2m.

(c)Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

xiv) Lighting in open space areas

(a) Lighting of common spaces (outside of the vested road corridors) to be limited to bollard lighting or ground lighting.

Landscaping (Consent Notice Conditions)

b) For Lots 101, 102, 103 and 104 being the Open Space and Common Area Lots, and Lot 100 being the Storage and Community Hub, landscaping shall be maintained in accordance with the approved landscape plan and landscape maintenance plan [Drafting Note: approved via condition 5 – and plantings installed prior to s224C].

c) Within Independent Retirement Living Lots 5 to 21 (north-west boundary), and Lots 37 to 44 (south-east boundary) any contiguous plantings (i.e. hedges) within private lots along those north-west, north-east and south-eastern exterior boundaries shall be managed so as not to exceed 2.0m height.

d) All boundaries adjoining a right of way shall comprise a planted 2.0m strip. Planting shall not exceed 1.5m height and solid hedging is permitted provided it is maintained to a maximum height of 1.2m.

e) Plantings required by these conditions and any other landscape plantings shall be consistent with the approved planting list [approved via condition 5 – drafting note: reference to the approved planting list to be added prior s224C]

Land Use and General (Consent Notice Conditions)

f) For Lots 1 to 46 [retirement units]

i) Lot ownership shall be restricted a) to persons over 65 years of age, or, b) where those owners are over 55 and are retired, and subject to the discretion of the delegated representative(s) of the Management Company.

ii) There shall be no further subdivision.

iii) Traveller accommodation and visitor accommodation is prohibited

iv) All lot owners are to be shareholders in a Services Entity created for purpose of managing Lots 100 to 104. In the absence of a Management Entity, or in the event that the Management Entity established is unable to undertake, or fails to undertake, its obligations and responsibilities, the lot owners shall be responsible for establishing a replacement Management Entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.

g) For Lot 100 Storage Lot

i) Lot 100 shall only be used by the members of the Services Entity created for the purpose of managing Lots 100 to 104, being the owners and occupiers of Lots 1 to 46.

ii) Lot 100 shall be used for storage and as a community hub, including carparking of vehicles, caravans, motorhomes, boards on trailers, recreation, teaching and learning, place of assembly, cultural activities and ancillary administrative activities related to those activities.

iii) The servicing and repair of items stored such as vehicles, caravans or boats is permitted.

iv) The use of buildings for a workshop in addition to storage is permitted within Sheds 1, 2 and 3. Shed 2a and a portion of Shed 2 shall be used for communal activities as indicated on the Ikon Drawings Existing & Demo Community Hall Plan Sheet Sj1-05 And Proposed Community Hall Plan Sheet SK1-06 both dated 12/12/2025 and entered in Council records as part of the approved plan documentation for resource consent RC250165.

v) No dwellings shall be constructed, nor any associated residential activity carried out.

vi) Retail activity is not permitted.

h) For Lots 101-104 Open Space Common Areas

i) No dwelling shall be erected on any of lots.

ii) Buildings shall be restricted to landscaping and open style picnic or Barbeque shelters not exceeding 15m² roofed area. If any buildings are constructed the maximum building area shall be not more than 50m² on any lot.

iii) The Lots shall remain un-serviced for potable water supply, except where in the future a properly approved building or facility (such as a residents' common room) is constructed withing that area that requires to be serviced for potable water.

i) For all Lots:

i) Stormwater from buildings and impervious surfaces must be either stored for beneficial re-use within the site, or be discharged to ground within the site using

appropriately designed and constructed soakpits. [Stormwater from dwellings may be stored and used for irrigation on shared lots/reserves so long as this does not cause nuisance or stormwater runoff to other lots]

ii) Prior to construction of a dwelling on the site, a new vehicle entranceway/crossing must be constructed in compliance with the requirements of Part 29 of Council's Roading Policies 2015. The pavement shall be of concrete construction.

iii) No residential allotments may access directly from Dunstan Road.

j) The landscape planting (as required by the Landscape and Common Area Management Plan is to be maintained in a healthy and tidy condition at all times, including undertaking replacement of dead plants, pest and weed control, and watering during dry spells until well established.

LAND USE CONDITIONS:

General

1. Works shall be in general accordance with the Plans and details submitted with the Application for Landuse consent, attached as [Appendices xxx]

2. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be both submitted to Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public.

3. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.

4. Works may be progressed in stages, as described in the subdivision consent conditions. All infrastructure necessary for the full functioning of any stage shall be completed in conjunction with that stage.

5. The earthworks and construction work is to be under the control of a nominated and suitably qualified person. The contact details of this person must be both submitted to the Council.

6. Council prior to the commencement of earthworks on the site and written on a sign/board on the boundary of the site so as to be visible to the public

7. Any discharge of stormwater from private rights of way, buildings and impervious areas to ground through soakpits must be within the confines of the respective allotments.

8. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.

9. Any fill material to be introduced to the site must comprise clean fill only.

10. The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.

11. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:

    a) divert clean runoff away from disturbed ground;
    b) control and contain stormwater run-off;
    c) avoid sediment laden run-off from the site'
    d) mitigate dust emissions; and
    e) protect existing drainage infrastructure sumps and drains from sediment run-off.

12. All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.

13. The consent holder must:

    a) be responsible for all contracted operations relating to the exercise of this consent; and
    b) ensure that all personnel (contractors) working on the site are made aware of the

conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and

c) ensure compliance with land use consent conditions.

14. If during any site disturbance, the consent holder or subsequent owners:

a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:

i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.

ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

iii) Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:

i) stop work within the immediate vicinity of the discovery or disturbance; and

ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and

iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

15. At the end of the works, any exposed areas must be top-soiled and seeded as soon as possible to limit sediment mobilisation.

DUNSTAN COMMON RESIDENT HANDBOOK / OPERATING GUIDELINES

(To accompany the Constitution and Bylaws of the Dunstan Common Incorporated Society)

Draft — December 2025

This Resident Handbook sets out the **day-to-day operational rules** for all Eligible Members, residents, and their guests within Dunstan Common.
It is issued under **Rule 12.6** of the Society Bylaws and is binding on all Members and residents.

These guidelines ensure that Dunstan Common operates as a **managed comprehensive residential complex** for retired persons and their spouses/partners, in accordance with:

- the Bylaws,
- the Constitution,
- Registered Covenants on titles, and
- District Plan definitions relating to retirement villages.

I. COMMUNITY MEMBERSHIP, CONDUCT & GENERAL EXPECTATIONS

1. General Principles

1.1 Quiet Enjoyment and Respect

Residents and their guests must respect the peaceful and retirement-focused character of the community.

- Noise must be kept to a minimum, especially between **10:00 p.m. and 7:00 a.m.**
- Outdoor gatherings should remain low-impact and considerate of neighbours.

1.2 Responsibility for Guests

Residents are responsible for the conduct of all invited guests and must ensure they comply with this Handbook, the Bylaws, and all safety requirements.

1.3 Retirement-Living Character

All conduct, use of facilities, and behaviour must be consistent with Dunstan Common's purpose as a **retirement-living community**, not a general residential subdivision, tourism venue, or mixed-use environment.

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2. Eligibility, Occupancy & Admissions

2.1 Eligibility to Reside (Summary of Bylaws)

All persons intending to reside within Dunstan Common must:

1. Meet the **Retirement Criteria** (typically aged 65+, or 55+ and "in substance retired"), and

2. Receive a **Confirmation of Eligibility** issued by the Management Committee.

Eligibility applies to:

- Owners who will reside in the dwelling,
- Tenants (only where a Property has Investment Property approval),
- Nominated Principals of trust- or company-owned dwellings.

2.2 Admissions & Vetting

No person may take occupation until:

- the Society has confirmed eligibility;
- all residency details have been provided;
- the Owner has notified the Society of intended occupants.

2.3 Temporary Occupancy by Family

Short-term visits by immediate family are permitted, provided:

- the Principal Resident(s) remain in residence,
- the visitors do not exceed reasonable numbers, and
- no visitor accommodation activity occurs.

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3. Prohibited Uses and Activities

3.1 Short-Term Accommodation Prohibited

Use of any dwelling for:

- Airbnb
- Booking.com
- Holiday accommodation
- Visitor stays for payment
- Hostel-style activity

is strictly prohibited.

3.2 Commercial or Care Activities

The following are prohibited within Dunstan Common:

- operation of a business open to the public
- provision of medical, assisted-living, or supervised care services
- meal services or other commercial hospitality
- commercial vehicle storage or repair activities

The Society is not a care facility operator. Residents needing support services must obtain them independently.

3.3 Nuisance Activities

Activities that cause nuisance, excessive noise, vibration, odour, light spill, or interference with neighbours or Common Property use are prohibited.

II. USE OF COMMON PROPERTY

4. Access and Security

4.1 Controlled Access

Common Facilities, including the Community Hub and Storage Facility, are secured by access control systems.
Residents must not share keys, fobs, or access codes with non-residents (except temporary family guests staying at the Property).

4.2 Security Reporting

Any malfunction or damage to gates, locks, lighting, or CCTV must be reported immediately to the Committee.

4.3 Use After Dark

Common Open Space remains available after dark, but residents must exercise courtesy and avoid loud or disruptive activities.

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5. Common Open Space Rules

5.1 Maintenance Responsibility

Common Open Space is maintained by Society contractors. Residents must not undertake:

- unsupervised planting,
- pruning,
- removal of vegetation,
- installation of structures or furniture,

unless specifically authorised by the Committee.

5.2 Temporary Use

Temporary items (folding chairs, blankets, small toys) may be used but must be removed by dusk.

5.3 Permanent Structures Prohibited

No resident may place sheds, storage boxes, garden beds, sculptures, or similar items in Common Open Space without approval.

III. USE OF COMMON FACILITIES

6. Community Hub

6.1 Booking System

The Hub's main function space must be booked through the Committee's booking system (online calendar or designated process).

6.2 Private Functions

Private events (family gatherings, birthdays) are allowed but:

- may be subject to frequency limits,
- cannot conflict with community events,
- must comply with noise limits.

6.3 Cleaning and Reset

Users must leave the Hub clean and in its standard configuration immediately after use.

6.4 Alcohol & Smoking

- Alcohol may be consumed in compliance with NZ law.
- Smoking and vaping are prohibited inside the Hub or near entrances.

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7. Storage Facility Operations

7.1 Standard Parking Right

A standard parking space is allocated to each Property as per the Bylaws.
A valid parking permit must be displayed.

7.2 Premium Storage Options

Covered spaces and lock-up units:

- are allocated on a waitlist basis,
- require payment of annual fees,
- must be used only for approved vehicles or goods.

7.3 Maintenance Area

Use of the maintenance bay:

- is limited to **24 hours**,
- must involve no commercial repair work,
- requires full clean-up and removal of fluids or waste.

IV. LANDSCAPING & PRIVATE GARDENS

8. Private Lot Landscaping

8.1 Maintenance Standards

Residents must:

- keep lawns trimmed and tidy,
- maintain planting to prevent encroachment onto Common Property,
- ensure vegetation does not block sightlines, walkways, or drainage.

8.2 Species Restrictions

The Committee may:

- prohibit pest or invasive plants,
- restrict trees that may cause root damage or shading effects,
- require removal of non-compliant planting.

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9. Community Garden & Orchard

9.1 Collaborative Community Area

This is a shared amenity available for group gardening activities—not private allotments.

9.2 Registration to Participate

Residents must register with the Committee before participating in planting or maintenance.

9.3 Shared Harvest

Seasonal harvests are shared:

- among active participants, or
- across the community by agreement.

9.4 Compost Rules

Compost areas must be used only in accordance with Committee-issued guidelines.

V. ENFORCEMENT, BREACHES & DISPUTE RESOLUTION

10. Enforcement Framework

10.1 Breach Notices

Minor or first breaches will typically result in a formal written warning.

10.2 Fines and Recovery

The Committee may impose fines and recover costs for:

- damage to Common Property,

- repeated behavioural breaches,
- misuse of facilities,
- violation of eligibility or occupancy rules.

10.3 Suspension of Rights

Residents may temporarily lose access to:

- Common Facilities,
- parking areas,
- community events,
- Storage Facility privileges,

where breaches remain unresolved.

10.4 Legal Enforcement

For serious or repeated breaches, the Committee may proceed to:

- enforce Registered Covenants via the High Court,
- seek injunctions or compliance orders,
- recover outstanding levies or fines.

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11. Dispute Resolution

11.1 Informal Resolution

Residents should first attempt to resolve disputes amicably between themselves.

11.2 Committee Mediation

If unresolved, written complaints may be referred to the Committee for mediation.

11.3 External Mediation or Arbitration

Where internal processes fail, disputes may be escalated to mediation or arbitration in accordance with the Constitution and the Incorporated Societies Act 2022.

VI. AMENDMENTS & ADMINISTRATION

12. Amendments to Handbook

The Committee may amend this Handbook at any time, provided amendments:

- remain consistent with the Constitution and Bylaws,
- support the planning purpose of maintaining a retirement-living community,
- are notified to all Members.

DUNSTAN COMMON INCORPORATED SOCIETY

CONSTITUTION

1. NAME, INTERPRETATION AND APPLICATION

1.1 Name

The name of the Society is **Dunstan Common Incorporated Society** ("the Society").

