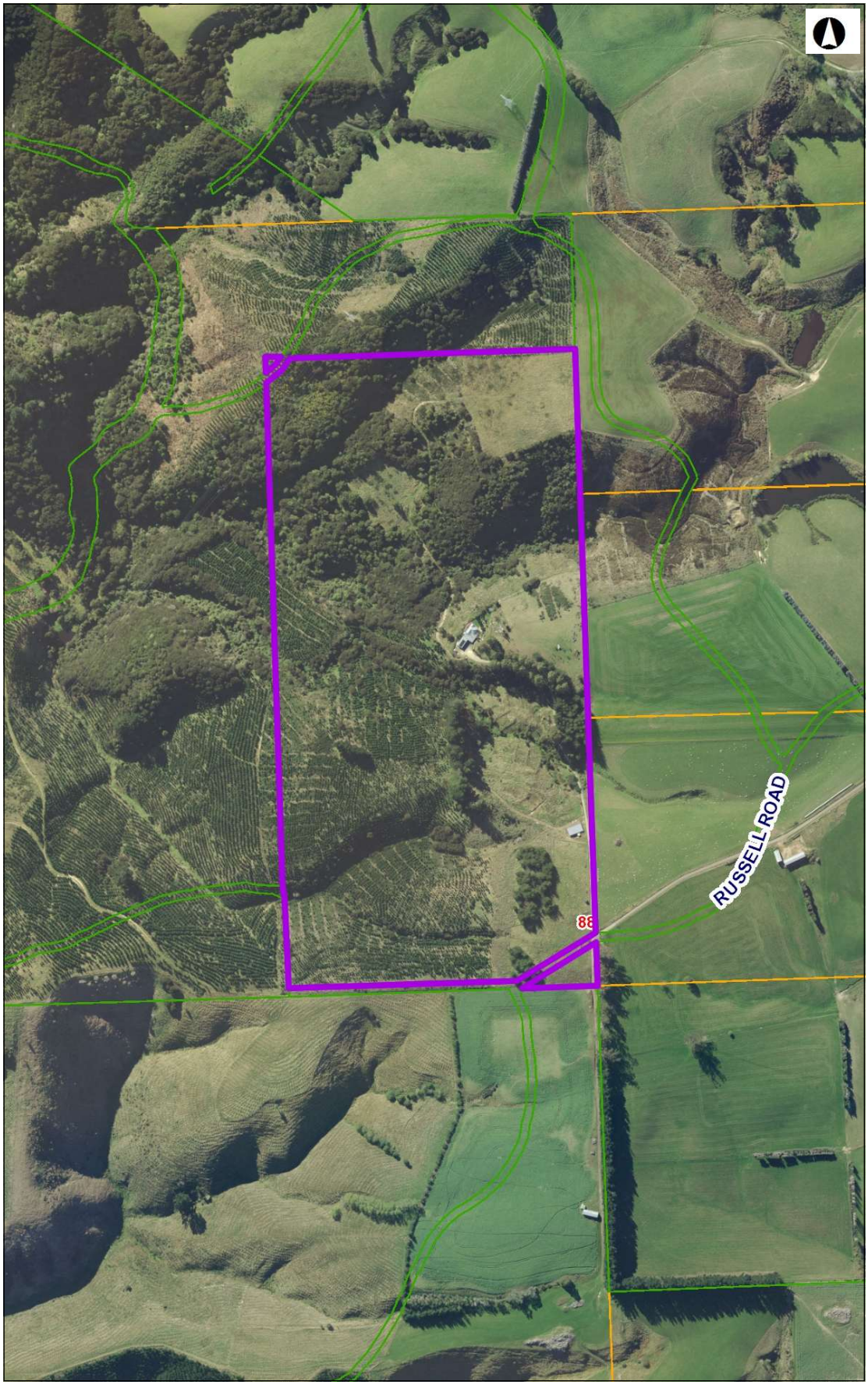
Property Map

Date Printed: 29 January 2026



Legend

- Valuation Boundary
- LINZ Parcel Boundary
- District Boundary

The information shown including underground services is indicative only. The Clutha District Council accepts no responsibility for incomplete or inaccurate information contained on this map.

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SCALE 1: 6,842

0 348

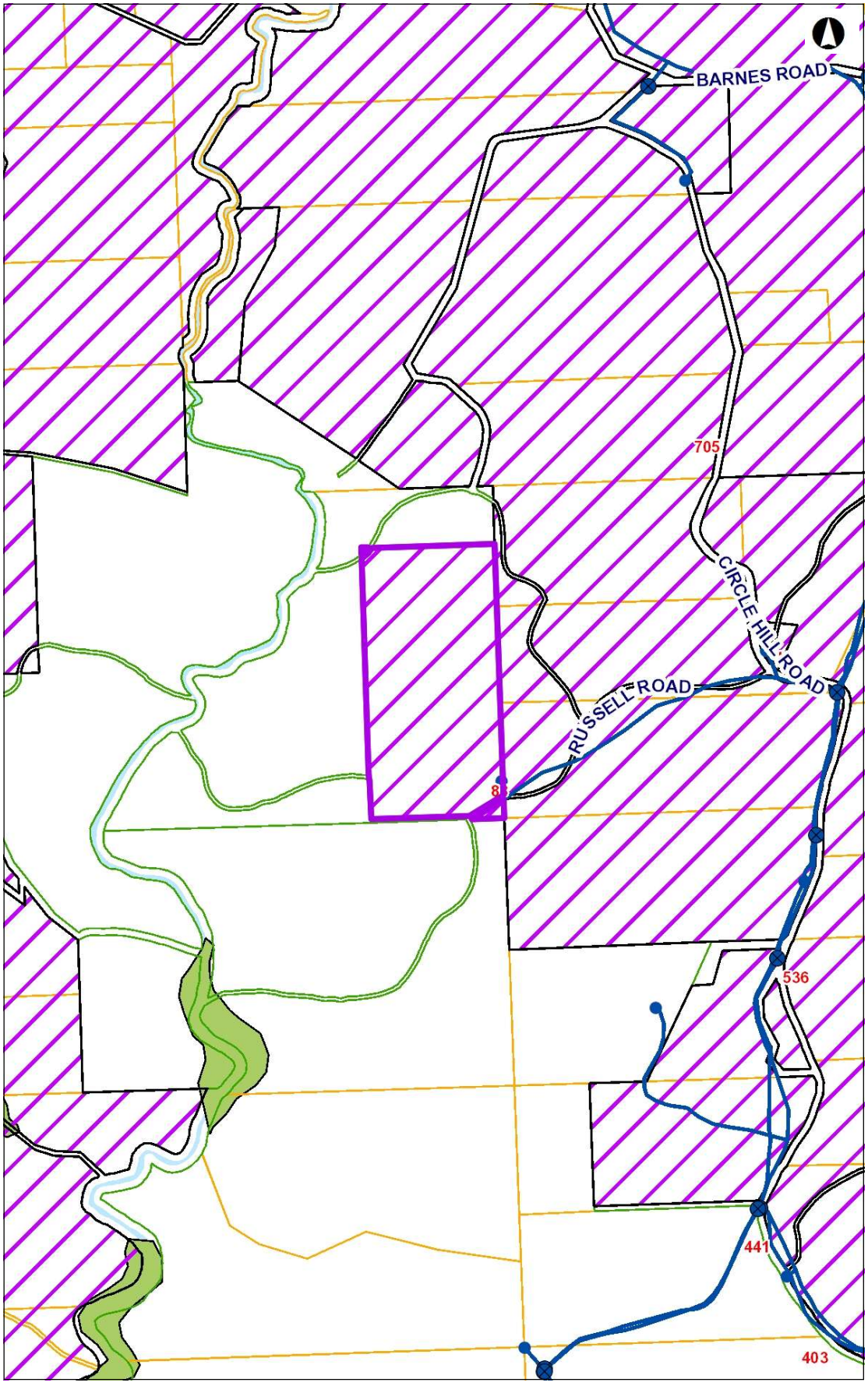
Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Clutha District Council

Property Information Map

Date Printed: 29 January 2026



Legend

- Water Node
  - Treatment Location
  - Pump Station
  - Hydrant
  - Valve
  - Other; backflow
- Water Pipe
  - Main
  - RF Main
  - Rising Main
  - Private
  - Other
- Stormwater Node
  - Pump Station
  - Mud Tank
  - Manhole
  - Other
- Stormwater Pipe
  - Main
  - Lateral
  - Other
- Sewer Node
  - Treatment Plant
  - Pump Station
  - Manhole
  - Other
- Sewer Pipe
  - Main
  - Rising Main
  - Lateral
  - Lateral Assumed
  - Other
- No Spray Areas
- Resource Consents
- Valuation Boundary
- LINZ Parcel Boundary
- District Boundary
- ORC Contaminated Sites
- HPT Register Site
- HTP Archaeological Site
- 100m Buffer Area
- Closed Landfills
- GNS Liquefaction 2019
  - B - low to moderate
  - C - moderate to high

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SCALE 1: 15,884

0 807

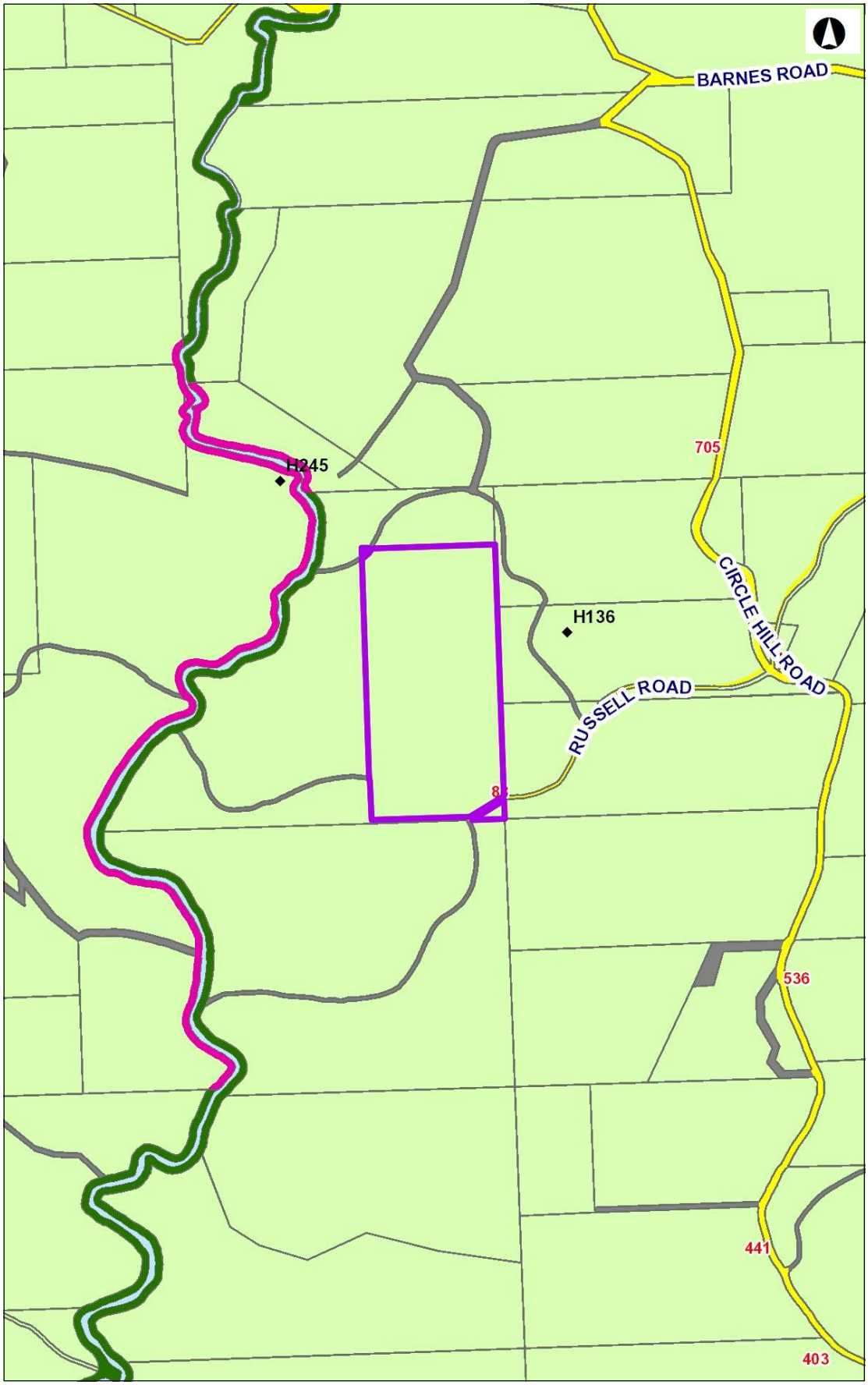
Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Clutha District Council

District Plan Map

Date Printed: 29 January 2026



Legend

- Archaeological Sites
- Heritage Sites
- Heritage Areas
- Facilities
- Designations
- Catchment Areas or Sites
- Reserves/DoC Land
- Public Access Required
- HT Overhead Powerlines
- Mining Areas
- Geological Faults
  - active
  - major
  - minor
- Unstable Land
- Filled Land
- Land Fills
- Noise Nuisance Areas
- Flood Prone Land (DP)
- Flood Prone Land - ORC
- Coastal Issues
- Esplanade Reserves
- Parcel Boundary (DP)
- Road Reserve (DP)
  - Formed Legal Road
  - Formed Non-Legal Roa
  - Unformed Legal Road
  - State Highway
  - Railway Land
- Hydro Features (DP)
- Resource Areas
  - Coastal
  - Industrial
  - Rural
  - Rural Settlement
  - Tokomairiro Plains Indu
  - Transitional
  - Urban
- District Boundary

The information shown including underground services is indicative only. The Clutha District Council accepts no responsibility for incomplete or inaccurate information contained on this map.