1.2 Definitions

Unless the context otherwise requires, terms used in this Constitution have the meanings given in the **Bespoke Rules (Bylaws)**, including:

- *Owner*, *Property*, *Common Property*,
- *Eligible Member*, *Principal Resident*, *Retirement Criteria*,
- *Voting Member*, *Nominated Principal*,
- *Management Committee*, *Common Facilities*,
- and any other defined terms.

1.3 Rules to be Read Together

This Constitution must be read together with the Society's **Bespoke Rules (Bylaws)**. The Constitution establishes the legal structure and governance framework, while the Bylaws govern eligibility, use of land and facilities, and day-to-day operational matters.

1.4 Relationship Between Constitution and Bylaws (Hierarchy Clause)

The Bylaws govern all operational matters relating to:

- eligibility and vetting,
- use of Common Property and Common Facilities,
- enforcement,
- Retirement Criteria,
- resident conduct and community management.

Where any inconsistency arises between this Constitution and the Bylaws on operational matters, **the Bylaws prevail**, to the extent permitted under the Incorporated Societies Act 2022.

1.5 Registered Office

The Society shall maintain a registered office in accordance with the Incorporated Societies Act 2022.

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2. PURPOSES AND ACTIVITIES OF THE SOCIETY

2.1 Primary Purpose

The primary purpose of the Society is to manage, maintain, administer, and govern the Dunstan Common community for the collective benefit of its Members.

2.2 Activities

Activities of the Society include:

1. Managing, maintaining, improving, and renewing the Common Property and Common Facilities;
2. Collecting and administering levies, funds, and reserves for Society purposes;
3. Enforcing the Bylaws, Registered Covenants, and Resident Handbook;
4. Managing community standards, shared amenities, behavioural requirements, and community wellbeing.

2.3 Retirement-Living Community

The Society exists to ensure Dunstan Common operates as a stable, high-quality, retirement-living environment for Eligible Members.

2.4 Planning Purpose (New Clause)

For the avoidance of doubt, the Society shall manage Dunstan Common as a **managed comprehensive residential complex**, providing residential accommodation primarily for **retired persons and their spouses or partners**, consistent with the definition of "retirement village" contained in the District Plan and the National Planning Standards.
Nothing in this Constitution is intended to bring the Society or its members within the regulatory regime of the **Retirement Villages Act 2003**, unless a statutory trigger arises.

2.5 No Care Services (New Clause)

The Society shall **not provide** services in the nature of:

- medical care,
- assisted living,
- meals,
- supervision,
- personal care, or
- any services typically provided by a care facility operator.

Residents requiring such services must arrange them independently.

2.6 Registered Covenants (Optional Addition)

The Society acknowledges that Registered Covenants are or will be registered against each Property title, requiring compliance with the Retirement Criteria, Bylaws, and land-use restrictions. These covenants form part of the regulatory and governance framework of the community.

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3. MEMBERSHIP

3.1 Members

Every Owner shall automatically be a Member of the Society.

3.2 Membership Record

The Society must maintain a register of Members in accordance with the Act.

3.3 Rights of Members

Members are entitled to:

- attend Society meetings;
- vote through their designated **Voting Member**;
- use Common Property and Common Facilities, subject to compliance with the Bylaws.

3.4 Obligations of Members

Members must:

- comply with this Constitution, the Bylaws, Registered Covenants, and the Resident Handbook;
- pay levies when due;
- ensure all residents of their Property comply with all Society rules.

3.5 Voting Member Clarification (Optional Amendment)

For each Property, the Owners must nominate **one individual** as the Voting Member, who must be:

- an Owner, or
- a Nominated Principal (if the Owner is a trust, company, or other entity).

Tenants cannot be Voting Members.

4. MANAGEMENT AND GOVERNANCE

4.1 Committee

The Society shall be governed by a Management Committee ("the Committee") elected by Members in accordance with this Constitution.

4.2 Composition

The Committee shall consist of the number of persons specified in the Bylaws or as determined by Members from time to time.

4.3 Powers of the Committee

The Committee has all powers necessary to fulfil the Society's purposes, including (and without limitation):

(a) Managing and maintaining Common Property and Common Facilities;

(b) Administering levies, budgets, financial reserves, and insurance;

(c) Enforcing this Constitution, the Bylaws, and Registered Covenants;

(d) Adopting, amending, and enforcing the Resident Handbook;

Additional Required Powers (New 4.3(e) – 4.3(g))

(e) Issuing or withholding Confirmations of Eligibility for purchasers, tenants, Nominated Principals, or any intended occupants in accordance with the Bylaws and Registered Covenants.

(f) Enforcing the Retirement Criteria and associated land-use restrictions, including the power to issue breach notices, suspend rights, impose fines, recover costs, and initiate legal proceedings.

(g) Performing all governance functions necessary to maintain Dunstan Common as a retirement-living community, consistent with the District Plan definition of "retirement village."

4.4 Delegation of Powers

The Committee may delegate any of its powers except those that must be exercised by the Committee under the Act.

4.5 Meetings of Committee

The Committee shall meet as required to fulfil its responsibilities.

4.6 Quorum and Decision Making

The quorum for Committee meetings and decision-making procedures shall be as set out in the Bylaws.

5. GENERAL MEETINGS OF MEMBERS

5.1 Annual General Meeting

The Society shall hold an Annual General Meeting each year.

5.2 Special General Meetings

Special General Meetings may be convened as provided in the Bylaws or the Act.

5.3 Notice of Meetings

Members shall receive written notice of meetings in accordance with the Bylaws.

5.4 Voting

Each Property is entitled to one vote, exercised by its Voting Member.

5.5 Majority Requirements

Unless otherwise stated:

Simple Majority decides ordinary matters;

Special Majority (75%) is required for matters specified in this Constitution or the Bylaws.

6. FINANCIAL MATTERS

6.1 Levies and Funds

The Society may set, adjust, and collect levies from Members to:

- maintain and operate Common Property,
- fund community amenities,
- insure common assets,

- meet governance and legal costs.

6.2 Budget

The Committee shall prepare and present an **annual budget** in accordance with the Bylaws.

6.3 Control of Expenditure

The Committee may:

- approve expenditure consistent with the adopted budget,
- authorise emergency expenditure for safety or essential maintenance,
- require Special Majority approval for significant or unbudgeted capital works.

6.4 Financial Records

The Society must maintain accurate financial records and provide annual financial statements to Members.

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7. REGISTERED COVENANTS AND LAND-USE COMPLIANCE

7.1 Covenant Obligations

Members acknowledge that Registered Covenants:

- bind all Owners and future Owners,
- require compliance with Retirement Criteria,
- authorise vetting and eligibility processes,
- prohibit unauthorised occupation or short-term accommodation.

7.2 Enforcement

The Society may take action to enforce compliance, including legal proceedings, as specified in the Bylaws.

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8. DISPUTE RESOLUTION

8.1 Internal Resolution

Disputes between Members, or between Members and the Society, shall first be addressed through the procedures in the Bylaws or Resident Handbook.

8.2 External Resolution

If unresolved, disputes may be referred to mediation or arbitration in accordance with the Incorporated Societies Act 2022.

9. AMENDMENTS

9.1 Amendment to Constitution

This Constitution may be amended only by **Special Majority** at a properly convened General Meeting.

9.2 Amendment to Bylaws

The Bylaws may be amended:

- by the Committee (where expressly authorised), or
- by Simple Majority or Special Majority of Members, as the Bylaws specify.

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10. WINDING UP

10.1 Voluntary Winding Up

The Society may be wound up in accordance with the Incorporated Societies Act 2022 and this Constitution.

10.2 Distribution of Assets

Upon winding up:

- Common Property and Facilities shall be dealt with as determined by Members and permitted by law;
- No distribution shall confer any occupation rights;
- Registered Covenants remain on title unless removed by proper legal process.

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11. MISCELLANEOUS

11.1 Notices

All notices must be issued in writing, whether electronically or physically.

11.2 Governing Law

This Constitution is governed by the laws of New Zealand.

DUNSTAN COMMON INCORPORATED SOCIETY RULES

December 2025 (for Resource Consent)

PREAMBLE

These Bespoke Rules govern the operation, management, and character of the Dunstan Common community. Dunstan Common is structured as a **managed comprehensive residential complex** for planning purposes and is intended to operate as a *retirement village* within the meaning of the Central Otago District Plan and the National Planning Standards ("a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people").

The development is intentionally structured as a **freehold ownership model** whereby each Owner holds a Fee Simple title and an undivided share in the Common Property. The community is governed collectively through this Incorporated Society, which assumes responsibility for the management, maintenance, governance, and orderly operation of the Common Property, Common Facilities, and associated resident obligations.

Nothing in these Rules creates, or is intended to create, an Occupation Right Agreement (ORA), licence to occupy, or any right of residence that would engage the Retirement Villages Act 2003. Unless and until a statutory trigger arises, Dunstan Common does not fall within the definition of a "retirement village" for the purposes of that Act. The Society's role is limited to governance of common assets, enforcement of land-use controls (including Retirement Criteria), and the integrated management of the comprehensive residential complex.

No Capital Sum Payable to Society for Occupation:
No capital sum or ingoing contribution is payable to the Society as a condition of occupying any dwelling within Dunstan Common. Any capital sums are solely between private parties in the transfer of freehold titles and are not payable to the Society in exchange for a right to occupy.

I. DEFINITIONS

1.1 The Society
The Dunstan Common Incorporated Society, incorporated under the Incorporated Societies Act 2022.

1.2 Owner
The registered proprietor(s) of a Fee Simple title within Dunstan Common, each holding a share in the Common Property. Where the Owner is a legal entity, the Management Committee must approve its structure and confirm the Nominated Principal(s).

1.3 Property
A Fee Simple residential lot within Dunstan Common, including the dwelling on it.

1.4 Common Property
Approximately 1.5 hectares of land and all areas held in undivided shares by Owners, including:
(a) *Common Open Space* – greenspaces, paths, gardens and amenity land;
(b) *Common Facilities* – the Storage Facility and the Community Hub;
(c) *Shared Infrastructure* – private roads, services, drainage, utilities and fencing.

1.5 Eligible Member
A person residing at a Property who meets the Retirement Criteria (Rule 4.2). Includes Owners, spouses/partners, Nominated Principals, and principal tenants.

1.6 Voting Member
The single individual appointed by each Property's Owner(s) to cast that Property's vote in Society matters.

1.7 Principal Resident
An Eligible Member who intends to occupy the Property as their permanent residence.

1.8 Nominated Principal
The intended long-term resident(s) associated with a Property owned by a trust, company, or other entity. They must meet the Retirement Criteria if residing at the Property.

1.9 Retirement Criteria
The minimum age and retirement status requirements set out in Rule 4.2.

1.10 Management Committee
The governing body of the Society.

1.11 Family and Extended Family
A resident's immediate relatives and their spouses/partners, for distinguishing legitimate family visits from prohibited visitor accommodation.

1.12 Investment Property
A Property whose Owner does not reside as the Principal Resident but rents the dwelling in accordance with Rule 6.1.

1.13 Special Majority
A vote requiring at least 75% of valid votes cast by Voting Members where required under these Rules.

II. COMMUNITY PHILOSOPHY AND GOVERNANCE STRUCTURE

2. Philosophy and Freehold Tenure

2.1 Freehold Structure
Dunstan Common is an independent retirement living community where Owners hold individual freehold residential titles (Fee Simple).

2.2 Common Ownership
Each Owner additionally holds an undivided share in the Common Property, consisting of open space, facilities and infrastructure shared among all Owners.

2.3 Character Preservation
The Society, through these Rules and its Constitution, shall maintain the retirement-living philosophy and cohesive character of Dunstan Common for the benefit of all residents. The Society shall preserve the amenity, wellbeing, tranquillity, and community ethos of a retirement-living environment.

2.4 Managed Comprehensive Residential Complex (for Planning Purposes)

For the purposes of the District Plan, National Planning Standards, and the Resource Management Act 1991, Dunstan Common is intended to operate as a **managed comprehensive residential complex**, being a retirement village in planning terms. This means:

- It is a **comprehensively designed and integrated residential community**;
- Developed and operated for **retired persons and their spouses or partners**;
- Managed through a **single governance entity** (the Society);
- Providing residential accommodation supported by shared common facilities and community amenities;
- With enforceable Retirement Criteria ensuring continued compliance with its intended purpose.

The Society is the **management body responsible for the governance, operation, and integrated functioning** of this environment, including oversight of Common Property, Common Facilities, Retirement Criteria and Rules, and the maintenance of community character and amenity.

2.5 Purpose of the Society (as it relates to community management)

In addition to the purposes set out in the Society's Constitution, the Society exists to:

1. Manage and govern the Dunstan Common community as a retirement-living environment consistent with the District Plan and National Planning Standards;
2. Maintain, manage, and preserve the Common Property and Common Facilities;
3. Ensure that occupancy restrictions and Retirement Criteria remain effective and enforceable;
4. Provide integrated management of the comprehensive residential complex;
5. Preserve the freehold ownership model and **avoid the application of the Retirement Villages Act 2003**, except where a statutory trigger arises;
6. Promote harmony, neighbourliness, and collective responsibility among residents.

2.6 No Care Facility Operations

The Society:

- Is **not a care facility operator**, and
- Does **not** provide services in the nature of:
    - medical care,
    - assisted living,
    - meals,
    - supervision,
    - personal care,

- or any other welfare, medical, or quasi-medical services.

Residents who require or wish to access such services must do so privately and independently.

Nothing in these Rules authorises the Society to provide regulated services of the type contemplated by the Retirement Villages Act 2003.

III. FORMAL GOVERNING DOCUMENTS

The Dunstan Common community is governed by a hierarchy of documents:

A. Society Constitution / Charter

The primary legal document governing the Society's purpose, structure, membership, and governance obligations under the Incorporated Societies Act 2022.

B. Registered Covenants

Registered on each title and binding on all current and future Owners. They enforce:

- Design controls;
- Land-use restrictions;
- Retirement Criteria;
- The Society's authority to vet purchasers and tenants.

C. Registered Consent Notices

Conditions required under Subdivision Consent, registered on all titles.

D. These Bespoke Rules (Bylaws)

Operational rules governing eligibility, use of Common Property, fees, management, and enforcement.

E. Resident Handbook / Operating Guidelines

Detailed, practical rules for day-to-day use of Common Property and facilities.

3.F Planning Definition — Retirement Village

For the purposes of **planning and land-use regulation only**, Dunstan Common is regarded as a **retirement village** within the meaning of the Central Otago District Plan and the National Planning Standards definition:

"A managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people."

This clause does **not** invoke or submit the community to the Retirement Villages Act 2003.

IV. OWNER AND RESIDENT ELIGIBILITY (RETIREMENT CRITERIA)

4. Eligibility Requirements

4.1 Application of Eligibility Rules for Occupancy

Only the **Principal Resident(s)** or any other person intending to **permanently occupy** a Property must meet the Retirement Criteria at the time of first occupation.

An Owner who does not reside at the Property (e.g., an investor Owner) is **not required** to meet the Retirement Criteria.

4.2 Retirement Criteria (Minimum Standard)

A Principal Resident must satisfy **either** of the following:

(a) The Principal Resident is **65 years of age or older**;
OR
(b) The Principal Resident is **55 years of age or older** *and* can demonstrate that they are "**in substance retired**," as reasonably assessed and confirmed by the Management Committee.

The Committee may request reasonable evidence to determine whether a person is "in substance retired," such as:

- evidence of ceased full-time employment,
- receipt of superannuation,
- part-time or casual work only,
- retirement income (private or public), or
- a statutory declaration.

The Committee must consider such evidence objectively and reasonably.

4.3 Purpose of Retirement Criteria

The Retirement Criteria are essential to ensuring that Dunstan Common operates, in planning terms, as a **retirement village**, being a managed comprehensive residential complex providing residential accommodation **primarily for people who are retired and their spouses or partners**.

These Criteria:

1. preserve the intended character and amenity of the community,
2. ensure compliance with the planning definition of a retirement village,
3. uphold the enforceable land-use restrictions registered on each title, and
4. ensure ongoing consistency with the District Plan and National Planning Standards.

---

5. Vetting of Purchasers and Tenants

5.1 Vetting Process

In any sale, purchase, transfer, letting, or intended occupation of a Property:

- The incoming purchaser, Nominated Principal, or prospective tenant must be **formally confirmed** by the Management Committee as meeting the Eligibility Criteria **before settlement or occupancy**.
- The Committee may decline eligibility where the Retirement Criteria are not satisfied.

This process ensures that occupancy remains consistent with the intended retirement-living purpose.

5.2 Registered Interest

The Society holds a **registered covenant** over every freehold title.
The sole purpose of this interest is to secure the Society's ability to:

- verify compliance with the Retirement Criteria, and
- issue or withhold a **Confirmation of Eligibility** as a condition of lawful land use.

It does **not** affect the Owner's legal title or create an occupation right.

5.3 Reasonableness Requirement

The Committee must act reasonably.
A Confirmation of Eligibility **must not be unreasonably withheld** if the Retirement Criteria are met.

5.4 Investment Property Cap and Approval

To preserve a predominantly owner-occupied retirement community:

- A maximum of **10 Properties** (out of 46) may be designated as **Investment Properties**.
- Any Owner intending to hold a Property as an Investment Property must apply to the Committee for approval.
- The Committee may decline applications where the cap is reached or where approval would compromise community character or management.

5.5 Enforcement and Remedies for Non-Compliance

If a breach occurs (including unlawful occupation by non-eligible persons):

(a) Breach Notice
The Committee may issue a written notice requiring the Owner to remedy the breach within a defined period (e.g., 30 days).

(b) Suspension of Rights
If the breach remains unremedied, the Committee may suspend:

- Voting rights,
- Eligible Member rights,

- Access to Common Property,
- Access to Community Hub and Storage Facilities.

(c) Fines and Recovery of Costs
The Committee may impose reasonable fines and recover costs required to remedy the breach.

(d) Legal Enforcement
The Society may enforce the Registered Covenant by applying to the High Court for:

- an injunction,
- mandatory orders, or
- recovery of unpaid debts.

These remedies enforce land-use restrictions; they do not challenge the Fee Simple title.

5.6 Condition Precedent — Confirmation of Eligibility

No person may lawfully **occupy** any Property until the Society has:

- completed the vetting process, and
- issued a written **Confirmation of Eligibility**.

This is a **condition precedent** to occupation and ensures the community remains a retirement village in planning terms.

5.7 Management Function Only (Not an RVA Service)

The vetting and eligibility confirmation processes:

- are purely **governance and land-use management functions**,
- do **not** create any contractual right to occupy,
- do **not** constitute or resemble an Occupation Right Agreement (ORA),
- do **not** provide any services regulated under the Retirement Villages Act 2003.

The Society is not an Operator and does not manage tenancies, occupation rights, or residential services of the type contemplated by the Act.

V. USE OF PROPERTY AND COMMON PROPERTY

6. Providing Rental Accommodation

6.1 Permitted Renting
An Owner may rent their dwelling **only** under the following conditions:

1. The Property has been approved by the Management Committee as an **Investment Property** (Rule 5.4).

2. All proposed tenants are vetted under Rule 5 and must satisfy the **Retirement Criteria** prior to occupation.
3. A tenancy must comply with all applicable Society Rules, Registered Covenants, and Resident Handbook requirements.

An Owner who does not reside on the Property is treated as an investor Owner and is exempt from meeting the Retirement Criteria personally; however, all occupants must comply.

---

7. Use of Private Dwellings

7.1 Residential Use Only
Each dwelling shall be used exclusively for **residential accommodation** by Eligible Members.

7.2 Prohibited Visitor Accommodation
Short-term rentals, visitor accommodation, holiday rentals, Airbnb, and similar commercial use are **expressly prohibited**.

7.3 Family and Guests
Visits by Family and Extended Family are encouraged, provided that:

- the Property remains the permanent residence of the Principal Resident(s), and
- no prohibited visitor accommodation activity occurs.

---

8. Use and Management of Common Open Space

8.1 Purpose of Common Open Space
The Common Open Space supports the amenity, wellbeing, recreation, and community environment of Dunstan Common. It is intended to maintain tranquillity and the retirement-living character of the development.

8.2 Access and Use
Use of the Common Open Space is restricted to:

- Eligible Members;
- Family and Extended Family visiting in a non-commercial, non-accommodation capacity;
- Persons authorised by the Committee (e.g., contractors).

8.3 Behavioural Expectations
All users of Common Open Space must:

- act respectfully toward other residents,
- preserve the peaceful and quiet enjoyment of the environment,
- maintain cleanliness and care for shared areas.

8.4 Restrictions
No person may:

- undertake disruptive or commercial activities;

- store private goods on Common Open Space;
- discharge pollutants, waste, or materials;
- erect permanent or semi-permanent structures unless approved by the Committee.

VI. COMMON FACILITIES (STORAGE FACILITY & COMMUNITY HUB)

9. Common Facilities

9.1 Ownership and Purpose
The Storage Facility and Community Hub form part of the Common Property and are jointly owned by all Owners. These facilities exist to support:

- storage of vehicles, trailers, and personal effects;
- community activities;
- shared resident amenity and interaction.

9.2 Access
Access is restricted to **Eligible Members** unless otherwise authorised by the Committee.

9.3 Security
Common Facilities must remain secure at all times, with access controls determined by the Committee, including keys, swipe cards, codes, or electronic systems.

9.4 Evolution and Development of Common Facilities

To ensure that the community's needs continue to be met, the Management Committee may:

- re-purpose existing Common Facilities;
- upgrade or expand them;
- add additional facilities for recreational, wellbeing, social, or functional purposes.

Any such enhancement must be:

- consistent with Dunstan Common's identity as a **comprehensive retirement-living environment**;
- aligned with budgetary limits set under the Constitution;
- approved by member vote where required.

---

10. Use of the Storage Facility

(Note: If your original text includes separate Storage Facility operational rules, they would be reinserted here. Since only excerpts were provided, this placeholder ensures structural integrity. I can expand this section further if you provide the specific operational rules.)

---

11. Use of the Community Hub

(Same note as above. If your original draft included detailed Community Hub rules, I can reinsert or expand them upon request.)

VI. MANAGEMENT AND FINANCIAL CONTROLS

12. Management Committee

12.1 Composition and Election

The Society is governed by a **Management Committee** ("the Committee") elected by the Voting Members in accordance with the Constitution.
The Committee must at all times comply with the Incorporated Societies Act 2022 and the Society's Constitution.

12.2 Powers of the Committee

The Committee has the authority to:

1. Implement and enforce these Rules and the Registered Covenants;
2. Manage and maintain the Common Property and Common Facilities;
3. Develop and enforce the Resident Handbook / Operating Guidelines;
4. Approve or decline applications for Investment Property status;
5. Vet and confirm eligibility of purchasers, tenants, and Nominated Principals;
6. Administer Society funds, budgets, and levies;
7. Enter into contracts for maintenance, services, or works relating to Common Property;
8. Act as the Society's representative in dealings with the Council and other authorities;
9. Take enforcement action under Rule 5.5, including legal proceedings.

12.3 Meetings

The Committee must meet as often as required for effective governance, and not fewer than the minimum number of times required by the Constitution.

12.4 Quorum

A quorum for Committee meetings is as specified in the Constitution.
No decisions may be made unless a quorum is present.

12.5 Decision-Making

Committee decisions are made by simple majority unless otherwise specified in the Constitution or these Rules.

12.6 Operational Policies – Resident Handbook

The Committee must maintain a **Resident Handbook / Operating Guidelines**, which:

- provides day-to-day operational rules,

- governs use of Common Facilities and Common Property,
- sets out behavioural expectations,
- establishes procedures for disputes, maintenance, and community management.

The Handbook must be consistent with these Rules and the Constitution.

12.7 Management Responsibilities of the Society

The Society is responsible for the **management, maintenance, governance, and orderly operation** of the comprehensive residential complex known as Dunstan Common.

Management responsibilities include:

1. Enforcing Retirement Criteria and eligibility rules;
2. Regulating and overseeing use of Common Property and Common Facilities;
3. Administering levies, budgets, insurance, and financial arrangements relating to Common Property;
4. Adopting, maintaining, and enforcing the Resident Handbook;
5. Engaging with contractors, service providers, and local authorities on behalf of Owners;
6. Ensuring the community continues to operate, in planning terms, as a **managed comprehensive residential complex / retirement village**.

12.8 No RVA Services

To ensure the Society remains outside the scope of the Retirement Villages Act 2003:

- The Society **must not provide** services in the nature of:
    - medical care;
    - assisted living;
    - meals;
    - supervision;
    - personal care;
    - welfare or residential services of a similar kind.

The Society is **not** a care facility operator.

Any resident requiring such services must obtain them privately and independently.

12.9 Tenure Neutrality

To preserve the freehold ownership structure:

- The Society does **not** grant or administer rights of occupation.
- The Society does **not** issue, administer, or resemble an Occupation Right Agreement (ORA).
- All rights to occupy arise exclusively from **Fee Simple ownership** or conventional residential tenancies approved under Rule 6.

This ensures no contractual framework exists that could trigger obligations under the Retirement Villages Act 2003.

12.10 Consistency with Planning Framework

In exercising its powers, the Committee shall:

1. Preserve Dunstan Common as a **retirement village in planning terms**, consistent with the District Plan and National Planning Standards;
2. Ensure continued compliance with design controls, land-use restrictions, and Retirement Criteria;
3. Maintain the freehold ownership model;
4. Avoid actions that may unnecessarily invoke obligations under the RVA.

This clause ensures long-term alignment with both planning and legal frameworks.

---

13. Financial Management & Expenditure Controls

13.1 Levies

The Society may set and collect levies from Owners to fund:

- maintenance of Common Property,
- insurance,
- administration and management costs,
- operation and improvement of Common Facilities,
- legal compliance and community governance.

Levies must be fair, reasonable, and allocated in accordance with the Constitution.

13.2 Budgeting

The Committee must prepare an annual budget covering:

- expected operating costs,
- maintenance and renewal requirements,
- contingency reserves,
- any capital works proposed.

The budget must be presented to Members for approval where required under the Constitution.

13.3 Expenditure Controls

The Committee may approve spending within the limits prescribed by:

- the Society's annual budget, and
- any financial authority thresholds established in the Constitution or by Member resolution.

Large capital works or unbudgeted expenditure may require a **Special Majority**.

VII. ENFORCEMENT

The Society must ensure that all Owners and residents comply with:

- these Bespoke Rules,
- the Constitution,
- the Registered Covenants,
- the Resident Handbook, and
- all applicable laws and Council requirements.