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SCALE 1: 15,884

0 807

Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Clutha District Council

		Wetland		heathland, Podocarp Swamp, Flax Swamp. Adjacent land drained. Habitat is a former peat bog. Presence of Fernbird and Bittern. Average numbers of Finches. Good insect life in mud for food.
H.135	U51	Lower Coutts Gully	3893 2474	Salt Rush and Reed Swamp, Succulent Herb Swamp, Rush and Sedge Swamp. Some of habitat tidal. Rather conglomerate wetland, some cleared, partially drained, other parts still in dense vegetation. Excellent breeding and feeding areas.
H.136	H45B	Fletts Pond	3692 2506	Lowland lake, Rush and Sedge swamp. Originally an old gold mining dam. Good waterfowl loafing area. Small pond alongside is an ideal breeding area.
H.137	H47A	Catlins Lake and Estuary	3440 1970	Large area of mudflats with associated wetland and saltmarsh. A large area of this habitat type which is much restricted in the region. Diverse avifauna and botany.
H.138	G47B	Tahakopa River Mouth	3295 1875	Slow flowing brackish water with extensive mudflats at low tide. Good numbers of W F Heron and other waders and shags. Good mudflat fauna and shellfish for food. Whitebait and other fish.
H.139	H46B	Shagree Creek Swamp	3746 2275	Thick coastal swamp relatively unmodified. Habitat bisected by a bridge and road. Excellent Fernbird habitat.
H.140	G45A	Pomahaka River Oxbow Swamps	3078 2567 3076 2570 3076 2567 3076 2565 3081 2564 3080 2560	Several old river oxbows on eastern side of Pomahaka River. Excellent waterfowl habitat. Excellent escape, loafing, and feeding areas.
H.141	G45D	Home Lake	3385 2330	A shallow lowland lake with a good weed bed. Mallard and Swan breeding.
H.142	C45C	Hickey Pond	3129 2445	Human-made pond providing ideal cover for waterfowl and habitat for Marsh Crake.
H.143	G46A	Hazeldale Road Dam	3166 2197	Human-made dam. The value of this habitat is enhanced by the absence of suitable water in the District. Habitat moderate for waterfowl. Breeding area.

H245	H45B	Fletts Bush	Good regeneration of podocarps, Matai, Miro, Kahikatea, Totara. Site of high habitat value.
H246	F44D G44C	Dusky Gorge - Pomahaka River	Good species diversity. Exceptional scenic quality. Water fowl numbers high during game season on river. Site of high habitat value.
H247	G44D	Craigellachie Forest Remnants	High scarcity of this habitat type (Silverbeech) in Clutha District. Site of high habitat value.
H248	G46D	Craig Rankin State Forest	Unusual vegetation type for the region (Matai). Good bird numbers. Site of high habitat value.
H249	H45B	Berwick State Forest Scenic Reserve	Excellent numbers of birds. Site of high habitat value.
H250	H46A	Kaitangata Bush	Site of high habitat value.
H251	I45A	Taieri Island (Moturata)	Breeding area for sooty shearwaters and blue penguins.
H252	I45C	Quoin Point	Breeding area for New Zealand fur seals.
H253	H46C H47A	Cannibal Bay to Surat Bay	Haul out site for Hooker's sealions
H254	H47A U22	Hayward Point and Jacks Bay	Breeding area for yellow-eyed penguins.
H255	H47A	Tahawaiki Island	Haul out site for New Zealand fur seals. Breeding area for sooty shearwaters and blue penguins.
H256	H47A	Penguin Bay	Breeding area for yellow-eyed penguins. Haul out site for New Zealand fur seals.
H257	H47A	Duff Islands to Castle Rock	Haul out site for New Zealand fur seals.
H236	I45A	Taieri Mouth Bush	Good bird and plant diversity. Site of high habitat value.
H237	G47B	Tahakopa Peat Bog	Dry peat bog with some very small patches of water. Presence of Fernbird and Bittern. Average numbers of Finches. Good insect life in mud for food. Site of high habitat value.
H238	G44C	Shepherds Bush (habitat 1)	Island forest remnant. Winter feeding source for Kereru (New Zealand Pigeon) and Yellow-breasted Tits. Site of high habitat value.

CLUTHA DISTRICT COUNCIL

CLUTHA DISTRICT PLAN

The Council has prepared a District Plan in terms of the Resource Management Act 1991. The Plan became operative on 30 June 1998.

The District Plan rules relating to the Resource Area within which the property subject to your LIM application is located, are attached to this cover sheet.

Rural	☑	Industrial	
Coastal		Transitional	
Urban		Rural Settlement	

In addition to the Resource Areas there are other rules specific to resource type i.e.

Manawhenua
Transportation
Energy
Heritage
Water
Subdivision
Public Works & Network Utilities
Financial and Reserve Requirements
Natural Hazards
Waste
Other Environmental Issues
Signs
Noise

It is not practical to supply further information until the specifics of your enquiry are known.

The District Plan is also supported by a range of coloured Planning Maps. The map relevant to your enquiry is attached.

If you have any further queries in this regard please phone this office on 4190200.

Terramark
Setting New Boundaries

RC25119 - Application only, not yet granted

Application for Resource Consent in accordance with Schedule 4 of the Resource Management Act 1991

To undertake a four-lot subdivision

Kate and Michael Rosenbrock
Section 49 Block I Table Hill Survey District
88 Russell Road,
Circle Hill,
Milton

Surveying, Planning and Engineering Consultants

DUNEDIN
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MOSGIEL
03 489 7107
mosgiel@terramark.co.nz

BALCLUTHA
03 418 0470
balclutha@terramark.co.nz

MEMBER OF SURVEY AND SPATIAL NZ (S+SNZ) AND THE CONSULTING SURVEYORS OF NZ (CSNZ)

Terramark.co.nz

Please Reply to Balclutha Office
Our Ref: 250332

19 November 2025

The Chief Executive Officer
Clutha District Council
PO Box 25
BALCLUTHA 9240

Email: help.desk@cluthadc.govt.nz

ATTENTION: Planning Manager

Dear Olivia

Re: Resource Consent Application – 88 Russell Road, Circle Hill, Milton

On behalf of the applicant, we submit for consideration by your Council an application for a four-lot subdivision of 88 Russell Road, Circle Hill, Milton – Section 49 Block I Table Hill Survey District.

Please find enclosed the following documents:

1. Consent Application – Subdivision
2. Terramark Plan 250332/1
3. Record of Title OT381/247
4. Written Approval – Section 2 Sec 1 Block I Table Hill SD and Section 46 Block I Table Hill SD

For reference, the applicant's details are:

Kate and Michael Rosenbrock
88 Russell Road,
Circle Hill,
Milton

All resource consent associated correspondence is to be directed via the writer; the applicant's agents, and our contact details are as follows:

Terramark Limited	Attention:	Caitlin Moseley
330 Moray Place	Phone:	021 0903 3734
Dunedin 9016	Email:	caitlin@terramark.co.nz

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully
Terramark Ltd

Caitlin Moseley
Resource Management Planner

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Existing Title Structure

The property is legally described as Section 49 Block I Table Hill SD and is comprised in OT381/247, has an area of 30.4020ha more or less, and is in the name of Michael and Katherine Rosenbrock – See enclosed document.

There are no interests registered on the RT that shall inhibit the proposal.

Site Description

The site is a rectangular parcel of rolling farmland, located some 7.5km northwest of Milton and 11km southwest of Waihola – fig. 1. The site currently supports both rural and residential activities, with the site comprising an existing residential unit and associated curtilage located within the centre of the site, along with a farm shed located over 200m southeast of the dwelling.

The site is largely occupied by forestry and established vegetation.

The site is accessed via Russell Road, with the access point located in the southeastern corner of the site. Russell Road is a narrow, unsealed carriageway that has deviated from the legal road parcel as it crosses adjoining parcels of land to the east.

The surrounding environment primarily consists of pastoral farmland and forestry activities, with some sporadic residential development.

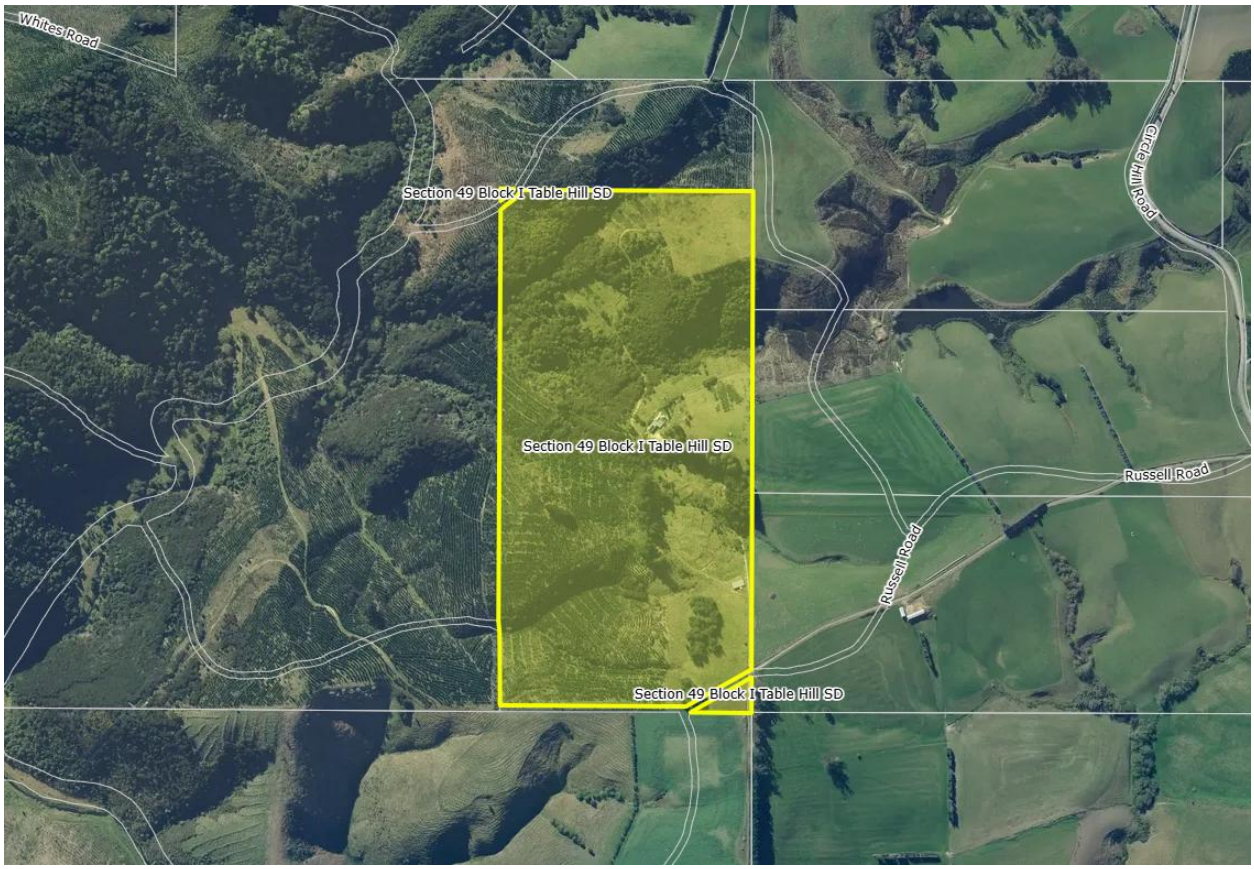


Figure 1 - Aerial view of subject site. (Source: Grip)

Consent Proposal

Terramark Plan 250332/1 Sheets 1 and 2, detail the proposal to subdivide the site into four allotments – fig. 2, with the proposed access to the resultant allotments – fig. 3.

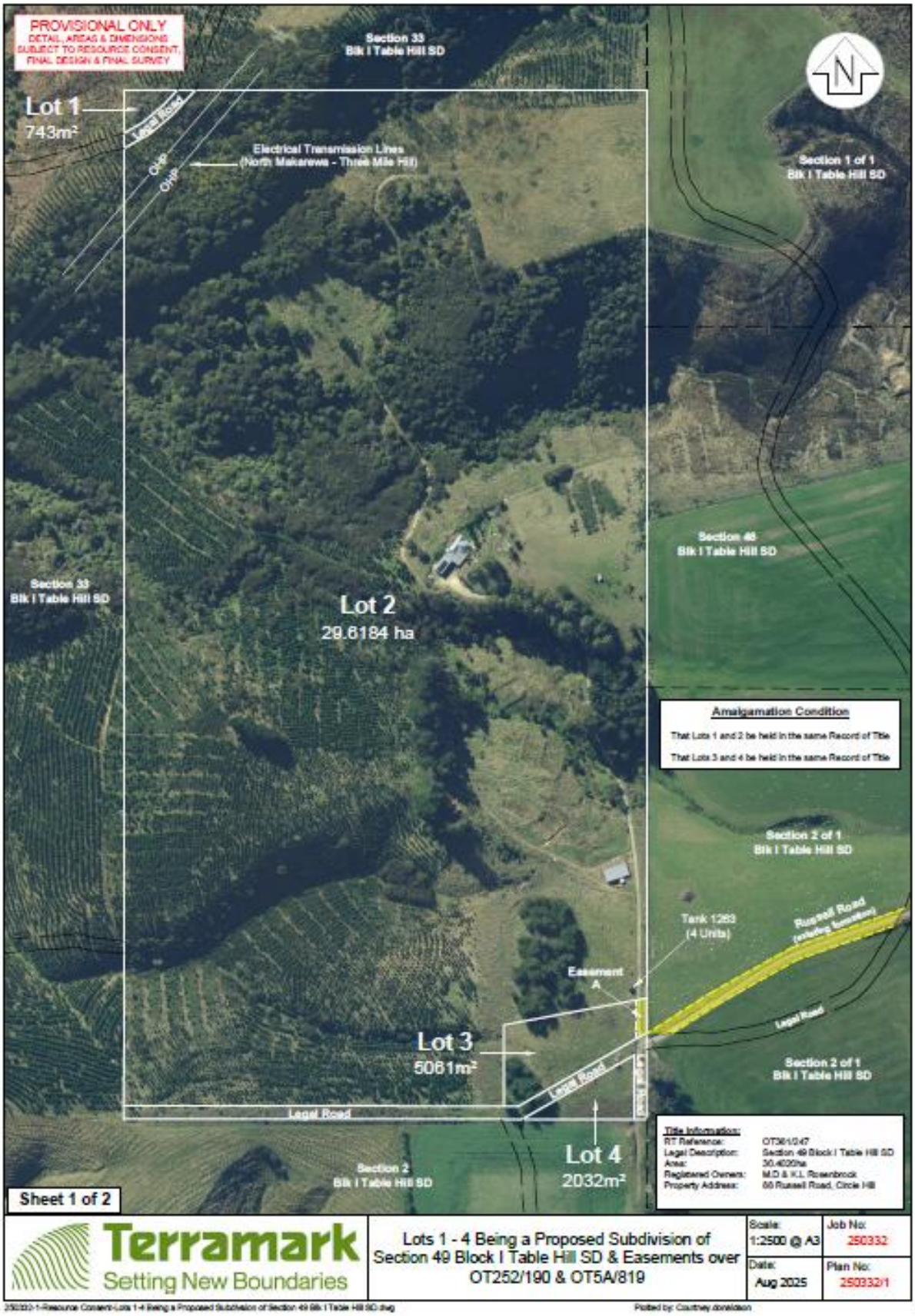


Figure 2 - Terramark scheme plan 250332/1 - Sheet 1 of 2

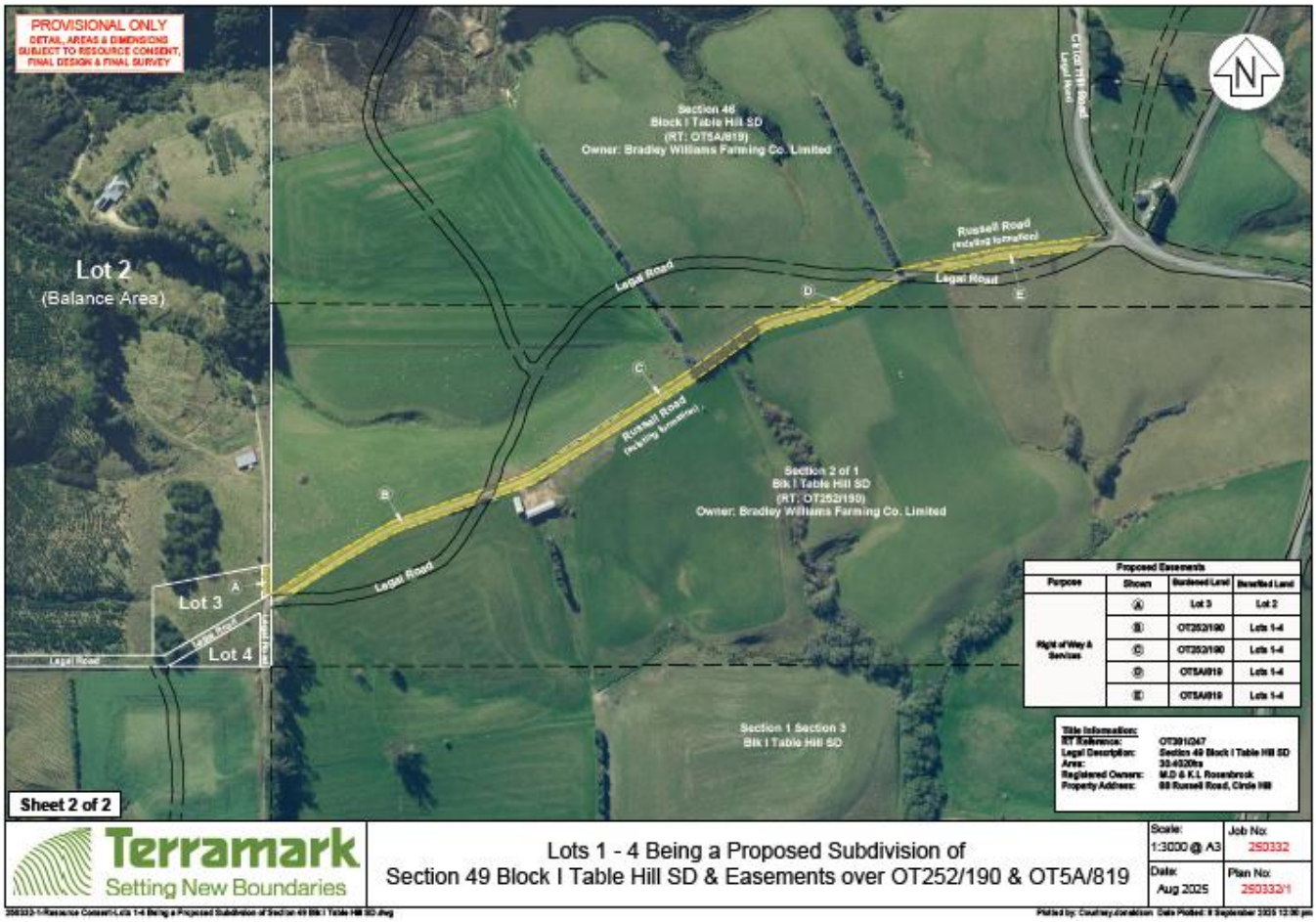


Figure 3 - Terramark scheme plan 250332/1 - Sheet 2 of 2

Lot Layout

Lot 1 is a vacant site, proposed to be 743m^2 (subject to final survey). The lot is detached from the rest of the subject site due to the legal road parcel; hence Lot 1 will be held with Lot 2 via an amalgamation condition.

Lot 2 is proposed to be 29.6184ha (subject to final survey) and incorporates the existing dwelling and farm building.

Lot 3 is a vacant site proposed to be 5061m^2 (subject to final survey).

Lot 4 is also a vacant site proposed to be 2032m^2 (subject to final survey). This lot is also detached from the subject site due to the legal road parcel; hence Lot 4 will be held with Lot 3 via an amalgamation condition.

Services

Foul Sewer

There is no foul sewer main readily available for connection – fig 4. It is proposed that all allotments shall be self-sufficient in regard to foul sewer.

All proposed allotments are above the minimum 4000m² threshold specified under Rule RRA.11 of the Clutha District Plan that permits the disposal of effluent wholly within the confines of the site. On this basis, effluent will be completely managed onsite for all allotments.

Stormwater

There is no stormwater network available for connection, stormwater will be managed onsite for each allotment and appropriate disposal methods shall be addressed at the time of building consent at such time further development occurs.

It is proposed that existing stormwater disposal methods from existing buildings and hardstand areas shall be retained and shall not change as a result of this subdivision.

Water

The site is currently serviced by the Northern Bruce Rural Water Scheme, with Tank 1263 supplying four units to the site – fig. 2 & 4. It is proposed that these units shall be retained by Lots 1 and 2 through the existing provisions upon resultant subdivision. Proposed easements A, B, C, D and E shall facilitate this continued arrangement.

Lots 3 and 4 shall become self-sufficient in regard to water supply, via collection of roof water into a new tank that will be installed onsite

Other

Existing telecommunication and electricity provisions shall be retained and shall not be changed as part of the subdivision.

Figure 4 - Subject site on CDC Utilities Map

Access

Access to all proposed allotments will be via a proposed Right of Way arrangement over the adjoining property extending from the Circle Hill Road legal road parcel, located east of the allotments (shown easements B, C, D & E) – fig. 2 & 3. The ROW will follow the exiting Russell Road formation which is not located within the defined road parcel.

The confirmation from the adjoining property owner to facilitate these easement rights is enclosed.

Additionally, a ROW is proposed over Lot 3 in favour of Lot 2 (shown easement A), from the Russell Road legal road parcel which follows the existing driveway to the dwelling.

Reasons for Application

CDC District Plan GIS Maps identifies the subject site as being zoned Rural Resource Area – fig. 5. The site is not subject to any other overlays. Russell Road is classified as a Local Road as per Schedule 6.9.

Subdivision

Subdivision in the Clutha District is controlled by Section 3.7 - Subdivision of the CDC District Plan. Subdivision in the Rural Resource Area is a *Restricted Discretionary* activity subject to compliance with the performance standards identified in Rule SUB.4 in accordance with Rule SUB.1(e) and discretion is limited to those items in Rule SUB.1(f).

In this instance, the subdivision shall comply with the performance standards of Rule SUB.4:

A. Land Suitability Standard: Complies.
   The proposed allotments provide a sufficient area of land capable of accommodating any foreseeable building and associated development
B. Road frontage: Complies.
   Each allotment is provided a frontage of a minimum of 3.5m except where subject to a ROW and is provided a suitable access.
C. Design Factors: Complies.
D. Matters Specific to the Industrial Resource Area (Toko Plains): N/A

Land Use

Land Use activities within the Rural Resource Area are outlined within Section 4.1 – Rural Resource Area of the CDC District Plan.

In this instance, the subject site contains an existing residential unit, which shall be retained on Lot 2. It is anticipated that residential development may occur on Lots 3 and 4. The location of this allotment shall allow for a residential activity to be established as a permitted activity, given there is a setback greater than 200m from any existing or proposed building platform on neighbouring sites.

The size of the allotments created by this proposal exceeds the minimum 4000m^2 as required by Rule RRA.11. All resultant allotments created by this proposal can meet the URB.4.1, 2 & 3 requirements as required by Rule RRA.12.

Therefore, no land-use consent is sought for the proposal.