The enforcement framework below supports the integrity of the community and ensures that Dunstan Common continues to operate as a **managed comprehensive residential complex for retired persons**.

---

13. Enforcement and Remedies

13.1 Breach Notice

Where the Committee determines that an Owner or resident has breached these Rules, the Registered Covenants, or the Handbook, the Committee may issue a **written Breach Notice** requiring the breach to be remedied within a reasonable period (e.g., 30 days).

13.2 Suspension of Rights

If a breach remains unremedied after the Breach Notice period:

- The Committee may suspend:
    - the Owner's Voting Member rights,
    - the rights of occupants to use Common Property,
    - access to the Community Hub and Storage Facilities,
    - participation in Society activities or services.

Suspension does not relieve an Owner of their obligations to pay levies or comply with the Rules.

13.3 Fines and Recovery of Costs

The Committee may:

- impose reasonable fines (as allowed by the Constitution), and
- recover legal or administrative costs incurred in addressing or remedying a breach.

13.4 Legal Enforcement

For unresolved or serious breaches, the Society may enforce the Registered Covenants through:

- application to the High Court for injunctions or mandatory orders;
- proceedings to compel cessation of non-compliant use;
- recovery of overdue debts or costs.

These enforcement actions address **land-use compliance**, not freehold ownership rights.
No enforcement action shall challenge the Owner's Fee Simple title.

13.5 Continuing Breach

Each day a breach continues may constitute a separate breach for the purposes of fines or enforcement.

13.6 Purpose of Enforcement

The enforcement mechanisms serve to:

- preserve Dunstan Common as a **retirement village (in planning terms)**,
- maintain land-use compliance with the District Plan and Registered Covenants,
- uphold the retirement-living character and amenity of the community,
- ensure equitable treatment of all Owners and residents,
- protect the value and integrity of the comprehensive residential complex.

VIII. LANDSCAPE GUIDELINES AND MAINTENANCE

14. Landscape and Grounds Maintenance

14.1 General Landscape Intent

The landscape character of Dunstan Common is an integral part of its retirement-living environment. Residents must ensure that private gardens and visible areas are maintained to:

- a tidy, well-kept standard,
- in harmony with common landscaping themes,
- without creating hazards or visual clutter.

14.2 Owner Responsibilities

Owners must:

1. Maintain private lawns, gardens, and planting;
2. Ensure vegetation does not:
    - encroach onto Common Property,
    - obstruct walkways or access routes,
    - interfere with drainage or shared utilities;
3. Comply with any planting restrictions or guidance set out in the Resident Handbook.

14.3 Committee Authority

The Committee may:

- specify permitted or prohibited species,
- require removal of unsafe or inappropriate planting,
- undertake maintenance on behalf of the Owner and recover costs where the Owner fails to comply after notice.

IX. SOCIETY TERMINATION

15. Termination and Winding Up

15.1 The Society may only be wound up or dissolved in accordance with:

- the Incorporated Societies Act 2022, and
- the procedures in the Society's Constitution.

15.2 Upon winding up, the Society's assets must be distributed:

- in accordance with the Constitution,
- proportionally or beneficially to Owners as permitted by law,
- **without** conferring any occupation rights,
- and consistent with maintaining enforceable land-use controls where required.

15.3 Winding up the Society does **not** extinguish:

- the Registered Covenants,
- the Retirement Criteria (unless lawfully removed by Council and Owners),
- or any continuing obligations relating to land use or planning compliance.

Glen Oir Limited Partnership

Proposed Retirement Subdivision
231 Dunstan Road, Alexandra

Transportation Assessment

CARRIAGEWAY
CONSULTING
traffic engineering | transport planning

Table of Contents

Main Report			Page
1	**Introduction**		**1**
2	**Site Overview**		**2**
	2.1	Location	2
	2.2	Road Classification	3
3	**Current Transportation Networks**		**4**
	3.1	Roading Network	4
	3.2	Non-Car Infrastructure	5
	3.3	Future Changes	6
4	**Current Transportation Patterns**		**7**
	4.1	Traffic Flows	7
	4.2	Non-Car Modes of Travel	7
	4.3	Road Safety	8
5	**Proposal**		**9**
6	**Traffic Generation and Distribution**		**10**
	6.1	Traffic Generation	10
	6.2	Trip Distribution	11
7	**Effects on the Transportation Networks**		**12**
	7.1	Roading Capacity	12
	7.2	Parking	13
	7.3	Non-Car Modes of Travel	13
	7.4	Road Safety	14
	7.5	Dunstan Road Cross-Section	14
	7.6	Site Access	14
8	**District Plan**		**17**
	8.1	Introduction	17
	8.2	District Plan Part 12.7.1: Access Standards from Roads	17
	8.3	District Plan Part 12.7.2: Parking	18
	8.4	District Plan Part 12.7.3: Loading and Manoeuvring	18
	8.5	Council's Engineering Code of Practice	18
	8.6	Summary	20
9	**Conclusions**		**21**

Photographs

1	Typical Cross-Section of Dunstan Road	4
2	Existing Driveway Serving Site	4
3/4	Sight Distances along Dunstan Road at Current Driveway to Left and Right	5
5	Typical Alignment of Rail Trail (Dunstan Road on Left)	5
6	Example of Informal Access Connecting Rail Trail and Dunstan Road	6

Figures

1	General Location of Site	2
2	Aerial Photograph of Site and Environs	2
3	Proposed Subdivision Layout (Extract from Studio 3 Drawing)	9

Tables

1	Extract from Table 6.1 of Austroads Guide to Traffic Management Part 3 (Intersection Volumes below which Capacity Analysis is Unnecessary)	7
2	Traffic Generation of Proposed Development	10
3	Traffic Distribution of Proposed Development	11
4	Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed	12
5	Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed and Dunstan Road Volumes Increased by 50%	13

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1. Introduction

1.1. Glen Oir LP seeks to subdivide its site (**the site**) at 231 Dunstan Road, Alexandra. If consents are granted, the subdivision will result in 54 residential lots, of which 45 lots are focused on retirees. The development will be served by a new road onto Dunstan Road, in the location of an existing driveway.

1.2. This Transportation Assessment sets out a detailed analysis of the transportation issues associated with the proposed subdivision including changes in travel patterns that are likely to arise. Where potential adverse effects are identified, ways in which these can be addressed are set out.

1.3. This report is cognisant of the guidance specified in the New Zealand Transport Agency's '*Integrated Transport Assessment Guidelines'* and although travel by private motor vehicle is addressed within this report, in accordance with best practice the importance of other transport modes is also recognised. Consequently, travel by walking, cycling and public transport is also considered.

2. Site Overview

2.1. Location

2.1.1. The site is located around 300m northwest of the Dunstan Road / Hillview Road intersection, on the northern side of Alexandra. The site has frontage onto only Dunstan Road. It is currently zoned as Large Lot Residential Zone in the Central Otago District Plan ('*District Plan*') and is currently used for rural activities and rural residential.

2.1.2. The location of the site in the context of the local area is shown in Figure 1 and in more detail in Figure 2.

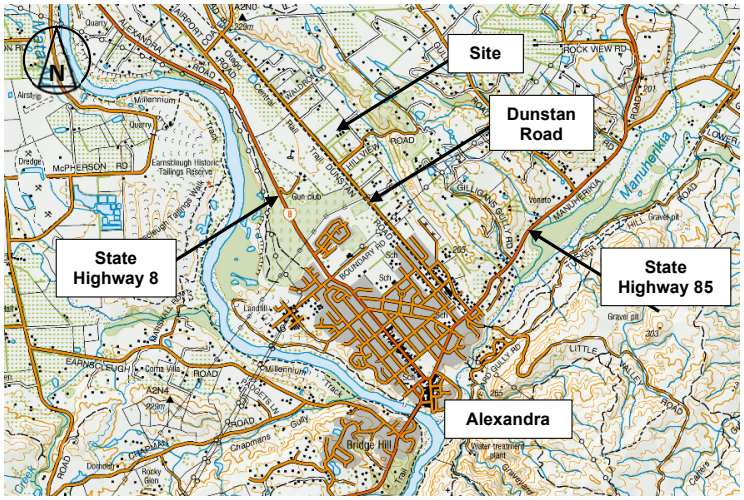

Figure 1: General Location of Site

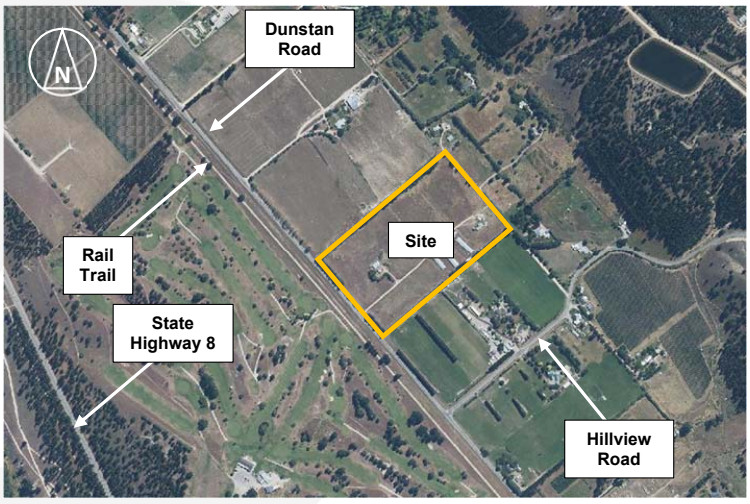

Figure 2: Aerial Photograph of Site and Environs

2.2. Roading Classification

2.2.1. The District Plan classifies Dunstan Road as a Rural Arterial Road. On this basis, it is reasonable to conclude that the primary role of the road is to carry through traffic, with direct property access being limited.

2.2.2. Hillview Road is a Local Road, meaning it provides for local journeys and property access.

3. Current Transportation Networks

3.1. Roading Network

3.1.1. In the vicinity of the site, Dunstan Road is characterised by having a straight and flat carriageway. The traffic lanes are each 3.2m wide and the road has a 0.3m wide sealed shoulder. The carriageway is marked with a centreline, edge lines and has marker posts on each side. There are swales on each side, with an approximate 7m wide verge. The legal width of Dunstan Road is in the order of 20m, and the speed limit at the site frontage is 80km/h. The urban (50km/h) speed limit zone of Alexandra commences approximately 0.9km south of the southern boundary of the site.



Photograph 1: Typical Cross-Section of Dunstan Road

3.1.2. The site has a driveway on Dunstan Road, and the presence of this enables an assessment to be easily made of the sight distances available in each direction.



Photograph 2: Existing Driveway Serving Site





Photographs 3 and 4: Sight Distances along Dunstan Road at Current Driveway to Left and Right

3.1.3. The photographs show that sight distances in each direction are excellent, due to the flat and straight alignment of Dunstan Road.

3.2. Non-Car Infrastructure

3.2.1. The Central Otago Rail Trail lies to the immediate west of Dunstan Road and is separated from it by a landscaping strip of around 25m. The Rail Trail itself is around 4m wide and is gravelled.



Photograph 5: Typical Alignment of Rail Trail (Dunstan Road on Left)

3.2.2. Other than the landscaping strip, there are no impediments to gaining access to the Rail Trail from Dunstan Road (and vice versa) and accordingly there is a network of informal routes through the landscaping.



Photograph 6: Example of Informal Access Connecting Rail Trail and Dunstan Road

3.2.3. There is no specific provision for walking or cycling on Dunstan Road (although the need for any cycling route is minimal due to the Rail Trail). The wide verge provides opportunities for walking trips.

3.2.4. There is no public transport in the area.

3.3. Future Changes

3.3.1. There are no known changes to the roading environment in the immediate area that are set out in any overarching strategies or guides.

4. Current Transportation Patterns

4.1. Traffic Flows

4.1.1. According to the MobileRoad website, Dunstan Road carries 1,900 vehicles per day (two-way). A road typically carries around 10% of its daily traffic flows in the peak hours, which suggests that the peak hour traffic flows on Dunstan Road are around 190 vehicles per hour (two-way).

4.1.2. The Austroads Guide to Traffic Management Part 3 ('*Traffic Studies and Analysis*') sets out thresholds regarding the need for detailed traffic analyses at intersections, and the traffic flows below which detailed analyses of unsignalised intersections are unnecessary since the intersection operates under 'free-flow' conditions. An extract from this is replicated below.

Major Road Type	Traffic Volumes (Vehicles Per Hour)	
	Major Road	Minor Road
Two lane road	400	250
	500	200
	600	100

Table 1: Extract from Table 6.1 of Austroads Guide to Traffic Management Part 3 (Intersection Volumes below which Capacity Analysis is Unnecessary)

4.1.3. It can be seen that the volume on Dunstan Road falls well below the smallest thresholds for the major road, and accordingly, no analysis has been carried out. In essence, at present the Dunstan Road / Site Access[1] intersection will operate under 'free-flow' conditions.

4.1.4. The Austroads Guide to Traffic Management Part 3 ('Traffic Studies and Analysis') sets out a process by which the level of service of a road can be calculated. This shows that under the current traffic flows, Dunstan Road provides Level of Service A, the best available.

4.2. Non-Car Modes of Travel

4.2.1. Given that the area is predominantly rural, it can reasonably be expected that it will be relatively lightly used by pedestrians and cyclists. It is considered that the absence of infrastructure for these road users is therefore not unreasonable.

4.2.2. The exception to this is the Rail Trail, with the Central Otago Rail Trail Trust reporting surveys showing up to 40,000 users per year on certain sections. March and April are the most popular months with 80 users per day. As shown on Photograph 5, these users are physically separated from the adjacent Dunstan Road.

4.2.3. There are no regular bus services that pass the site. Although several longer-distance services pass nearby on State Highway 8, there are no bus stops provided within walking distance.

[1] Presently formed as a private driveway as noted previously

4.3. Road Safety

4.3.1. The NZTA Crash Analysis System has been used to establish the location and nature of the recorded traffic crashes in the vicinity of the site. All reported crashes between 2018 and 2024 were identified[2], plus the partial record for 2025, for Dunstan Road for 500m to the north and south of the site.

4.3.2. This showed that there have been no crashes recorded. The closest crash occurred around 0.7km away, and this was unrelated to the road geometry (it occurred when a driver fleeing from police lost control and left the road. The crash did not result in any injuries).

4.3.3. The historic pattern of crashes does not indicate any particular safety-related deficiencies on this part of the roading network.

[2] A five-year period has been used due to the traffic volumes on Dunstan Road being more than 1,000 vehicles per day, and a further 2 years have been added to allow for reduced traffic flows due to restrictions on movements and tourism due to Covid-19.

5. Proposal

5.1. The proposal is to subdivide the site into 54 residential lots, each of which will have a single dwelling. Nine of the lots will be 'typical' residential properties but 45 will be used by retirees. In this particular context, 'retirees' means those that have reached retirement age and therefore can be expected to have either ceased employment, or to have part-time / flexible jobs.

5.2. Access onto Dunstan Road will be achieved in the same location as the existing driveway serving the site, although this will be upgraded to reflect its increased traffic loading. This will then lead to a small internal road network through the property which connects to two potential roading links to the north and south. Eight lots are serves by a right-of-way located towards the south of site running around a 'common' (an area of greenspace).



Figure 3: Proposed Site Layout (Extract from Studio 3 Drawing)

5.3. One large lot within the site is occupied by existing sheds. The sheds are to be repurposed as storage facilities (such as for trailers, caravans and motorhomes for residents) and also for community facilities for residents.

6. Traffic Generation and Distribution

6.1. Traffic Generation

6.1.1. Traffic generated by residential developments is known to vary for a variety of reasons, with one such reason being the proximity (or otherwise) and need to employment and community facilities. Where a dwelling is some distance from these types of facilities, the traffic generation rates tend to be lower than for residences that are closer due to 'trip chaining', that is, the tendency of a resident to carry out multiple visits to different destinations during the same trip away from the dwelling.

6.1.2. In this case, for the typical residential units, it is likely that traffic will be associated with employment locations in Alexandra or further afield in Cromwell, and there is also likely to be travel to schools in Alexandra. As Alexandra is only around 1.5km away, for this analysis a rate of 8 vehicle movements per day per residence has been used, with 1 vehicle movement per residence occurring in each of the peak hours.

6.1.3. The traffic generation of retirement units is known to be lower than for typical residential units because residents have no need to travel for education or to education facilities. However in some part it is likely that this is influenced by retirement villages having many on-site facilities (meaning residents do not need to leave the site) whereas the proposed lifestyle development will not have the same provision, and thus there will be increased travel. It is also possible that some residents will have part-time jobs which require them to leave the site in the typical morning and evening 'commuter' hours.

6.1.4. Thus the retirement units can be expected to each have a peak hour trip rate of 0.2 vehicle movements (if assessed as retirement units) or 1 vehicle movement (if assessed as typical residential units) in each of the peak hours, and 2.4 to 8 vehicle movements per day respectively. In practice, it is likely that the average trip rate will lie between these lower and upper values.

6.1.5. The repurposing of the existing sheds as storage facilities (such as for trailers, caravans and motorhomes for residents) and also for community facilities for residents, will not give rise to any external traffic generation.

6.1.6. The traffic generation will therefore be:

Activity	Number	Traffic Volumes (Vehicles Per Hour)					
		Morning Peak Hour		Evening Peak Hour		Daily	
		In	Out	In	Out	In	Out
Standard residential	9	1.8	7.2	5.9	3.2	36	36
Retirement units (as standard residential)	45	9.0	36.0	29.3	15.8	180	180
Retirement units (as retirement units)	45	1.8	7.2	5.9	3.2	54	54
Total	54	4-11	14-43	12-35	6-19	90-216	90-216

Table 2: Traffic Generation of Proposed Development

6.2. Trip Distribution

6.2.1. With regard to the distribution of these vehicles, it is anticipated that the vast majority will be associated with travel to/from Alexandra and therefore for the purposes of this analysis, an allowance has been made for 90% of vehicles to travel to/from the south.

6.2.2. The distribution of traffic onto the surrounding roading network is therefore as follows:

Proposal	Traffic Volumes					
	Into Site			Out of Site		
	From north	From South	Total	To north	To south	Total
Morning Peak Hour	0-1	4-10	4-11	1-4	13-39	14-43
Evening Peak Hour	1-3	11-32	12-35	1-2	5-17	6-19
Daily	9-22	81-194	90-216	9-22	81-194	90-216

Table 3: Traffic Distribution of Proposed Development

7. Effects on the Transportation Networks

7.1. Roading Capacity

7.1.1. Based on the traffic flows above, the increases due to development of the site (and taking into account the potential range of trip generation for the retirement units) will be:

- Daily Traffic Volumes:
  - Dunstan Road (south of site) prior to subdivision: 1,900 vehicles (two-way)
  - Dunstan Road (south of site) after subdivision: 2,062-2,288 vehicles (two-way)
  - Dunstan Road (north of site) prior to subdivision: 1,900 vehicles (two-way)
  - Dunstan Road (north of site) after subdivision: 1,918-1,944 vehicles (two-way)
- Peak Hour Traffic Volumes:
  - Dunstan Road (south of site) prior to subdivision: 190 vehicles (two-way)
  - Dunstan Road (south of site) after subdivision: 207-239 vehicles (two-way)
  - Dunstan Road (north of site) prior to subdivision: 190 vehicles (two-way)
  - Dunstan Road (north of site) after subdivision: 192-195 vehicles (two-way)

7.1.2. Even the volumes at the higher end of the range are still well within the capacity of the roads. The heaviest hourly flow of 239 vehicles per hour equates to an average of just one vehicle movement every 15 seconds.

7.1.3. The efficiency of the site access has been modelled using the computer software package Sidra Intersection, and the intersection is assumed to be a priority intersection with localised widening (such that one vehicle can pass another which is turning[3]. This design of the access intersection is discussed further below. The results are summarised below, allowing for the highest trip generation of the range considered.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Dunstan Road (south)	R	7.2	0.0	A	7.1	0.1	A
Site Access	L	4.9	0.1	A	4.8	0.1	A
	R	5.7	0.1	A	5,8	0.1	A
Dunstan Road (north)	L	7.2	0.0	A	7.2	0.0	A

Table 4: Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed

7.1.4. It can be seen that queues and delays are extremely low, and the level of service provided (A) is the best available. In essence, the access intersection would operate under free-flow conditions under the highest traffic generation of the site. It therefore follows that the lower traffic generation with all of the retirement units generating a much lower volume would have even lower queues and delays.

7.1.5. No data is available regarding the traffic growth on Dunstan Road. However a sensitivity test has been undertaken of increasing the prevailing traffic flows by 50% (this is a highly robust

[3] The specific way in which this is achieved is presently not specified – it could be via a formal right-turn bay or through shoulder widening

assessment, as it means that the annual growth in traffic would be 5% for the next ten years). The intersection has been re-modelled, and the results are summarised below.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Dunstan Road (south)	R	7.5	0.0	A	7.3	0.1	A
Site Access	L	5.3	0.1	A	5.1	0.1	A
	R	7.2	0.1	A	7.3	0.1	A
Dunstan Road (north)	L	7.2	0.0	A	7.2	0.0	A

Table 5: Peak Hour Levels of Service at the Dunstan Road / Site Access Intersection, with Site Fully Developed and Dunstan Road Volumes Increased by 50%

7.1.6. It can be seen that queues and delays remain extremely low, and the level of service is unaltered and remains at A (the best available). The access intersection therefore continues to operate under free-flow conditions.

7.1.7. Overall then, the traffic generated by full development of the rezoned site can easily be accommodated on the road network.

7.2. Parking

7.2.1. With regard to on-street parking, the layout shows that there are 35 indented parking spaces for the 54 lots, thereby providing a ratio of (approximately) two on-street (indented) spaces per three residences, or 0.65 spaces per unit. This is likely to be ample for the expected demand, but the low traffic flows are proposed carriageway width of 6m mean that on-street parking can also be accommodated within the movement lanes.

7.3. Non-Car Modes of Travel

7.3.1. The development of the site may result in increased levels of walking and cycling in the immediate area. However, these will only be moderate because of the scale of development.

7.3.2. It is typically accepted that people will walk a maximum of 1km to reach a particular destination, and will cycle a maximum distance of 3km. However these distances are based on the average pedestrian and cyclist, and with a potential bias towards elderly residents living within the site, it is plausible that the distances will be reduced. That said, the advent of e-bikes means that longer cycling distances become achievable even with a reduced physical ability, with mobility scooters also being a transport option for the elderly.

7.3.3. There are a number of destinations within 3km, including Molyneux Park (1.8km away) and Alexandra town centre, and two supermarkets (2.7km away). Large sections of the routes to these use the Rail Trail, which provides a high-quality and off-road link, with quieter local streets comprising the balance of the routes. Accordingly, it is considered that the site is well-located for accessibility to key destinations without the need to use a private car.

7.3.4. The size of the subdivision is not sufficient that it will give rise to the need for a public transport service.

7.4. Road Safety

7.4.1. Based on a review of the road safety records, the proposal is unlikely to result in adverse road safety effects arising as a result of the increase in traffic flows on the road network.

7.4.2. The flat and straight alignment of Dunstan Road means that sight distances well in excess of 300m are available towards the north and south, which exceeds the minimums required for the prevailing speed limits.

7.4.3. The legal width of Dunstan Road is such that an access intersection that complies with relevant design guides and standards can be achieved.

7.5. Dunstan Road Cross-Section

7.5.1. Development of the site will increase traffic flows on Dunstan Road. As noted above, the traffic lanes are a total of 6.4m wide and the shoulders are 0.3m wide. The Council's Engineering Code of Practice does not specify a width for a Rural Arterial Road as it only goes as far as a Collector Road. However since it also states that roads with an AADT of more than 2,500 vehicles per day requires a specific design, this implies that roads of less than 2,500 vehicles per day do not require specific design and therefore that the Code of Practice can be used.

7.5.2. The highest specification of road is shown with a 7.0m carriageway width and 0.25m wide shoulders. The existing formation of Dunstan Road is therefore of a lesser standard than required under the Code of Practice.

7.5.3. In this instance, the anticipated traffic flow with subdivision of the site remains below the threshold of the Code of Practice (2,288 vehicles per day with the subdivision generating maximum traffic flows, against a threshold of 2,500 vehicles per day respectively). Moreover, the increase in traffic flow in the busiest periods is low, with the current volume on Dunstan Rad equating to an average of 1 vehicle movement every 18.9 seconds and the proposed volume being 1 vehicle movement every 15.1 seconds. In practice, this difference is small and unlikely to be perceptible.

7.5.4. Other than the cross-section of Dunstan Road not meeting the Council's Code of Practice, there are no evident issues with the operation of the road. For example, there is no evidence of a high crash rate that could be attributed to the carriageway width, nor (from a visual inspection of the road) evidence of excessive edge breakage (which would be due to vehicles running closer to the edge of the carriageway than desirable).

7.5.5. Accordingly, it is considered that Dunstan Road operates appropriately at present, and the relatively minor increase in traffic flow due to the subdivision does not justify any improvements to the road.

7.6. Site Access

7.6.1. The proposal will create a priority intersection on Dunstan Road. The width of the legal road means that there is no impediment to achieving an intersection layout that meets relevant guides and standards (in passing, the layout shown on the masterplan is indicative only and does not meet current standards). Sight distances are excellent, as shown on Photographs 3 and 4 above.

7.6.2. As noted above, at the busiest time there could be up to 32 vehicles turning right into the site. Under the warrants set out in the Austroads Guide to Traffic Management Part 6 (‘*Intersections, Interchanges and Crossings Management*’), this would require a through traffic volume of more than 600 vehicles per hour on Dunstan Road for an auxiliary turning lane to be warranted, and the volumes are considerably lower than this. Accordingly, no auxiliary turning lanes are warranted at the site access (although a right-turn bay could be provided on a discretionary basis).

7.6.3. However it is considered that as a minimum, localised widening around the site access is required in order to provide additional width for drivers to pass other vehicles. An arrangement of the type shown as Diagram E in the Waka Kotahi Planning Policy Manual, and Figure 12.3 of the District Plan, would be appropriate under this scenario.

7.6.4. Ultimately, this part of the scheme lies within the legal road and so the specific design of the site access intersection is a matter that can be considered further through Engineering Approvals.