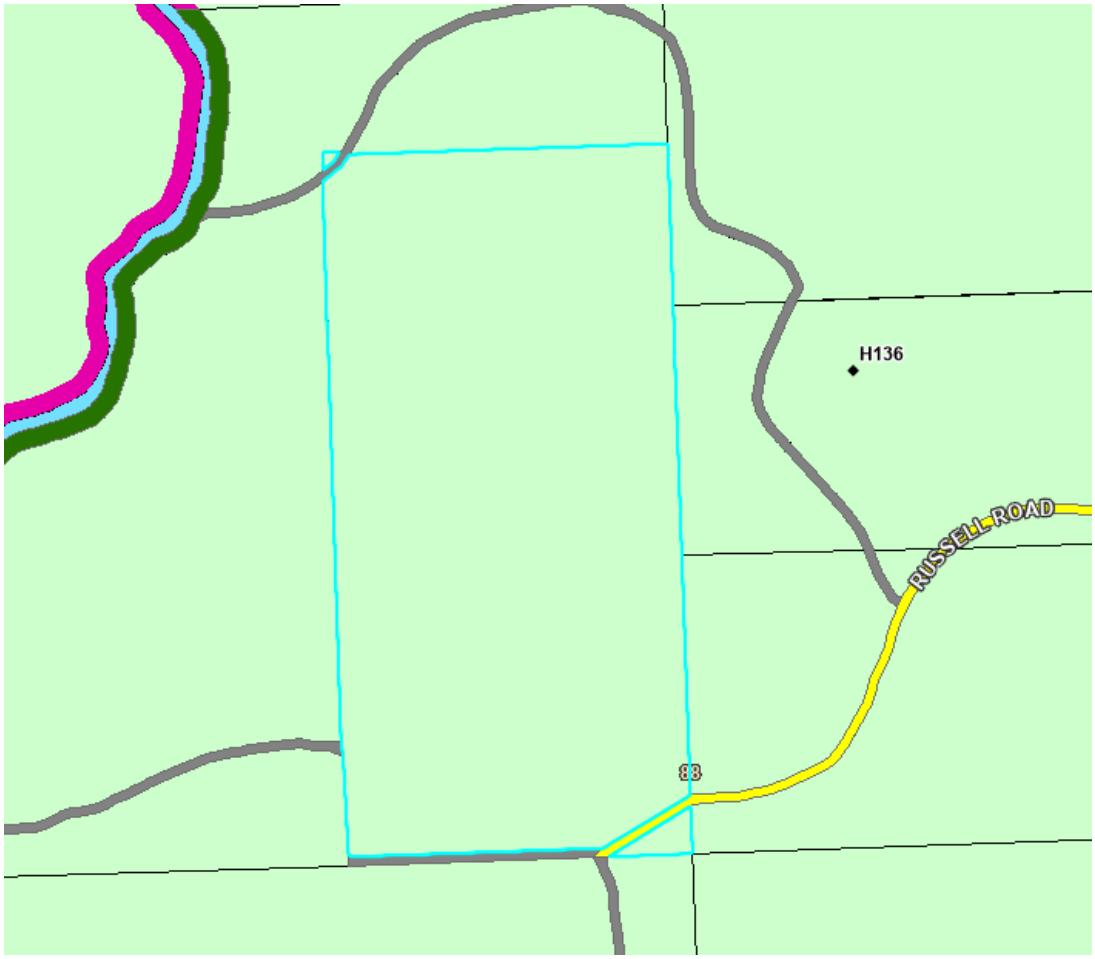


Figure 5 - Subject site on CDC Planning Maps

Overall Activity Status

Overall, the proposal shall be assessed as a **Restricted Discretionary** activity and will be assessed in accordance with section 104 and 104C of the RMA.

As set out in SUB.1(f) and SUB.4 the relevant matters of control and discretion considered to be relevant to the proposal are as follows:

a) The Effects of Subdivision Design
b) The Effects of Natural Hazards
c) Natural Values
d) Provision of Network Utility Services
e) Financial and Reserve Requirements
f) Public Interest
g) Electricity Transmission Line Corridor
h) Land Suitability Standard
i) Minimum Frontage and Provision of Vehicular Access

Statutory Considerations

This application must be considered in terms of Section 104 of the RMA. Subject to Part 2 of the RMA, Section 104(1) sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(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; and

(c) any other matters the consent authority considers relevant and reasonably necessary to determine the application.

Relevant Provisions under Section 104(1)(a) – Assessment of Environmental Effects

Section 104(1)(a) requires consideration of the actual and potential effects on the environment of the activity.

Permitted Baseline and Receiving Environment

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect. This is the permitted baseline.

The District Plan does not allow for any subdivision to occur as of right. All subdivisions are either restricted discretionary activities where the proposal meets all the District Plan requirements or restricted discretionary, discretionary or non-complying activities where the proposal does not. Council rarely declines consent for proposals that create new sites able to provide for future residential activity access, servicing, and other requirements of the District Plan. In such cases, the subdivision consent is a means of ensuring to Council's satisfaction that all necessary subdivision matters, e.g., infrastructure are adequately addressed and is not an indication that the proposal is deficient in some way.

The Clutha District plans objective is to provide flexibility in allowing the market to determine lot size while ensuring effects are adequately managed. Rural activities are permitted within the Rural Resource Area, along with residential activities, subject to development controls around location and amenity factors.

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 a rural site located in the rural setting of the wider Circle Hill area. Residential activity is already established with an existing dwelling unit proposed to be retained on Lot 2.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises land zoned Rural Resource Area primarily occupied by forestry activities and rural land use activities. There are some other residential units within the area.

It is the effects arising from the proposal, beyond the permitted baseline and existing and lawfully established receiving environment that are the crucial elements for consideration, and which form the basis of this assessment of effects.

Affected Persons

Affected party approval has been sought from the property owners of the neighbouring properties, given the proposed easement arrangements extend over their land. The affected parcels of land are Section 2 Sec 1 Block I Table Hill SD and Section 46 Block I Table Hill SD which are owned by Bradley Williams Farming Co. Limited. See enclosed documentation.

No other persons are considered to be adversely affected by this proposal for the reasons outlined below.

Assessment Matters

The Effects of Subdivision Design

The proposed subdivision intends to provide additional residential allotments to support the Balclutha district. The design of the subdivision provides for large allotments that enables the retention of rural amenity and rural open space. The subdivision layout has been designed to take into account the existing topography of the site, location of existing roading and considering future development potential on each allotment and surrounding sites.

In this case, the proposed subdivision will produce allotments that are of a size that are commensurate with surrounding properties. The design of the subdivision represents a logical layout with Lot 1 proposed to be approximately 743m^2 in size (subject to final survey) and shall be amalgamated with Lot 2, which is proposed to be 29.6184ha in size. Due to the presence of the legal road parcel, Lots 1 and 2 shall be held within one record of title, subject to the proposed amalgamation condition:

> *"That Lots 1 and 2 be held in the same Record of Title"*

Lot 3 is proposed to be 5061m^2 in size (subject to final survey) and will be held with Lot 4 at 2032m^2 (subject to amalgamation). As such, a second amalgamation condition is proposed:

> *"That Lots 3 and 4 be held in the same Record of Title"*

The subdivision design provides for access to each proposed allotment to utilise an existing access from Russell Road. Disposal of effluent and stormwater will continue to be managed onsite with existing systems, along with water supply.

The proposal is consistent with spaciousness outcomes and rural amenity values, anticipated under the CDC District Plan framework for restricted discretionary activity subdivision. It is anticipated that the proposal is unlikely to generate visual effects from existing properties, above those anticipated under the permitted baseline, given there is no development proposed as part of this subdivision activity.

Overall, the proposed subdivision layout, reflects the intended development and does not create any site unsuitable for residential activity and has no more than minor adverse effects.

The Effects of Natural Hazards

As identified earlier in the report, the site is not identified under the CDC District Planning Maps as being within a hazard overlay. Additionally, the site is not identified on the ORC Maps as being subject to a hazard overlay, nor has the site been subject to any previous hazards.

Overall, it is anticipated that the subdivision shall not exacerbate the effects of natural hazards.

Natural Values

The site comprises cultivated farmland with some pockets of established trees. There are no identified areas of significant indigenous vegetation or indigenous flora and fauna that will be affected by the proposal. The underlying zoning is for rural use, and the proposed subdivision is not anticipated to compromise any indigenous flora and fauna.

There are no identified lakes, rivers or wetlands within the site, therefore it is not anticipated there will be any effect on these as a result of the subdivision. Furthermore, the site is not located within an area considered to be outstanding natural features and/or landscapes

Overall, it is not anticipated that there will be any adverse effects on natural values as a result of the proposal

Provision of Network Utility Services

The site is currently served via the Northern Bruce Rural Water Scheme, with Tank 1263 supplying four units to the site – fig. 2 & 4. It is proposed that these units shall be retained by Lots 1 and 2 through the existing provisions upon resultant subdivision. Proposed easements A, B, C, D and E shall facilitate this continued arrangement.

Lots 3 and 4 shall be self-sufficient in regard to water supply with future potable water supplied via collection of roof water into tanks. Alternatively, any future owner(s) may make an application to Council to obtain connection to the Northern Bruce Rural Water Scheme, if sufficient units are available.

It is proposed that all allotments shall be self-sufficient in regard to foul sewer and stormwater disposal, given there is no CDC reticulated networks within proximity of the site available for connection. All proposed allotments are above the minimum 4000m² threshold specified under Rule RRA.11 of the Clutha District Plan that permits the disposal of effluent wholly within the confines of the site. On this basis, effluent will be completely managed onsite for all allotments and appropriate disposal methods shall be addressed at the time of building consent at such time development occurs.

It is proposed that existing stormwater disposal methods from existing buildings shall be retained and shall not change as a result of this subdivision. It is proposed that stormwater will be managed onsite for each allotment and appropriate disposal methods shall be addressed at the time of building consent at such time further development occurs.

Further, existing telecommunications and power arrangements shall be retained, and will not be altered as a result of the subdivision.

There will be no new extension or expansion to the existing public service networks for critical services including wastewater, stormwater and potable water required for the lots within this subdivision proposal.

Overall, the effects on the CDC reticulated water, foul sewer and stormwater networks are considered to be less than minor, given there are no further connections proposed as a result of the subdivision.

Financial and Reserve Requirements

Financial contributions are anticipated to be imposed as part of this consent for four new allotments.

Public Interest

There are no identified waterways bisecting the site, that are identified in the CDC District Plan as warranting esplanade provision. The subdivision is located on private land and will not have any effect on access to public spaces, public access rights or interests, or any community facilities.

The proposal will not require expenditure of ratepayer money for the supply or on-going maintenance of services to supply the subdivision.

Overall, it is anticipated that the proposed subdivision shall not impact on public interest.

Electricity Transmission Line Corridor

There are no identified overhead high-tension power lines bisecting the property, as identified on the District Planning maps. As indicted on the scheme plan the North Makarewa – Three Mile Hill Electrical transmission lines cross the northwestern corner of Lot 2 – fig. 2.

Overall, the subdivision activity shall not result in any adverse effect on the electricity transmission line corridor.

Land Suitability Standard

Each lot (as a result of the proposed amalgamations) is of sufficient size to accommodate further use or development that may occur on site, in the future. As previously identified, all resultant lots can meet the URB.4.1, 2 & 3 requirements as required by Rule RRA.12.

The site is not subject to any specific restrictions imposed by wetlands, waterbodies or flood level that shall impact on future development of any of the allotments. There are no large-scale earthworks proposed as part of this subdivision proposal that could create land stability issues. It is unlikely that future earthwork volumes that may be required to be undertaken for any future building platform that would be of a magnitude that it would affect the onsite soils or water quality on the allotments or their surrounds. There are no public drainage systems affected by the proposed subdivision.

Drainage and disposal of both stormwater and foul sewer shall be contained within the boundaries of each allotment and any future drainage required shall be assessed for suitability at the time of building consent.

Overall, the subject site is suitable for the proposal and promotes suitable sites for any possible future development.

Minimum Frontage and Provision of Vehicular Access

Russell Road is an unsealed road, identified as a Local Road in Schedule 6.9 - District Plan roading hierarchy schedule. Russell Road has deviated from the legal road parcel, as it extends west from Circle Hill Road.

The subdivision proposes to utilise the existing access and crossing from Russell Road, as the road extends into the subject site. Subject to the permissions of the affected owner(s) of Section 46 Block I Table Hill SD and Section 2 Sec 1 Block I Table Hill SD it is proposed Lots 2, 3 and 4 will be granted a right of way over the neighbouring parcels of land, as Russell Road deviates from the legal road parcel – fig. 3. Obtaining easements avoids the process of re-surveying the road parcel, which may cause significant time delays for our clients.

This arrangement and utilisation of the existing crossing and access meet those requirements of Rule TRAN.4(I):

- they are able to be used in all weather conditions
- they have no adverse impact upon road drainage systems
- stormwater and detritus (including gravel and silt) do not migrate on to the road
- intersect with the property boundary within 15 degrees of a right angle

Sight lines from the access point are able to be achieved in accordance with Rule TRAN.4(II). Additionally, the access arrangements are provided to the allotments in accordance with Rule SUB.4(B).

The anticipated increase in traffic relates to one new allotment, where Lots 3 and 4 (held in one RT by amalgamation) may be further developed for residential land-use. It is considered that there will be minimal effects on the roading network, as Russell Road is of a suitable formation and size to comfortably cater for the additional vehicle movements.