7.6.5. The proposal will also lead to an increase in crossing movements of Dunstan Road associated with cyclists, and potentially some pedestrians, accessing the Rail Trail either for recreation or for travel to the activities and locations noted above. Sight distances between all road users are excellent, and the light traffic flows on Dunstan Road mean that there are ample opportunities for pedestrians to cross the road. For instance, as noted above, even at peak times there is an average of 1 vehicle movement every 15.1 seconds, whereas at a slow walking rate for a pedestrian, it would take just 8 seconds to cross the road.

7.6.6. The speed limit on Dunstan Road (80km/h) means that in the event of any collision, it is likely that injuries will be serious. However as with any other new roading infrastructure, it can be expected that a road safety audit will be carried out of the detailed design, and this will include addressing matters relating to walking and cycling. As well as possible infrastructure, one option would be to extend the existing urban speed limit to the site access, which would then result in slower vehicle speeds for non-car user crossing movements.

7.6.7. Much of the land around the site has been recently rezoned for a more intensive residential use. Over a wider area than just the site then, there will be an increase in pedestrians and cyclists crossing Dunstan Road to reach the Rail Trail. It would not be unreasonable therefore to anticipate that an overarching strategy to provide for both suitable crossing places of the road and for shared walking/cycling routes connecting to those crossings, will be developed. This avoids a scenario where there are multiple formal crossing locations (which would be unnecessary) or crossing that are not properly connected to adjacent sites.

7.6.8. The development of such a strategy is beyond the scope of any single development, but it is highlighted because one possible option for a pedestrian crossing is for a refuge, and this in turn creates the opportunity for a right-turn auxiliary lane to be provided at the site access *or in fact, any other site access to other developments sites on Dunstan Road). Ultimately, if a right-turn lane and a refuge is determined to be the appropriate solution in this location, then this can be accommodated within the legal width of Dunstan Road. Equally, if the strategy relies on a pedestrian crossing elsewhere on Dunstan Road, then the legal width available means that footpaths can easily be constructed from the proposed site access the site frontage and towards the crossing point.

7.6.9. Accordingly, it is considered that appropriate provision can be made for crossing movements of Dunstan Road, irrespective of the specific solution to be put in place at this location.

7.6.10. The Council's Engineering Code of Practice adopts Standard NZS4404:2004, with the latter setting out that "*the separation between any two roads intersecting a road of local distributor class or high than this class shall be a minimum distance of 150m centreline to centreline*" (paragraph 3.3.7). This separation is achieved to the nearest intersection (Hillview Place, 300m away).

8. District Plan

8.1. Introduction

8.1.1. The District Plan sets out a number of transportation-related rules with which any development is expected to comply. An assessment of the transportation rules has been undertaken and the results are summarised below

8.2. District Plan Part 12.7.1: Access Standards from Roads

8.2.1. Part (ii): Sight Distances

8.2.1.1. Under the District Plan, assuming that roads within the site are subject to a speed limit of 50km/h (being typical for a residential subdivision) then each lot requires a sight distance of 40m at its access. Assessing the location of the proposed driveways, each complies other than the following:

- Lot 1: 26m;
- Lot 13: 35m;
- Lot 14: 30m;
- Lot 15: 32m;
- Lot 23: 32m;
- Lot 25: 34m;
- Lot 32: 36m;
- Lot 34: 24m; and
- Lot 35: 38m.

8.2.1.2. In each case, the limitation on the available sightline is due to the proximity to a curve or an intersection. The curve or intersection requires vehicles to slow from the assumed speed of 50km/h in order to negotiate the geometry, and this in turn means that a reduced speed limit can be supported. For example, Lot 34 has a limited sight distance due to a curve. The curve has a radius of 18m which indicates and operating speed of 30km. If a sight distance of 40m is required for a speed of 50km/h, then a simple pro-rata indicates a 24m sightline is required for 30km/h and this is the sight distance provided.

8.2.1.3. Lots 38 to 46 are within a right-of-way that is expected to have a lower posted speed limit However sightlines are measured as a distance of 3.5m back from the nearest edge of the traffic lane, and consequently this means that the sightlines at these driveways will pass over adjacent lots. In order to address this, it is likely that a consent notice or other such approach will be needed on the first 2.5m of each of these lots to prevent the introduction of permanent obstructions (fences, landscaping or structures) that are more than 1m in height, so that the sightlines for adjacent driveways are protected.

8.2.1.4. The right-of-way also provides the expected 40m sight distances at the intersection with the main road.

8.2.1.5. A sight distance of 40m is required at the two accesses to the community/storage area, and this is achieved.

8.2.1.6. A sight distance of 200m is required at the point where the access road meets Dunstan Road, and this is also be achieved.

8.2.2. Part (iii): Access to Rural Arterial Roads

8.2.2.1. This part of the District Plan requires accesses to be constructed to particular layouts. However the layout shows that there will be no direct accesses between the lots and onto Dunstan Road due to the internal roading network which provides a lower speed environment and thus reduces the potential road safety risk.

8.2.3. Part (v): Access to Rural Local Roads

8.2.3.1. The proposal introduces roads but it is considered that the low speed limit (at most 50km/h) and the cross-section of the road that include kerbs, means that the development will not have 'rural' roads (which are subject to a higher speed limit and generally have swales or berms rather than kerbs). In that regard, it is noted that 'rural' roads are defined in the Council's Land Development and Subdivision Engineering Code of Practice as being subject to a speed limit of 80km/h or more, which is not the case here. Accordingly it is not considered that this Rule applies to the site.

8.2.3.2. Irrespective, the primary reason for specifying a minimum separation distance between accesses and intersections is to ensure that drivers do not become confused about the intentions of another driver ahead that is indicating to turn. If the following driver assumes that the driver is turning in a different location, there is the risk of a collision. In this case though, as a residential subdivision, drivers will be highly familiar with the proposed layout, and therefore will be aware of the potential to encounter vehicles turning to and from driveways. Further, because of the low traffic flows on the roading network (discussed above), and that the driveways will also be very lightly trafficked (one vehicle movement in the peak hours), the potential for a passing vehicle to meet a vehicle turning to or from a driveway is very limited.

8.3. District Plan Part 12.7.2: Parking

8.3.1. Part (i): Number of Spaces

8.3.1.1. At this stage, no detailed layout has been produced for the individual lots. However their size means that each will be able to provide several car parking spaces, meeting Plan requirements.

8.3.2. Part (ii): Parking in Excess of Three Spaces

8.3.2.1. It is not expected that any lots will provide more than three parking spaces.

8.4. District Plan Part 12.7.3: Loading and Manoeuvring

8.4.1. Part (i): Servicing Activities

8.4.1.1. The proposal is for residential activities and therefore the loading and unloading of goods is not expected to occur frequently.

8.5. Council's Engineering Code of Practice

8.5.1. The Council has a Code of Practice for Land Development and Subdivision Engineering, based on national Standard NZS4404 published in 2004. This version of the national Standard was superseded and withdrawn in 2010, although the Council still uses the 2004 variant. It is understood that the Council is presently updating the Code of Practice to reflect the most recent guidance, although the new version is not yet available.

8.5.2. The Code of Practice sets out appropriate widths for the internal roads within the site. Given the expected traffic flow, the appropriate road category is a Residential Local Road, which requires:

- two traffic lanes of 3m each; plus
- one parking lane; plus
- a 1.5m footpath on each side; and
- a 20m wide road reserve.

8.5.3. The proposed layout shows that this is generally achieved throughout the site, albeit with minor differences:

- two traffic lanes of 3m each; plus
- one parking lane, interspersed with landscaping; plus
- a 1.8m footpath on each side; and
- a 17m to 20m wide road reserve.

8.5.4. The 17m wide road reserve is easily able to accommodate the transport-related components of the road corridor. Although the parking lane is not continuous, the amount of kerbside parking provided is ample for the development. As the development is proposed to have retirees, there is the potential for an elevated proportion of residents to have mobility issues. Accordingly, a footpath width of 1.8m has been proposed, which is sufficient under Table 1 of the Austroads Guide to Road Design Part 6A ('Paths for Walking and Cycling') to allow for two wheelchairs to pass each other.

8.5.5. Localised widening has been provided such that a car and a truck are able to pass one another at the 90-degree curves.

8.5.6. The right-of-way serves eight residences and will operate with one-way traffic flows. One-way roadways are not contemplated in the Code of Practice, but the closest classification is a cul-de-sac which is to have a 6m seal width (one traffic lane plus a parking lane) and a 12m wide road reserve. The proposed cross -section has a 4m wide carriageway (which is sufficient for a fire truck to pass) with localised widening at curves to ensure that 8m trucks are able to turn. Localised widening to a 5.5m width is provided to facilitate turning to and from driveways.

8.5.7. It is considered that this cross-section is appropriate for one-way operation. It is insufficient for kerbside parking , but since it is a right-of-way, it is expected that visitors will park on the main roads within the site.

8.5.8. There is a right-of-way located at the northeastern corner of the site serving Lots 20 to 22, and 53. This has a 7m legal width and a formed width of 3m. The legal width is slightly more than the Code of Practice requires, with the formed width being 1m narrower. However a 3m width is set out in the most recent Standard (NZS4404:2010) as being appropriate for the number of lots served.

8.5.9. There is also a right-of-way that serves Lots 47 to 50. This also has a formed width of 3m (less than the Code of Practice but as per Standard NZS4404:2010) but the legal width is 6m. A passing place is shown mid-way along this to allow for vehicles to pass, given that the curve in the right-of-way means that drivers are unable to see along its full length. A convex mirror will be installed at the curve to assist drivers in this regard.

8.5.10. Both of these rights-of-way have queuing space provided but this lies partially within the legal road reserve. However a distance of more than 6m is provide between the closest edge of the

footpath and the one-lane section of right-of-way, such that if one vehicle does encounter another, it is able to wait clear of the frontage road and any pedestrians using the footpath.

8.5.11. Splays are provided at intersections. The Austroads Guide to Traffic Management Part 6 ('*Intersections, Interchanges and Crossings Management*') sets out that Safe Intersection Sight Distances of 90m are expected for an 50km/h operating speed, and this is provided at each of the internal intersections. The sightline towards the west for drivers exiting from the first internal intersection and looking towards Dunstan Road is 78m, but given that drivers will have slowed to turn into the site from Dunstan Road, this reduced distance is acceptable (under the Austroads provisions, it is suitable for a vehicle speed of 42km/h.

8.5.12. The detailed layout of the roads and rights-of-way will be confirmed further through engineering approvals.

8.6. Summary

8.6.1. It is considered that the site layout is complies with all the transportation requirements of the District Plan, other than for the sightlines at a small number of lots. The effects of these shortfalls has been considered and the layout can be supported in light of the reduced sightlines arising from roading features (curves and intersections) which also reduce the operating speed of the road.

8.6.2. Matters relating the detailed design of the internal roads and rights-of-way will be considered further through engineering approvals (especially since the Council is currently revising the Code of Practice, and the site layout will need to reflect current thinking). However the roads generally align with the provisions of the current Code of Practice, and the legal widths proposed (a minimum of 17m) are sufficient to accommodate any minor changes in road and footpath provision.

9. Conclusions

9.1. This report has identified, evaluated and assessed the various transport and access elements of a proposed subdivision of 54 residential lots at Alexandra, with the majority of these expected to be occupied by retirees.

9.2. Overall it is considered that the traffic generated by the development of the subdivision can be accommodated on the adjacent roading network without capacity or efficiency issues arising. In practice, the traffic flows on Dunstan Road are very low at present, and development of the site generates comparatively little traffic even if tested assuming all units were to be used as 'standard' residential units rather than as retirement units. This means that the site access operates under 'free flow' conditions, and Dunstan Road remains operating well within its maximum capacity.

9.3. The site is well-located when considering non-car travel, with key destinations (including recreation and retail) located within an easy walking or cycling distance.

9.4. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. Dunstan Road is flat and straight and therefore sight distances at the proposed site access intersection will be excellent. The lightly-trafficked environment means that there is ample opportunity for pedestrians to cross the road, and an extension of the urban speed limit could also be considered to further support pedestrian safety. It would also be possible to install a formal pedestrian crossing at a location along Dunstan Road and the site is easily able to connect into this.

9.5. Dunstan Road itself presently does not comply with the Council's Engineering Code of Practice, but the site will generate only a modest amount of traffic, and Dunstan Road is (and will remain) lightly-trafficked, meaning that in practice the current carriageway width will function adequately.

9.6. Localised widening will be required on Dunstan Road at the site access intersection (to meet Figure 12.3 of the District Plan or Diagram E of the Waka Kotahi Planning Policy Manual) such that a vehicle turning right into the site does not impede northbound vehicles, but this can be easily provided within the available legal width.

9.7. It is expected that there will be a high degree of compliance with the transportation requirements of the District Plan. Non-compliances have been identified at a small number of lots with regard to sightlines, but the effects of these shortfalls has been considered and the layout can be supported, noting that in such locations, the operating speed of the road can be expected to be lower than the posted limit due to the roading geometry.

9.7.1. Matters relating the detailed design of the internal roads and rights-of-way will be considered further through engineering approvals. A number of differences have been identified between the proposed layout and the Council's current Code of Practice for Land Development and Subdivision Engineering, but these are considered to be minor and will not affect the safe and efficient operation of the roading network.

9.8. Overall, and subject to the preceding comments, the proposal can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the consent could not be approved.