Overall, the effects on the roading network are considered to be less than minor.

Summary of Environmental Effects

Overall, on the basis of the above assessment, it is assessed that the proposed subdivision will not adversely affect the amenity values of the area, nor will it introduce unexpected elements which may have a negative impact on the natural environment.

Relevant Provisions under Section 104(1)(ab)

In accordance with Section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures offered nor are any deemed necessary.

Relevant Provisions under Section 104(1)(b)

This application has also been considered in terms of Section 104(1)(b)(vi) against the relevant Otago Regional Plans, including the objectives and policies of the plan alongside the rules.

Section 104(1)(b)(i) National Environmental Standards

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on 1 January 2012. The regulations of the NES-CS apply when a person wants to carry out an activity described in Regulation 5(2) to 5(6) of the NES-CS on a piece of land, which is explicitly identified under Regulation 5(7):

The piece of land to be subdivided is a piece of land that is described by 1 of the following

a) an activity or industry described in the HAIL is being undertaken on it:
b) an activity or industry described in the HAIL has been undertaken on it:
c) it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

A search of the ORC database has been undertaken and there is no knowledge of HAIL activity on the site or in the immediate vicinity of the site. Historical imagery of the site indicates that the dwelling was established sometime between 1995-2005 – figs. 6-8. As such, Lot 2 has supported residential activity for some time.

It is anticipated that Lots 3 and 4 are likely to be developed for residential land-use activities. Historical imagery indicates that HAIL activities have not been undertaken on these allotments as specified by Regulation 5(7) – figs. 6-8.

The owners of the site also provided the following information:

1. *Has fertiliser, fuel or any other chemicals been stored on the site, and if yes, where?* No
2. *Has any livestock dipping or drenching activities have been undertaken on the site and if yes, where?* No
3. *Are there any offal pits are on the site and if yes, where?* No
4. *Are there, or have there been, any farm dump/rubbish sites located on the property and if yes, where?* No
5. *Are there, or have there been any tyres buried on the site or currently situated on the land?* No
6. *Does the property contain any buildings (pre-2000) that could include asbestos or lead?* No

Therefore, based off historical imagery and commentary from the owners, it is my opinion that the regulations of the NES-CS do not apply to this subdivision application in this instance.

There are no other National Environmental Standards triggered by this application.

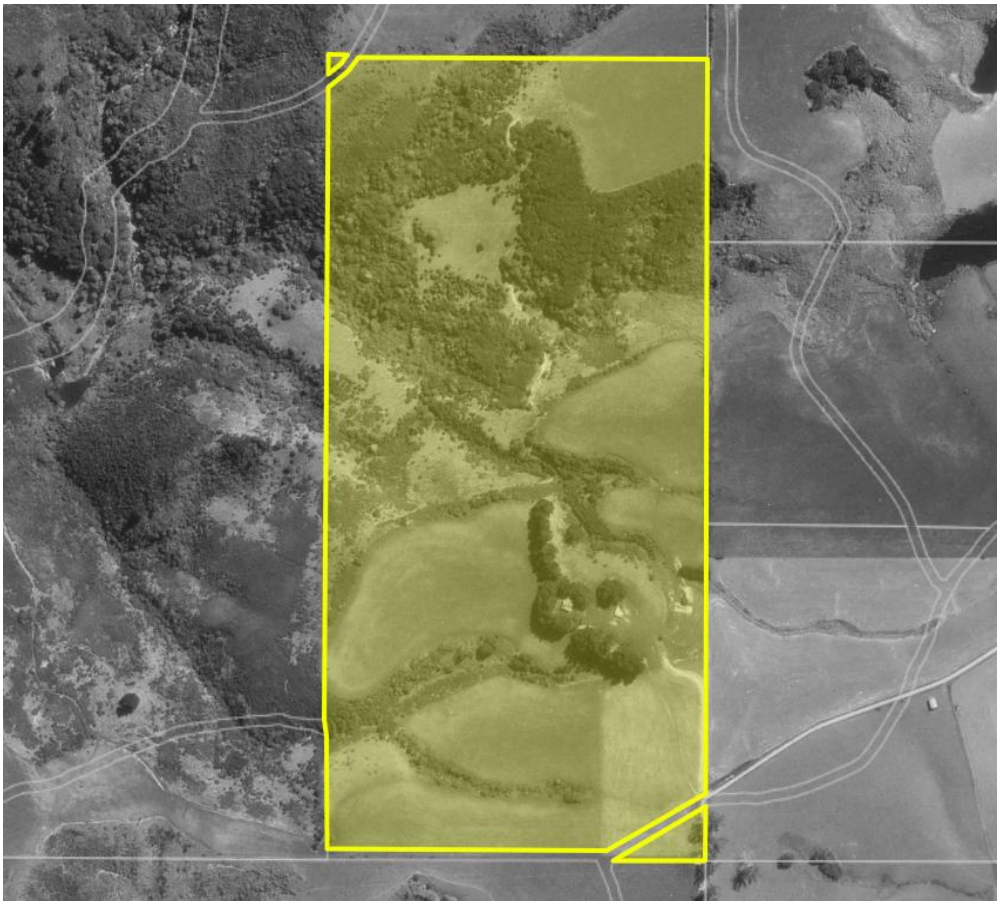


Figure 6 - Historical view of subject site - 1979. (Source: Grip)

Figure 7 - Historical view of subject site - 1995. (Source: Grip)

Figure 8 - Historical view of subject site - 2005. (Source: Grip)

Section 104(1)(b)(ii) Other Regulations

All works will be required to comply with the Health and Safety at Work Act 2015.

Section 104(1)(b)(iii) A National Policy Statement

National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) took effect on 17 October 2022 with the objective to protect highly productive land for use in land-based primary production, both now and for future generations. The NPS-HPL provided Councils more clarity on how to identify and map highly productive land and manage subdivision, use and development of highly productive land. Land that is classified as Land Use Capability (LUC) 1, 2, or 3 is considered as highly productive land for the purpose of the NPS-HPL.

The subject site is classified as having a mixed productive capacity of LUC 4 and 6 – fig. 9.

Given the site does not contain land with an LUC of 1, 2 or 3 considered as Highly Productive I therefore consider the NPS-HPL has no restriction on the subdivision proposal, should consent be granted.

Figure 9 - LUC of subject site. (Source: Landcare Research NZ Ltd)

Section 104(1)(b)(iv) A New Zealand Coastal Policy Statement

The NZ Coastal Policy Statement is not applicable to this proposal.

Section 104(1)(b)(v) Assessment of Regional Policy Statements

The Otago Regional Policy Statement 2019 (ORPS) and Proposed Otago Regional Policy Statement 2021 (PORPS) were reviewed in respect of this proposal. The 2019 ORPS must be given effect to, and the 2021 PORPS must have regard to. No policies specifically relevant to this proposal were identified.

Overall, the proposal is considered consistent with the Proposed Otago Regional Policy Statement 2021.

Section 104(1)(b)(vi) A Plan or Proposed Plan

This application must also be considered in terms of Section 104(1)(b)(vi) being against the relevant Otago Regional Plans, including the objectives and policies of the plan, in conjunction with the rules.

Clutha District Plan

The following objectives and policies of the Clutha District Plan are considered to be relevant to this application and have been addressed. The relevant rules are considered when determining the Activity Status above.

Objectives	Policies	Assessment
Objective SUB.1: To provide a flexible approach to both urban and rural subdivision that allows, in the majority of circumstances, the market to dictate	Policy SUB.2 To avoid, remedy or mitigate the adverse effects on the District's natural and physical resources that subdivision	The subdivision aims to utilise an existing land resource. The application provides key detail of the intended proposal, such that all effects from the subdivision within this location can be appropriately

allotment size, while ensuring adverse effects are avoided, remedied or mitigated.	may have, including public access to these resources. Policy SUB.4: To facilitate innovative design for subdivision.	assessed and considered a discretionary activity. The resultant site sizes and layout is sympathetic to the surrounding environment such that the subdivision remains commiserate with the wider environment. The proposal is considered **consistent** with these objectives and policies.
Objective SUB.2 To ensure that subdivision and development promotes sustainable management of the districts natural and physical resources	Policy SUB.5 To ensure the adverse effects of servicing both existing and proposed subdivisions of land and buildings are avoided, remedied or mitigated by providing engineering, design and other site performance standards. Policy SUB.6 To ensure the adverse effects of providing roading and physical access to both existing and proposed subdivisions of land and buildings are avoided, remedied or mitigated. Policy SUB.7 To avoid the adverse effects that subdivision can have on public utility services.	No adverse effects are anticipated on network utilities as there are no new connections proposed as part of the subdivision. Each allotment is of a size and shape that the disposal of effluent and stormwater can be safely managed on site onsite by suitably specific systems. The proposed access for each allotment retains an existing crossing and access arrangement from Russell Road, which is in accordance with the performance standards of the District Plan and allows for safe manoeuvring to and from each allotment. The proposal is considered **consistent** with this objective and relevant policies.
Objective SUB.4 Subdivisions take into account the physical limitations of the land and are designed to ensure risk from any such limitations is appropriately avoided or mitigated.	Policy SUB.9 To ensure that allotments for residential purposes contain a hazard free building site.	The subject site is not subject to any known hazard risk, as assessed earlier within this report. It is not anticipated that the subdivision shall exacerbate the risk of natural hazards and the site is generally suitable for possible future development. The proposal is considered **consistent** with the objective and relevant policy.
Objective RRA.1 To provide a management framework for the rural environment that promotes the sustainable management of the resources of the District.	Policy RRA.1 To avoid a restrictive development framework within the rural environment except where this will not be effective in achieving the purpose of the Resource Management Act.	The proposal maximises the site area to provide for a cohesive subdivision within the rural Circle Hill area. The proposal is considered to be compatible with the character and qualities of the surrounding area, given the site adjoins the Urban Resource Area to the east. The proposal is considered **consistent** with this objective and policy.
Objective RRA.5 To maintain the amenity values of the rural environment. Objective RRA.7 That the ongoing operation of existing farming, rural based or industrial activities located within the Rural Resource Area or in other adjoining resource areas is not compromised by	Policy RRA.7 To manage the effects of activities and buildings to ensure that any adverse effects on the open space and natural character amenity values of the rural environment are avoided, remedied or mitigated. Policy RRA.11 To avoid, remedy or mitigate the adverse effects of effluent disposal from residential and other activities.	The location of the proposed boundaries and number of allotments provides for the retention of open space within the area. The proposal is considered to be compatible with the character and qualities of the surrounding area and is unlikely to detract from the rural amenity of the area. The proposal will not inhibit farming and rural based activities in the surrounding area.

the establishment, upgrade or extension of sensitive activities within the Rural Resource Area.	Policy RRA.13 To ensure that the establishment, upgrade or extension of sensitive activities are located and/or designed so that they will not be significantly affected by existing activities that generate noise, dust, traffic and odour effects so that reverse sensitivity effects will not occur.	Each allotment is of a size and shape that the disposal of effluent and stormwater can be safely managed onsite by suitably specific systems. The proposal is considered **consistent** with this objective and policy.
Objective INF.1 To recognise the essential and positive contribution that infrastructure, including the transportation network, and its ongoing operation, maintenance, upgrading and development makes to the social, economic, and cultural wellbeing, and to the health and safety of the District's people and communities. Objective INF.3 The ongoing operation, maintenance, upgrading and development of the infrastructure network that is not compromised by incompatible activities. Objective INF.6 To recognise the link between transportation and energy efficiency in the management of the transportation network in the sustainable management of the District's resources.	Policy TRAN.5 To promote safety at road bends, accesses, intersections and road and rail intersections by mitigating the effects buildings and the planting of vegetation can have in such situations. Policy TRAN. 9 To require that new roads and access points be constructed to a standard appropriate to their intended use, and that the adverse effects of maintenance, upgrading and construction be avoided, remedied, or mitigated. Policy INF.1 To ensure that the ongoing operation and maintenance of existing infrastructure is protected, and to enable the upgrading and development of that existing infrastructure where the environmental effects of such work are: (i) no greater than existing at the time of adoption of this Plan; or (ii) are compatible with the existing environment; and (iii) that the values found within the land listed in and/or identified via the application of the following rules: • Table 9 (SSWI Database); • Table 13.3B (Outstanding natural Features); • Table 13.5 (Significant Wetlands); • Table 13.6 (Waahi Tapu); • Table 13.7 (Waahi Taoka and Mahika Kai); • Table 13.8 (Areas of Significant Habitat): and • Any areas as defined by Rules RRA.13 or COA.6 as requiring a resource consent of the District Plan are not significantly adversely affected. Policy INF.7 To avoid, remedy or mitigate reverse sensitivity effects of subdivision, land use and development activities on existing infrastructure in recognition of the need for ongoing operation, maintenance, replacement and upgrading of such infrastructure.	The proposed access point to each allotment promotes utilising the existing access arrangement via Russell Road. Each site is of suitable size and shape to provide for onsite manoeuvrability and onsite parking. This provides for the safety and efficiency of the surrounding roading network. It is proposed that each allotment shall be self-sufficient in regard to water supply, along with foul sewer and stormwater disposal, except for Lot 2 which shall utilise the existing connection to the RWS. The proposal ensures the minimum site area of new allotments is a minimum of 4000m² to ensure that the correct disposal/management of effluent is wholly contained within the site. Any extension or upgrade of public services to the site will not be required as part of this application. There shall be no adverse effects on waterbodies as a result of the subdivision proposal. The proposal is **consistent** with these objectives and policies.

Having regard to the relevant objectives and policies individually, and considering these holistically, the above assessment indicates that the application is consistent with those provisions set out in the district plan.

Relevant Provisions under Section 104(1)(c)

Section 104(1)(c) provides for consideration of other matters the consent authority considers relevant and reasonably necessary to determine the application. There are no other matters considered relevant to the determination of this application though please see our comments regarding draft conditions.

Draft Conditions

It is particularly useful to have Council circulate to the applicant via the agent, draft consent conditions for comment prior to the formal consent decision being issued. This provides an early opportunity for any contentious consent issues or unworkable conditions to be resolved at a departmental level.

We look forward to receiving those in due course.

Part 2 Resource Management Act 1991

The proposal is consistent with the purpose of the Resource Management Act 1991 to promote the sustainable management of natural and physical resources in a way that enables people and communities the ability to provide for their social, economic and cultural wellbeing and health and safety. This is achieved by utilisation of the land in a manner which is consistent with the rural zoning of the site and whilst generally in compliance with the performance standards for subdivisions and land development within the Clutha District.

Further, the proposal is consistent with the matters of national importance detailed in Section 6 of the RMA 1991 and is in support of the matters detailed in Section 7, specifically, the efficient use and development of natural and physical resources and having regard for the finite characteristics of natural and physical resources. The subdivision proposal has had regard for the principles of the Treaty of Waitangi in relation to Section 8, through considering the use and development of the natural and physical resources within the Clutha District.

Overall, whilst the proposal is a discretionary activity, the proposal is nonetheless considered to be consistent with Part 2 of the RMA. It is concluded that the proposed development is consistent with the purpose of the RMA in relation to managing the use, development, and protection of natural and physical resources.

Notification and Affected Parties

As previously assessed, affected party approval has been sought from the owner(s) of Section 2 Sec 1 Block I Table Hill SD and Section 46 Block I Table Hill SD, given the proposed easement arrangements extend over these parcels.

With regard to notification:

- The applicant does not request notification.
- The proposal does not relate to the exchange of reserves land, does not involve a statutory acknowledgement area and does not involve an affected protected customary rights group.
- There are no rules in the District Plan or NES which require notification.
- It is considered that there are no special circumstances relating to the application.

It is assessed above that the effects of the proposal on the wider environment are less than minor, and no persons are considered affected by the proposal.

Conclusion

Resource Consent is sought to undertake a four-lot subdivision of the site at 88 Russell Road, Circle Hill, Milton, legally described as Section 49 Block I Table Hill SD. The proposal to subdivide the site is classified as a restricted discretionary activity, with an assessment of the proposal made against Sections 104 and 104C of the RMA. The proposal is consistent with the District Plan objectives, policies and provisions, along with the regulations of the ORPS, PORPS and NPS-HPL. An assessment has also been made against the NES-CS.

Any potential adverse effects on the environment resulting from this subdivision application are considered to be less than minor, as assessed within this report. Overall, it is considered that the subdivision will achieve the broad purpose of the RMA to promote the sustainable management of natural and physical resources.

Accordingly, we consider that the proposal remains consistent with the overall policies and objectives of CDC District Plan and would ask for Council's favourable consideration to the approval of this application.

Yours faithfully,
Terramark Ltd

Caitlin Moseley
Resource Management Planner
caitlin@terramark.co.nz

CLUTHA DISTRICT COUNCIL

Address all correspondence to:
The Chief Executive Officer
P.O. Box 25
BALCLUTHA

Wilson Road, Balclutha
New Zealand
Telephone: (03) 418-1350
Fax: (03) 418-3185

Our reference:

Your reference:

30 April 1996

HJ & LM McGregor
Circle Hill Road
R D 2
MILTON

RM494

Dear Mr & Mrs McGregor

RESOURCE CONSENT TO RELOCATE A DWELLING TO MILBURN

Your application for a resource consent to relocate a dwelling onto your property at Milburn has been considered as a controlled activity in terms of Council's proposed District Plan.

The site is legally described as Sections 33 49 Blk I, Section 43 Blk VI Table Hill, and is located on Circle Hill Road.

Section 94(1)(c) of the Resource Management Act makes provision for Council to consider such an application without the need for it to be publicly notified in accordance with Section 93, if:

i) the activity to which the application relates is a controlled activity; and

ii) written approval has been obtained from every person who, in the opinion of the consent authority, may be adversely affected by the granting of the resource consent unless, in the authority's opinion, it is unreasonable in the circumstances to require the obtaining of every such approval.

Having met these criteria and if granting consent will not be contrary to the objectives and policies of the plan, Council shall grant consent, but may impose conditions to protect the amenity values of the neighbourhood.

In consideration of this proposal the following points are noted:–

1) The dwelling has been well maintained.

2) The proposed dwelling is unlikely to have a detrimental affect on the amenities of the area.

Having considered the information available, Council consents to this application as submitted.

It is brought to your attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect is not given to it within two years of consent being granted.

Yours faithfully

MHM Ross
CHIEF EXECUTIVE OFFICER

wkc–ref:ray\mcgregor

40495

CLUTHA DISTRICT COUNCIL

Form 5

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To the Chief Executive Officer, Clutha District Council, P O Box 25, Balclutha

CLUTHA DISTRICT COUNCIL
DATE RECEIVED
18 APR 1996
TO BE ACTD BY: MB
COPY TO:
RESPONSE:

I, H. J. & L. M. McGregor
Circle Hill Rd, RD. Milton
(full name and address of applicant)

apply for the resource consent(s) described below.

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:
Nil

2. The location to which this application relates is:
Street: Circle Hill Rd, Town (Community): Milton
Legal Description:

3. The type of resource consent(s) sought is/are: Land Use Consent.
[For any activity in the coastal marine area, specify coastal permit. Otherwise specify one of the following: land use consent, subdivision consent, water permit, or discharge permit]

4. A description of the activity to which the application relates is:
To place a family home on the said land.

5. The following additional resource consents are required in relation to this proposal and have *or* have not been applied for:
(e.g. water permit or discharge permit)

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 of, and the Fourth Schedule to, the Act.

7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations. (See Annexures)

8. *[Where the application is for a subdivision consent]* I attach information in accordance with Section 219 of the Act sufficient to adequately define -

(a) The position to all new boundaries:
(b) The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]:*
(c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act:
(d) The location and areas of any esplanade strips to be created under Section 232 of the Act:
(e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips:
(f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act:
(g) The location and areas of land to be set aside as new road.

9. *[Where the application is for a consent for reclamation].* I attach information in accordance with Section 88(7) of the Act to show the area proposed to be reclaimed, including its size and location, and the portion of that area (if any) to be set apart as an esplanade reserve.

.....
[Signature of applicant or person authorised to sign on behalf of applicant]

1 - 4 - 96
.....
[Date]

Address for service of applicant:

Churchill Rd Milburn
.....

.....

Telephone No: 417-8301
Fax No:

Annexures: (*Please delete those not applicable)*

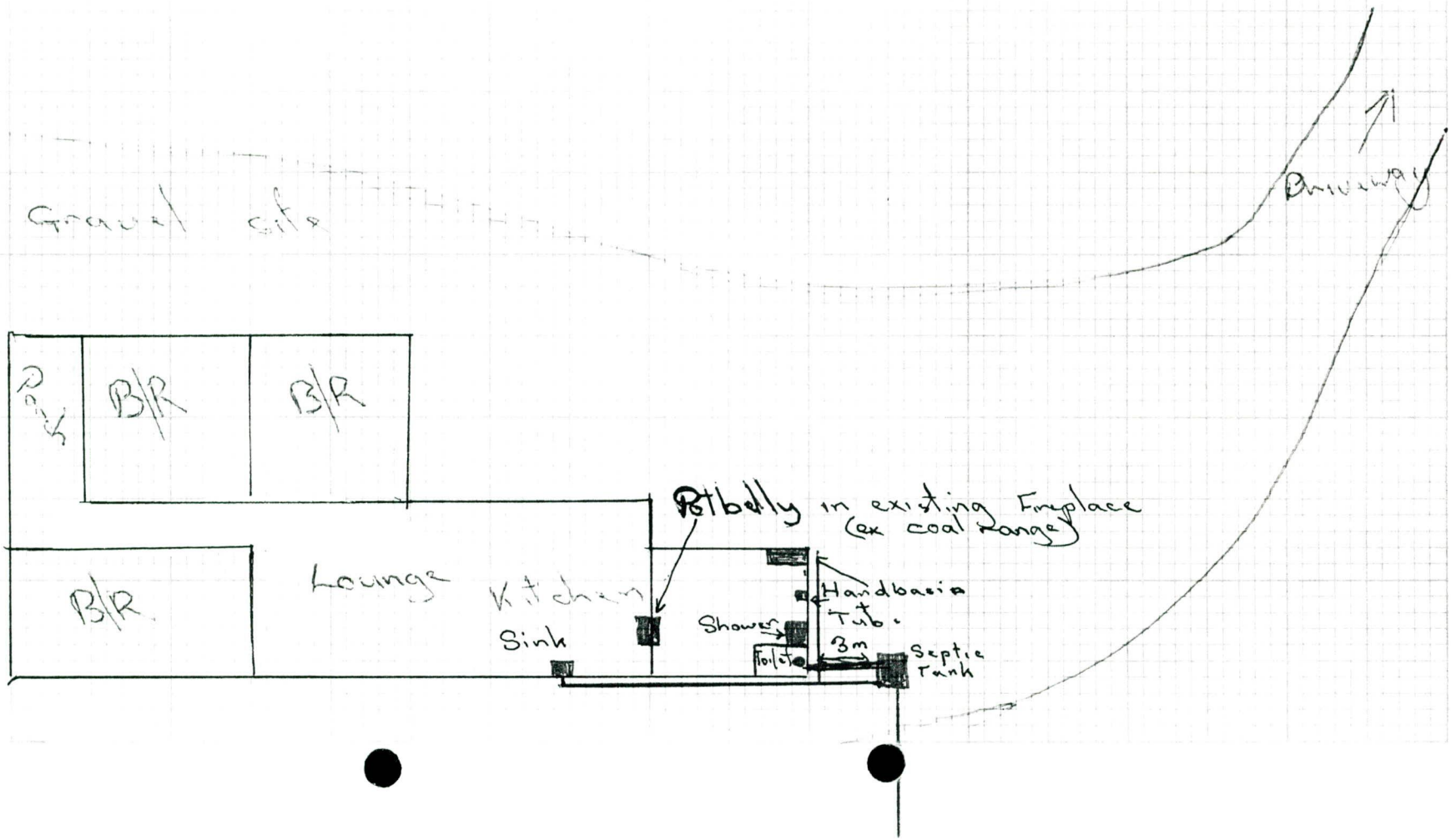
(a) Application fee in the prescribed amount (note than additional charge may also be payable).
(b) Copy of current Certificate of Title for the land subject to the application.
(c) Locality Plan.
(d) Site Plan
(e) A full description of the intended use of the property
(f) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act (if required).

Plumbing Direct from toilet to septic

Plumbing for bathroom ~~kitchen~~ and laundry to septic.

Water traps on all outlets to drains.

Paddock



CLUTHA DISTRICT COUNCIL

TELEPHONE (03) 418-1350
FAX (03) 418-3185
P.O. BOX 25, BALCLUTHA

APPLN No.....
RECEIPT No. 336644
DATE RECEIVED 17/4/96
DATE ISSUED.....

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

(Insert a Tick in each appropriate box. Attach relevant documents in duplicate)

APPLICANT (Owner)

Name: H.d. & L.M. McGregor
Mailing Address: Circle Hill Rd
RD. Milburn. South Otago
Phone: 03 4178301
Contact Name:
Position:
Phone: Fax:

PROJECT LOCATION

Street Address: Circlehill - Milburn

LEGAL DESCRIPTION

Valuation Roll Number: 28043/20
Lot: DP:
Section: 33, 49, Pt 43 Block: 1
Survey District: TABOR HILL
Ward: BRUCE.