Carriageway Consulting Limited
December 2025


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18 December 2025

Glenoir LP
C/ Shanon Garden

By email: shanon@navigateproperty.co.nz

Dear Shanon

231 Dunstan Road, Alexandra – Dunstan Common Retirement Village Comprehensive Residential Development

Introduction

1. This letter addresses matters that have been raised regarding the alignment of the above proposal with the definition of 'Retirement village' under the Central Otago District Plan (**District Plan**).

2. We understand you have previously addressed this issue on 1 August 2025, in response to a request for further information on 29 April 2025. We agree with the conclusions reached in that response. This letter should be read alongside that information.

Retirement village definition

3. Consent is sought under the District Plan under Rule LLRZ-R13 to establish Dunstan Common, a retirement village comprising 46 separate freehold residential lots with shared common areas and facilities.

4. 'Retirement village' is defined in the Central Otago District Plan as:

> … a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities

(emphasis added).

National Planning Standards 2019 definition

5. The District Plan has adopted the definition contained in the National Planning Standards 2019 (**Standards**). The Standards definition does not specifically require residential units to be held in ownership by a single entity. Rather, it refers to a 'comprehensive residential complex.'

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6. Policy development underpinning the definition contained in the Standards demonstrates that this was intentional. The notified draft Standards proposed a definition of 'retirement village premises,' which was reproduced from s 226A of the Resource Management Act 1991. Submissions and subsequent analysis identified that the proposed s 226A definition was too narrow to adequately capture the range of facilities found in modern day retirement villages and that an appropriate definition would allow for a range of activities.[1]

7. Submissions were also received proposing that the definition of 'retirement village' refer to the requirements of the Retirement Villages Act 2003, to narrow the scope of what can be considered to be a retirement village in a planning framework. In considering the appropriateness of this inclusion, the Ministry for the Environment referred to the Auckland Independent Hearings Panel decision which identified that the focus of the Plan should remain on resource management reasons relating to retirement villages, which are "matters not determined by a particular ownership model."[2]

8. The definition contained in the Standards was intentionally broad, with the ability for local authorities to include additional registration requirements within their rule frameworks.[3]

Application of the definition to Dunstan Common

9. The definition of 'retirement village' can be broken down into the following elements:

   a. a managed comprehensive residential complex or facilities

   b. used to provide residential accommodation for people who are retired (and any spouses of partners of such people).

10. The District Plan definition requires that the development be 'managed.' In this context, the ordinary definition of 'manage' infers that a body or entity will be responsible for controlling or managing the development, for instance, approving admissions, enforcing rules, and overseeing ongoing operations.

11. The applicant has supplied documentation outlining the proposed governance structure and administrative management of the development, comprising a proposed:

   a. constitution for the Dunstan Common Incorporated Society (**Society**), proposing the establishment of a management committee;

   b. rules for the Society; and

[1] Ministry for the Environment. 2019. *2I Definitions Standard – Recommendations on Submissions Report for the first set of National Planning Standards*. Accessed at: https://environment.govt.nz/assets/Publications/Files/2I-definitions-standard.pdf.
[2] At p. 186.
[3] At p. 187.

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c. resident handbook / operating guidelines, which outline the day-to-day operational rules for the residents and guests of Dunstan Common.

12. Collectively, these documents establish and govern the operation, management, and character of the Dunstan Common community. Proposed consent notice condition 15(c) also requires lot owners to be shareholders in a management company.

13. The application also constitutes a 'comprehensive residential complex or facilities.' While there is no prescribed definition for this in the Standards or District Plan, the Ministry for the Environment (in its development of the Standards) suggested that 'complex' in the context of a retirement village would mean a group of similar buildings or facilities on a site. It is notable, however, that the finalised definition of 'retirement village' did not expressly refer to 'a site,' but instead promulgated a definition that would recognise a 'complex' containing range of accommodation and other facilities and ownership models.[4] It is therefore not reasonable to infer the definition would be restricted to a single site.

14. The proposed structure of Dunstan Common is also relevant to a determination whether the application comprises a 'managed comprehensive residential complex or facilities.' Within the 5.42ha complex, 2.67ha will be owned in common by all 46 lot owners. The majority of this common area will be landscaped open space for shared use and will also contain a community hub and storage area for residents. As such, approximately 50 per cent of the total area of Dunstan Common will be common space for the use and benefit of the residents, under the direct management and control of the Society. In our view, this represents the complex being comprehensively managed.

15. Eligible residents of Dunstan Common will be retirees (and any spouses / partners). The Society's rules will contain retirement criteria and vetting prior to purchase or occupancy. Covenants are also proposed to ensure compliance.

Conclusion

16. The definition of 'residential village' in the District Plan is adopted directly from the Standards. The Standards intentionally adopted a broad definition that does not refer to, or require, a development to meet the requirements of the Residential Villages Act 2003 to meet the definition of 'residential village.'

17. The Standards left it open for territorial authorities to refer to registration under the Residential Villages Act 2003 in its definition of 'retirement village' – the Council has not done so in the District Plan. We understand that this has led to a disjoint between the Council's planning framework and policies.

18. The Dunstan Common development meets the District Plan definition of 'retirement village.' This is the only relevant definition for resource consenting purposes. Although lots will be held in separate freehold titles, the residents of Dunstan Common and common areas will be managed by an overarching governance structure and legal

[4] At p. 184-187.

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mechanisms that require the occupation of the complex by residents that meet eligibility criteria.

19. We trust this assists in the Council's processing of this application.

Yours faithfully
Todd Walker

Ben Gresson
Senior Associate
ben.gresson@toddwalker.com

Lucy King
Senior Solicitor
lucy.king@toddwalker.com

Attachment 17: Reference Table of Lot and Building Areas

Dunstan Common
231 Dunstan Road
18/12/2025

Lot sizing

Lot	Total Lot Size	Type	IRL Private Lots	IRL Common Areas	Covenanted gardens	Net common garden	Non-IRL Lots	Vested Road	Adjusted area*
1	676	IRL Lot	676						1257
2	676	IRL Lot	676						1257
3	596	IRL Lot	596						1177
4	597	IRL Lot	597						1178
5	702	IRL Lot	702						1283
6	445	IRL Lot	445		31	414			1026
7	445	IRL Lot	445		31	414			1026
8	573	IRL Lot	573		43	530			1154
9	445	IRL Lot	573		43	530			1154
10	445	IRL Lot	445		31	414			1026
11	445	IRL Lot	445		31	414			1026
12	574	IRL Lot	574		44	530			1155
13	572	IRL Lot	572		42	530			1153
14	443	IRL Lot	443		29	414			1024
15	445	IRL Lot	445		31	414			1026
16	574	IRL Lot	574		44	530			1155
17	692	IRL Lot	692		44	648			1273
18	704	IRL Lot	704		45	659			1285
19	573	IRL Lot	573		43	530			1154
20	602	IRL Lot	602		42	560			1183
21	961	IRL Lot	961						1542
22	1,174	IRL Lot	1,174						1755
23	580	IRL Lot	580						1161
24	587	IRL Lot	587						1168
25	688	IRL Lot	688		40	648			1269
26	573	IRL Lot	573		43	530			1154
27	693	IRL Lot	693		45	648			1274
28	693	IRL Lot	693		45	648			1274
29	693	IRL Lot	693		45	648			1274
30	573	IRL Lot	573		43	530			1154
31	693	IRL Lot	693		45	648			1274
32	688	IRL Lot	688		40	648			1269
33	705	IRL Lot	705						1286
34	697	IRL Lot	697						1278
35	614	IRL Lot	614						1195
36	614	IRL Lot	614						1195
37	611	IRL Lot	611						1192
38	415	IRL Lot	415						996
39	415	IRL Lot	415						996
40	415	IRL Lot	415						996
41	415	IRL Lot	415						996
42	415	IRL Lot	415						996
43	415	IRL Lot	415						996
44	714	IRL Lot	714						1295
45	624	IRL Lot	624						1205
46	596	IRL Lot	596						1177
47	1,490	Lot and house					1,490		
48	1,362	Lot					1,362		
49	1,353	Lot					1,353		
50	1,629	Lot					1,629		
51	1,743	Lot					1,743		
52	1,552	Lot					1,552		
53	1,886	Lot					1,886		
54	1,728	Lot					1,728		
100	6,900	Community Hub and Stc		6,900					
101	2,246	Open space reserve		2,246					
102	4,687	Open space reserve		4,687					
103	4,359	Open space reserve		4,359					
104	8,520	Open space reserve		8,520					
105	7,690	Vested Rd						7,690	
106	5,650	Vested Rd						5,650	
107	1,267	Vested Rd						1,267	
	81,547		**27,613**	**26,712**	**920**	**12,479**	**12,743**	**14,607**	**54,325**
			34%	33%			16%	18%	
Staging									
201	12,700						12,743		
202	69,000		27,613	26,712				14,607	
	81,700								
IRL	Excl Roading		27,613	26,712					
Common +Covenant				26,712	920				

Housing

	House Type	2Br	3Br	Single Gge	Dbl Gge	House area	% Coverage
Type 2	3Bed Side Entry Villa		x	x		171	25%
Type 2	3Bed Side Entry Villa		x	x		171	25%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
Bespoke	Bespoke stand-alone		x		x	200	28%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 5	2.5Bed Sth Entry Villa	x		x		140	31%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 3	2Bed Sth Entry Duplex	x		x		118	27%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 5	2.5Bed Sth Entry Villa	x		x		140	23%
Bespoke	Bespoke stand-alone		x		x	200	21%
Bespoke	Bespoke stand-alone		x		x	200	17%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	24%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	24%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 5	2.5Bed Sth Entry Villa	x		x		140	24%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 1	3Bed Sth Etry Villa (Dbl Gge)		x		x	174	25%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Type 6	2Bed Nth Entry Duplex	x		x		123	30%
Bespoke	Bespoke stand-alone		x		x	200	28%
Type 2	3Bed Side Entry Villa		x	x		171	27%
Type 4	2Bed Nth Entry "T" Villa	x		x		139	23%
	N/a						
	N/a						
	N/a						
	N/a						
	N/a						
	N/a						
	N/a						
	N/a						
	Dwelling numbers	29	17				
		63%	37%				
			46				
	Bed numbers	58	51				
			109				
	Garages			32	14		
				70%	30%		
					46		
	Average coverage						25%
	Min coverage						17%
	Max coverage						31%
						6,871	

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Project:	231 Dunstan Road
Purpose:	Summary of changes to masterplan and response to Boffa Miskell UD Assessment (prepared by Nicole Bitossi _ 11.09.2025)
Status:	FOR CONSENT
Distribution:	Shanon Garden (SG), Craig Barr (CB)

CHANGES FROM PREVIOUS PLAN

CODE	***CHANGE***	**DESCRIPTION**
A	*Amended road layout.*	Repositioned entry point to the north of previous location by approximately 20m. This results in a more simplified roading network and removes the angled 'kink' from the previous layout.
B	*Amended lots layout and sizing*	Amended lot sizing and layout to better suit proposed building typologies as provided by IKON. Buildings now have more linear form ~~whichis~~which is in keeping with a Central Otago aesthetic. It also has the effect of lessening the wall area facing the south-eastern and north-western boundaries. In addition, the western-most existing dwelling will now be removed.
C	*Removal of rectilinear green spaces (to north and south of site) and their associated rights of way*	Revised layout provides a large consolidated 'Central Park' and smaller 'Little Common' green space nearer to the entry. Revised lot layout and sizing was impacting available width for the green spaces and so they have been removed. Results in a cleaner layout and removes additional complex RoW's.
D	*Revised central park geometry*	An increased size of Central Park (due to removal of linear parks as stated above) to allow a more generous and simplified lot layout and central open space area. Lots all benefit from fronting central open space to north aside from the 2 x corner lots (Lots 25 and 32) which have larger lot sizing to offset.

		Improves coherence of park organisation with (walking) linkage through centre aligning with roading and with the community hub, providing an outlook from the proposed community hub into and across the Central Park
E	*Addition of 3.0 planted buffer strips fronting Lots 6 – 20 and lots 25 – 32.*	3.0m wide planted strips to be maintained by IRL operator. Amenity planting suited to local context to provide uniform planted edge treatment to adjacent lots and an attractive landscape interface. In keeping with the intended retirement village use, placing these areas under the control of the central managing body ensures consistent look and feel as well as lessening the burden of tending gardens on residents. Consideration has been given to whether these small plots are amalgamated with the common space and owned in common, or are held in private ownership with formal mechanisms to dictate use/management. Survey and legal input has resulted in a preference for the latter. These areas will be held within each fee simple lot but their use will be restricted by covenant to community planted areas, looked after solely by the Incorporated Society.
F	*Removal of Rights Of Way through common space areas*	The rationalisation of the scheme to remove a number of rectangular common spaces (and their replacement wit the 3m planted buffer strips referenced above, has resulted in fewer rights of way, and arguably a more simple and coherent set of access arrangements for each precinct. Less reliance on shared access. More conventional crossings. Lots 38-46 continue to be served by a shared accessway at the rear of what we are referring to as “Little Common” This will be a one way access serving 9 retirement dwellings. Provision is made for localized widening along this accessway, in coordination with traffic planning input, and suitable space for periodic use by larger vehicles.
G	*Removal of 1 x entry/exit crossing from the communal shed precinct.*	Rationalise quantum of entry and exit points into this area to control vehicle movement and reduce number of crossings / conflict points with pedestrians.
H	*Updated layout of external areas around Communal Sheds.*	Reduced quantity of parking, Revised layout proposes a more balanced approach to areas of hard / soft landscaping. Large areas of open grass balanced with gravel vehicular routes to enable vehicle maneuvering and free movement throughout. Provision of courtyard space near community hub.
I	*Retention of common space for residents*	*Agreement has been reached in principle with Council that the common open spaces within the development (Central Park and Little Common) will be retained in shared private ownership rather than one or the other becoming public parks.* Similarly, Council have indicated that it sees little value in the two open space areas along Dunstan Rd as vested public reserves. Accordingly, open spaces are understood to remain in the common ownership of residents and infrastructure and amenity, such as communal vegetable gardens, an

		orchard area, putting green and tennis court will be established for use by the retirement community.
j	*Clarification of use of Storage area as exclusive to residents*	There had been questions posed about whether the use of that common space could potentially result in non-consented activities, or be of a scale or duration as to have unforeseen effects. This has been clarified as being in the exclusive control and use of the independent retirement living residents' Incorporated Society.

RESPONSE TO PREVIOUS UD ASSESSMENT

CODE	ITEM / RECOMMENDATION	DESIGNER RESPONSE (XX.12.2025)
1.0	***Neighbourhood Character***	
1.1	*The Dunstan Road frontage is currently lined with Poplar and Pine trees. The landscape plans show the retention of the Poplars and the removal and replacement of the Pines with additional Poplars. These trees are visually permeable, allowing filtered views into the site, particularly during winter months when the Poplars are not in leaf. A 5m wide landscape strip is proposed along the frontage, incorporating post-and-rail fencing and 'pastoral paddock trees', expected to be large-scale species consistent with the rural character of the area. A landscape plan is recommended as a condition of consent to determine species and planting size at the time of implementation.*	The original design to retain open space to the road frontage with a planted margin has been slightly modified. As noted, there is an existing row of poplars near the proposed entry. The intent is to remove the remaining existing pines that front Dunstan Road. The road frontage will be enhanced with short sections/rows of poplars with open gaps between. This is to allow a degree of visual permeability into and out from site. The planted margin will be brought back to the boundary of the house lots, some 30m back from the road boundary. Post and rail fencing treatment is proposed between the private lots and the open space. With the Dunstan Rd boundary remaining unfenced. Drifts of deciduous trees are proposed within the open lawn area towards the Lots to further filter views into and out from the site. A more detailed landscape plan will be developed in future design stages to include tree and planting species and heights at time of planting as suggested.
2.0	***Streetscape and Public Realm***	
2.1	*…it is recommended that an additional design control be included requiring parking pads between the garage and front boundary to be at least 5m long, to ensure parked vehicles do not overhang footpaths.*	Updated site plan – all parking pads between garage and front boundary are 5.0m minimum.
2.2	*The central open space includes paths, seating, and extensive planting. While many units have their rear fences on the boundary to the open space, which often results in a poor interface, the design controls require post and rail fences to open space boundaries that will allow overlooking and interaction between the open space and adjoining properties. The density of planting within the open space around the rear property boundaries will enable a level of privacy. The smaller open spaces on the periphery of the loop road are less clear in their intended use and are more likely to serve as visually open spaces rather than ones that will be used for recreational purposes.*	The 'Central Common' open space area has been developed since original submission. It is still the intention to provide post and rail fencing to the lot boundaries interfacing with the central park with provision for planted margins for further integration to prove a level of buffer between the park and private lots. A range of activity offerings are proposed within the larger central park that will be connected via a network of pathways. This will potentially include a fenced tennis court, putting green, central gathering space with seating and a community garden space. The area described as 'Little Common' to the southeast corner of the site will remain as open green space with tree and shrub planting interfacing with private lots and a one way vehicular access to service lots. An additional planting strip between the eastern-most leg of this right of way and Lots 35/36 to add privacy to those lots and to serve as a buffer when viewed by the other lots surrounding Little Common looking to

		the north. A further linear Orchard is proposed to be planted on the immediate west of that section of Right Of way, further framing the park, adding interest, and providing amenity for residents. It is noted that Council have now proposed that these parks do not vest as public reserves. The previously proposed linear park spaces and associated rights of way to the northern area of site have been removed.
3.0	***Onsite Amenity***	
3.1	*Lots 26-30 and 43-51 have outdoor living spaces oriented toward the street rather than to the rear of the dwelling, to maximise solar access. Due to the location of the outdoor living spaces on the street frontage combined with design controls requiring post and rail fencing, these areas will be highly visible from the street and will have little privacy. A landscape section is recommended to be added to the design controls, that include guidance on front yard landscaping, and hedging that would be suitable for providing a level of privacy, while still creating a positive and attractive streetscape interface with opportunities for informal interaction with residents passing by.*	Generally, support further guidance on landscape treatment to boundaries facing public roads, provide privacy and retaining an attractive streetscape interface. Lots 1 – 4 (formerly lots 26 – 29) and associated dwellings have been re-considered to allow for more generous outdoor living to north-west. Lot 46 (formerly Lot 30) faces onto the entry road and has been reconsidered to enable a 9.0m setback from the road reserve boundary. All lots within the 'Central Park' (23 – 34) have been reconsidered in order to maximise north facing outdoor living opportunity. Boundary treatment with central park to be further detailed to ensure suitable integration with central park space while maintaining privacy. Again it is noted that ownership and use of this open space will be limited to residents rather than the public at large. This space will be managed on a formal and ongoing basis by the Residents' Incorporated Society, providing a mechanism whereby privacy and use can be monitored and managed over time.
3.2	*Community Hub and Storage Sheds*	Has been generally supported. Note that the revised design has removed one of the proposed vehicular entry points to provide greater frontage with streetscape. The lean-too haybarn shed, previously referenced as Shed 4, is proposed to be removed to aid with access. The internal layout has also been simplified. Subject to ensuring legible through-access, this open space around the sheds will remain open and largely free of structure and hard landscaping. Storage areas will be designated, with suitable turning areas for vehicles with trailers, boats and caravans..
4.0	***Relationship to neighbours***	

4.1	*…the clustering of smaller lots along the site's boundaries means that the spacious character experienced internally is not necessarily experienced from neighbouring properties. This has implications for perceived density and amenity, particularly where dwellings are located close to shared boundaries.*	Refer 5.1
4.2	*The rows of 400–570 m² lots proposed along the north-west and south-east boundaries (Lots 11–24 and 31–37) raise concern due to their proximity to neighbouring properties. The dwellings on these lots are set back only 6 m from the boundary. Although they comply with yard setback and HIRB requirements, the location and size of the proposed lots results in a higher perceived density from adjacent sites, particularly when compared to the spacious character typically associated with the zone. This concern also applies to proposed Lots 10 and 11, which are located close to the rear site boundary.*	Refer 5.1 Note updated lot size and distribution of proposed housing typologies in updated masterplan. Duplex's included to reduce overall perceived quantity of stand-alone buildings. Building face area addressing external boundaries has been reduced. A range of housing typologies and revised Lot sizing is proposed along the northern boundary (Lots 05 – 21) to comply with the required the 6.0m minimum setback. It should be noted that the proposed architectural design of the dwellings includes an extruded roof overhang of approximately 3.0m to create a covered patio space on the northern façade of these buildings along this boundary. Whilst the roof form is read as an architectural element (and will be beyond the 6.0m setback), the extruded roof essentially creates a covered north facing outdoor living space. Setback to southern boundary (Lots 37 – 43) remains at 6.0m minimum.
4.3	*Following discussions with the applicant, the setback was increased from 3 m to 6 m to allow for a landscaped buffer. This width is considered sufficient to accommodate dense planting that can filter, and eventually screen, views of the dwellings. The current landscape proposal shows sparse tree planting along this boundary. To gain urban design support, the planting will need to be significantly intensified to include a layered mix of hedge, tree, and shrub species.*	Refer 5.1
5.0	***Conclusions and recommendations from UD report***	
5.1	*A detailed landscape plan is provided, specifying plant species and sizes for both the shared open spaces and the 6m planted buffer along neighbouring boundaries. The buffer should include layered planting with trees, shrubs and hedges that provide privacy to neighbouring sites. In addition to the trees shown on the current landscape plan, hedge and shrub species able to grow to a height of at least 2-3m is recommended.*	Support recommendation that a more detailed landscape plan is required in future stages. **NORTHERN BOUNDARY (Lots 05 – 21 adjacent to the William Hill development)** Proposed lots and associated dwellings within these lots have been revised so that they are set back 6.0m from the boundary to allow ample north facing outdoor living space to these lots All dwellings are to be single story and meet recession plane requirements as well as utilising materials and architectural form that is contextual to the area. It would be expected that buildings in the adjacent William Hill development will be positioned with the buildings oriented to the north, and correspondingly have their rear-side located closer to the 231 Dunstan Road boundary to allow more generous

		area of north facing outdoor living within those lots. Over time, it would be anticipated that as the lots within William Hill are developed to include fencing, houses and associated amenity landscaping within individual lots which will provide filtered views from Dunstan Road and adjacent properties. Layered hedge and shrub planting can be included within individual lots along this boundary as suggested, it should be noted however that there will be 1.8m high boundary fencing along this boundary and thus any shrub and hedge planting lower than 1.8m in height will not be visible from adjacent sites nor from Dunstan Road. The 30m northern boundary to the open space lot 102 will be planted at its northern end, creating additional visual screening as experienced from Dunstan Rd. **SOUTHERN BOUNDARY (Lots 37 – 44)** It is noted that there has been an affected party approval provided by the owner of land to the south. Accordingly, the effects that may be taken into account are solely those that might be experienced by parties at some distance to the site. The rear or eastern-most portion of this southern boundary contains ~1500m2 lots, and therefore will cause no visual impact beyond what can be anticipated under the zone rules. Next to this, the Lot 100 Storage area will retain its existing open semi-rural character. Thus having a visual effect as perceived from outside the site less than what the underling residential zone anticipates. The 30m Lot 101 reserve boundary along Dunstan Rd will contribute to a sense of openness. Some planting is proposed along the 30m south-eastern boundary of Lot 101 which will screen buildings when viewed driving along Dunstan Rd and therefore add to a sense of open character. This leaves the five buildings, two stand-alone dwellings and three duplexes within Lots 37-44. These are all single story dwellings with a 6.0m minimum setback from the boundary. Given the orientation of these lots, outdoor living areas will be on the northern portion of the lots and thus, the 6.0m setback will essentially be back of house. As per comments above, fencing to property boundary is proposed to this boundary and thus any layered shrub and hedge planting will not be visible up to 1.8m in height. Duplexes are proposed to reduce quantity of buildings along this boundary. The larger storage area will have a planted interface to the boundary with proposed tree plantings and site fencing along this interface.

5.2	*All parking pads between the garage and the front boundary are at least 5m long, to ensure parked cars do not overhang footpaths.*	Parking pads have been designed to be a minimum of 5.0m.
5.3	*A landscape section is recommended to be added to the design controls to provide guidance on front yard landscaping, hedging, specimen trees, and recommended species.*	Noted
5.4	The 6m building setback also applies to units 10 and 11.	Noted

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20/03/2026
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SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

CENTRAL OTAGO DISTRICT COUNCIL
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

(Form 13)

Section 95B Resource Management Act 1991

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

DETAILS OF SUBMITTER

Full name: MATT & SONIA CONWAY

Contact person (if applicable):

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

Telephone: 0274 836 959

Postal address (or alternative method of service under *section 352* of the Act):
39 Hillview Rd
RD1
Alexandra 9391

This is a submission on the following resource consent application: RC No: **250165**

Applicant: **Glenoir LP** Valuation No: **2852025500**

Location of site: **231 Dunstan Road, Alexandra**

Brief description of application: **Subdivision consent and land use consent for a comprehensive residential development, intended for retirement living in the large lot residential zone**

Submissions close: **4.00pm on Friday 20 March 2026**

CENTRAL OTAGO DISTRICT COUNCIL

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

The application as a whole, with specific reference to Lots 21, 22, 54 and 51 which run alongside our driveway boundary (39 Hillview Rd)

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

Include:

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

We offer qualified support to the application, on the understanding the setbacks for Lots 21, 22, 54 and 51 will be at least 6m. With regard to Lot 21, which is closest to us, we ask that the building setback applies equally to the Molyneux Lifestyle Village boundary and our driveway boundary.

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

Confirmation of above points re: setbacks

I/We **support** / **oppose** / **neither support or oppose** the application **(circle one)**

I/We **wish** / **do not wish** to be heard in support of this submission **(circle one)**

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

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

~~(a) adversely affects the environment; and~~

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

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

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

CENTRAL OTAGO DISTRICT COUNCIL

I/We **request* / do not request (circle one)**, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. N/A.

See note 4 below as you may incur costs relating to this request.

Signature of submitter
(or person authorised to sign on behalf of submitter)

20/03/2026
Date

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

Notes to submitter

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

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

3. **You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.**

4. **If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11Aof the Resource Management Act 1991.**

5. **If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically, these costs range from $3,000 - $10,000.**

6. **Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):**
   - **it is frivolous or vexatious:**
   - **it discloses no reasonable or relevant case:**
   - **it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:**
   - **it contains offensive language:**