PROJECT

Stage of stages
Description of Building Work: RESITE
DWELLING ONTO PROPERTY.
Intended Use(s): RESIDENTIAL

New Building ☐
~~Alteration~~ RESITE ✓
Solid Fuel Burner ☐
Intended Life:
Indefinite, but not less than 50 years ☐
Specified as years ☐
Demolition ☐
Floor Area sq. metres
Total Value (incl. GST) $ 40-000.

FEES

Building Consent	$ 310 —
BRANZ Levy	$ 40.
B.I.A. Levy	$ 26
Footpath Deposit	$
Water Connection	$
Sewer Connection	$
Vehicle Crossing	$
Other Res. Consent	$ 60
	436-00
TOTAL	$ ~~436~~ .—

SIGNED by or on behalf of the applicant:

Name: Position: Date: 16.4.96

* *Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.*

Sub floor plan of residence for M. J McGregor @ Circle Hill.

Scale 1:50
1496

Tanalised piles 140 dia on 100 mm concrete footing min encased in concrete to g.L.
for truck access 2 centre rows will be set on concrete @ g.L. + when replaced will be secured with galv straps set into concrete & fastened to piles with 75" galv fh nails

Trade 31

X Denotes anchor pile

8550
6845
Braced corner 1500 agL
310
3700
Concrete braced corner 1-5 long x 300 deep 200 agL
2 rows out
1780
1640
Verandah
1780
9200
Anchor
Direction of Joists
1950
4m
1 row out
Chimney.
2050
1-800
500 agL
5000
6580
(21)
Joists
(16)
3110 140
8550
(15)
5000
pile
400 agL
3280
1670
3665
1250 140
600 agL
10·350
11900
13560
3665
7230
Solid
500 agL
Slab
600 agL
3835
1370
4m

Clutha District Council

PO Box 25, Balclutha 9240 Phone 419 0200
Fax 03 418 3185

Code Compliance Certificate 19645

Issued in accordance with Sections 95 and 436 of the Building Act 2004

Form 7

The Building

Street Address:
88 RUSSELL ROAD, CIRCLE HILL

Legal Description:
Section 49 Block I Table Hill SD

Building Name:
Location Within Site/Block:
Level/Unit No (if applicable):
Lawfully Established Use: Detached dwellings

Valuation Roll No: 28043 020 00

Year First Constructed:

Building Work

Building Consent Number: 19645

INSTALL SECOND HAND SOLID FUEL HEATER - DEMRAD SOLITECH PLUS 6F BOILER

Issued by: Clutha District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent; and the specified systems in the building are capable of performing to the performance standards set out in the building consent, if applicable.

The Owner

Name/s:
ROSENBROCK, KATHERINE LUISE
ROSENBROCK, MICHAEL DOUGLAS

Mailing Address:

88 RUSSELL ROAD
RD 1
MILTON 9291

First Point Of Contact

First Point of Contact for Communications with Clutha District Council:

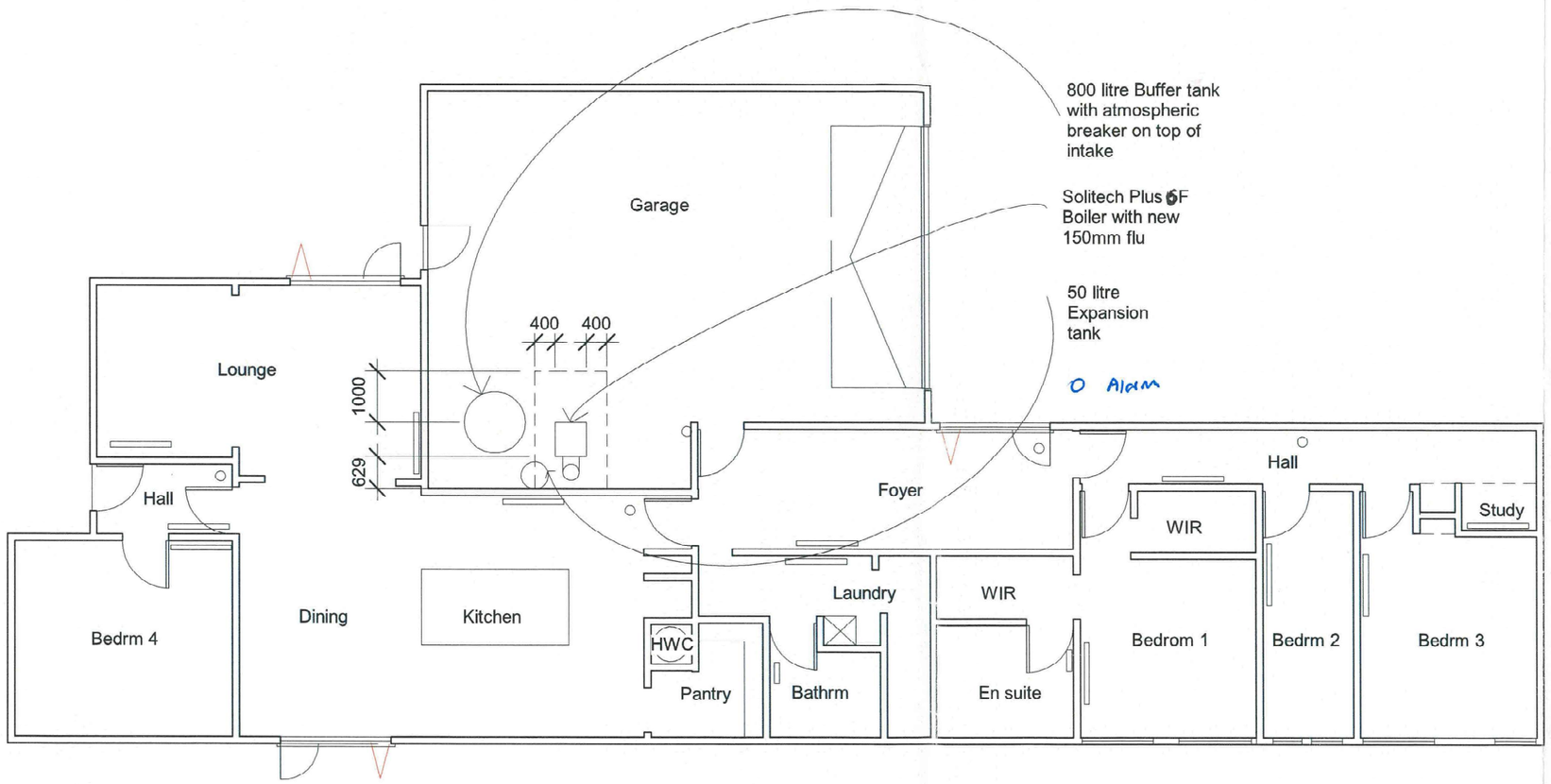
Name:
ROSENBROCK, KATHERINE LUISE

Mailing Address:
88 RUSSELL ROAD
RD 1
MILTON 9291

A Compliance Schedule is not required for the building

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL **Date** 18 October 2022 **Time** 11:37	**Steve Holden** **BUILDING CONTROL OFFICER**

Clutha District Council
19645 00
Approved Building Consent



0 Alarms

1 Floor Plan

1 : 100

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Your Company Name
Your Company Address Here

Status: Boiler consent

Project: Rosenbrock

Address: 88 Russell Road
Circle Hill
MILTON 9291

Drawing: House Plan - Boiler

Drawn Scale: As indicated

Reduced Scale:

Drawn By: Author | Checked By: Checker | Date: 02/22/22

CAD Filename:

Project No. 0001

Sheet No: A101

Revision:

Clutha District Council

PO Box 25, Balclutha 9240 Phone 419 0200
Fax 03 418 3185

Code Compliance Certificate 18266

Issued in accordance with Sections 95 and 436 of the Building Act 2004

Form 7

The Building

Street Address:
88 RUSSELL ROAD, CIRCLE HILL

Legal Description:
Section 49 Block I Table Hill SD

Building Name:
Location Within Site/Block:
Level/Unit No (if applicable):
Lawfully Established Use: Detached dwellings

Valuation Roll No: 28043 020 00

Year First Constructed:

Building Work

Building Consent Number: 18266

ERECT IMPLEMENT SHED

Issued by: Clutha District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent; and the specified systems in the building are capable of performing to the performance standards set out in the building consent, if applicable.

The Owner

Name/s:
ROSENBROCK, MICHAEL DOUGLAS

Mailing Address:

88 RUSSELL ROAD
RD 1
MILTON 9291

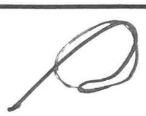
First Point Of Contact

First Point of Contact for Communications with Clutha District Council:

Name:
ROSENBROCK, MICHAEL DOUGLAS

Mailing Address:
88 RUSSELL ROAD
RD 1
MILTON 9291

A Compliance Schedule is not required for the building

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL **Date** 04 February 2022 **Time** 12:40	 **Steve Holden** **BUILDING CONTROL OFFICER**

Clutha District Council

PO Box 25, Balclutha 9240 Phone 419 0200
Fax 03 418 3185

Code Compliance Certificate 17020

Issued in accordance with Sections 95 and 436 of the Building Act 2004

The Building

Street Address:
88 RUSSELL ROAD, CIRCLE HILL

Legal Description:
Section 49 Block I Table Hill SD

Building Name:
Location Within Site/Block:
Level/Unit No (if applicable):
Intended Use:

Valuation Roll No 28043 020 00

Building Work

Building Consent Number: 17020

ALTER DWELLING - CAVITY- CLADDING- STORMWATER DRAINAGE- FIXINGS & BRACING

Issued by: Clutha District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent; and the specified systems in the building are capable of performing to the performance standards set out in the building consent, if applicable.

The Owner

Name/s:
ROSENBROCK, MICHAEL DOUGLAS

Mailing Address:

88 RUSSELL ROAD
RD 1
MILTON 9291

First Point Of Contact

First Point of Contact for Communications with Clutha District Council:

Name:
LEWIS ARCHITECTURE

Mailing Address:
PO BOX 9005
ST CLAIR
DUNEDIN 9047

A Compliance Schedule is not required for the building

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL **Date** 22 September 2017 **Time** 13:14	 **Steve Holden** **BUILDING CONTROL OFFICER**

CLUTHA DISTRICT COUNCIL

P O BOX 25
BALCLUTHA

Phone (03) 418-1350
Fax (03) 418-3185

CODE COMPLIANCE CERTIFICATE

Issued in accordance with Section 43(3) of the Building Act 1991.

APPLICANT/CONTACT

Applicant Name MACGREGOR HUGH JOHN

Address
CIRCLE HILL R D 2
MILTON 9250

Telephone No 4178301

Contact Name MACGREGOR HUGH JOHN

Address

Contact Phone No
Contact Fax No

PROPERTY

Street Location
CIRCLE HILL RD
CIRCLE HILL

Legal Description
SECS 33 49 BLK I SEC 43 B

Valuation Roll No 28043/02000

STAGE DETAILS

Building Consent Number 102760
Stage Number 1
Description of Stage RESITE DWELLING & INSTALL SEPTIC TANK

Building Type Dwelling (Re-located)

Detailed Use
DWELLING & SEPTIC TANK

Intended Life 50+ years
Stage Classification
RE-LOCATE DWELLING

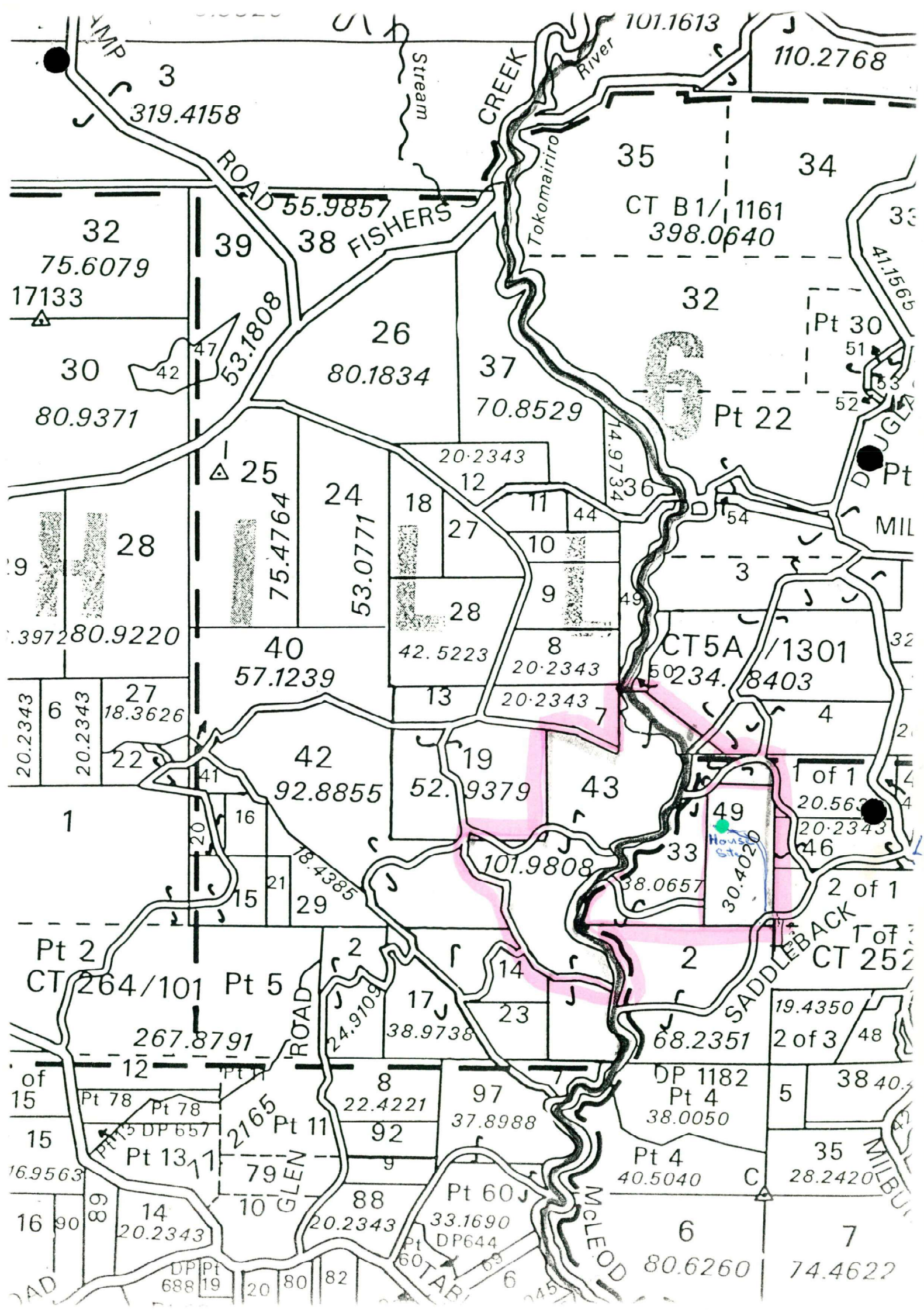
Stage Type 25,001 - 50,000 $350

No of Units 0
No of Storeys 0
Floor Area 0 sq metres

Designer
Value of Stage $ 40000.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent. It is subject to any conditions specified in the attached **"Conditions of Code Compliance Certificate"**.

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL	P.P. C L Beaumont **Name** C L MCGROUTHER
Position BUILDING CONTROL OFFIC	**Date** 26 Aug 1996 **Time** 2:49pm


3
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River
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ROAD
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FISHERS
Tokomairiro
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CT B1/1161
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Pt 30
Pt 22
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30.4020
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Pt 2
CT 264/101
Pt 5
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ROAD
2
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17
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14
23
2
SADDLEBACK
CT 252
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2 of 3
48
68.2351
12
Pt 11
8
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97
37.8988
DP 1182
Pt 4
38.0050
5
38
15
Pt 78
Pt 78
Pt 5 DP 657
2165
Pt 11
Pt 13
11
79
GLEN
92
9
Pt 4
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28.2420
MILBU
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10
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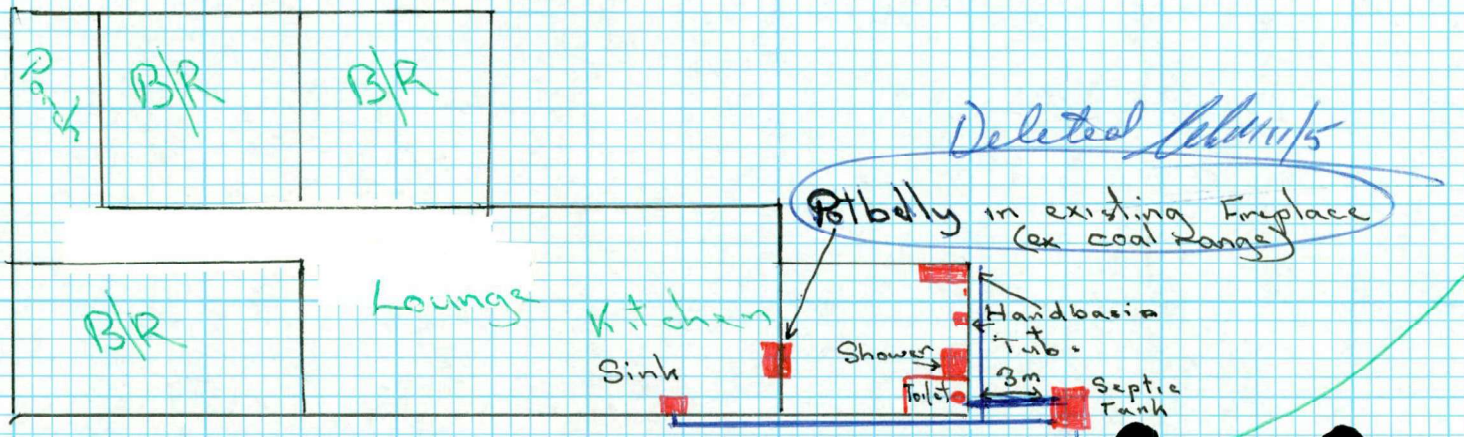
Pt 60
33.1690
DP644
Pt 60
TAR
6
80.6260
7
74.4622
MCLEOD
DP 688
Pt 19
20
80
82
65
6

Plumbing Direct from toilet to septic

Plumbing for bathroom ~~kitchen~~ and laundry to septic.

Water traps on all outlets to drains.

Paddock



CLUTHA DISTRICT COUNCIL

DRAINAGE BLOCK PLAN

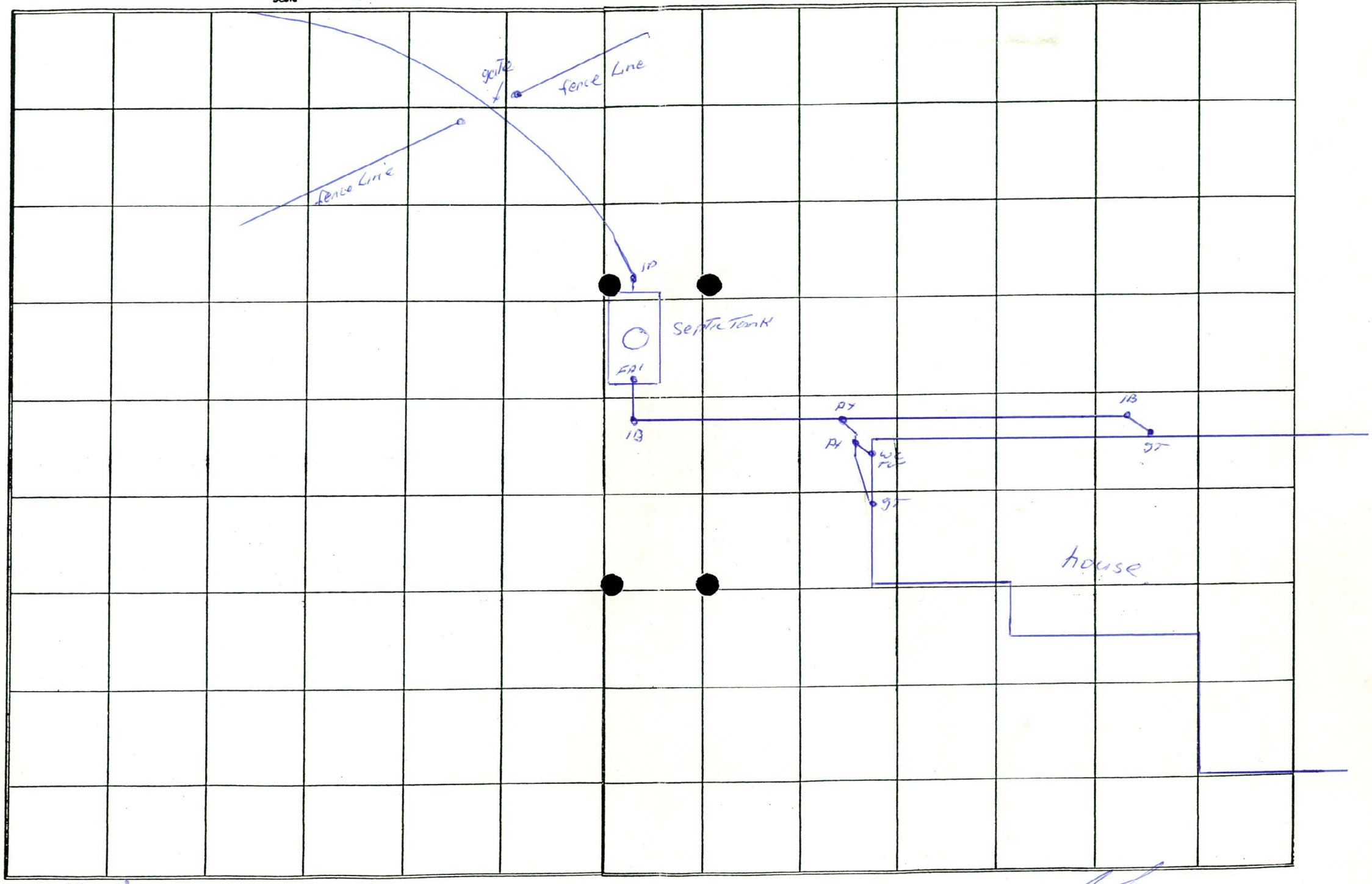
28043/20

RECORD No. .....

REFERENCES—

L.T. means Intercepting Trap
F.A.I. ... Fresh Air Inlet
I.P. ... Inspecting Pipe
Y.P. means Junction Pipe
G.T. ... Gully Trap
M.V. means Main Vent
T.V. ... Terminal Vent
I.C. ... Inspection Chamber

Scale— 1:100



Owner Wilkins

Allotment ..... Block .....

Town .....

Signature of Drainer .....

Clutha District Council
PO Box 25, Balclutha 9240 Phone 03 419 0200
Fax 03 418 3185

Certificate of Acceptance Z-COA/2017/16651

Section 99, Building Act 2004

The Building

Street Address:
88 RUSSELL ROAD , TABLE HILL

Legal Description:
SECS 49 BLK VI TABLE HILL SD

Building Name:

Location Within Site/Block:

Level/Unit No (if applicable):

Valuation Roll No: 28043/020/00

First Point of Contact

First Point of Contact for Communications with Clutha District Council:

Name: LEWIS ARCHITECTURE

Mailing Address:
PO BOX 9005
ST CLAIR
DUNEDIN 9047

Phone Numbers: 0212627941

The Owner

Name/s:

MICHAEL DOUGLAS ROSENBROCK
and KATHERINE LUISE ROSENBROCK

Contact Person:

Mailing Address:
88 RUSSELL ROAD
RD 1
MILTON 9291

Street Address:

Daytime Ph:

A/hrs Ph:

Mobile: 0274181013

Fax:

Email:

Website:

Acceptance of Compliance

The Clutha District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

CERTIFICATE OF ACCEPTANCE - ERECT GARAGE AND LINK TO DWELLING, ERECTING FOYER, BATHROOM, LAUNDRY AND SPA ROOM

This Certificate of Acceptance covers the following Building Code Clauses only:

B1	Structure, excluding floor slab	F1	Warning systems
B2	Durability	G1	Personal hygiene
E2	External Moisture, roof only	G4	Ventilation
E3	Internal Moisture		

This Certificate of Acceptance **does not cover** the following Building Code Clauses:

G12	Water Supplies		
G13	Foul Water		
E1	Surface Water		
E2	External Moisture, wall cladding		
B1	Structure, floor slab		

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Compliance Schedule

A Compliance Schedule is not required for the building.

Signed for and on behalf of the CLUTHA DISTRICT COUNCIL **Name** **Steve Holden**	
Position Building Control Officer	**Date** 23-May-2017 **Time** 1:59 PM

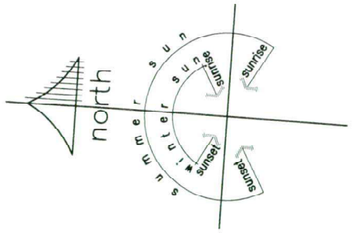
NOTE: DO NOT SCALE OFF THIS DRAWING. NOT TO SCALE. DRAWINGS INDICATIVE ONLY. EXISTING DIMENSIONS NEED TO BE CHECKED ON SITE. ALL INFORMATION TRUE AND CORRECT AT TIME OF PRINTING. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING SPECIFICATION (IF APPLICABLE).

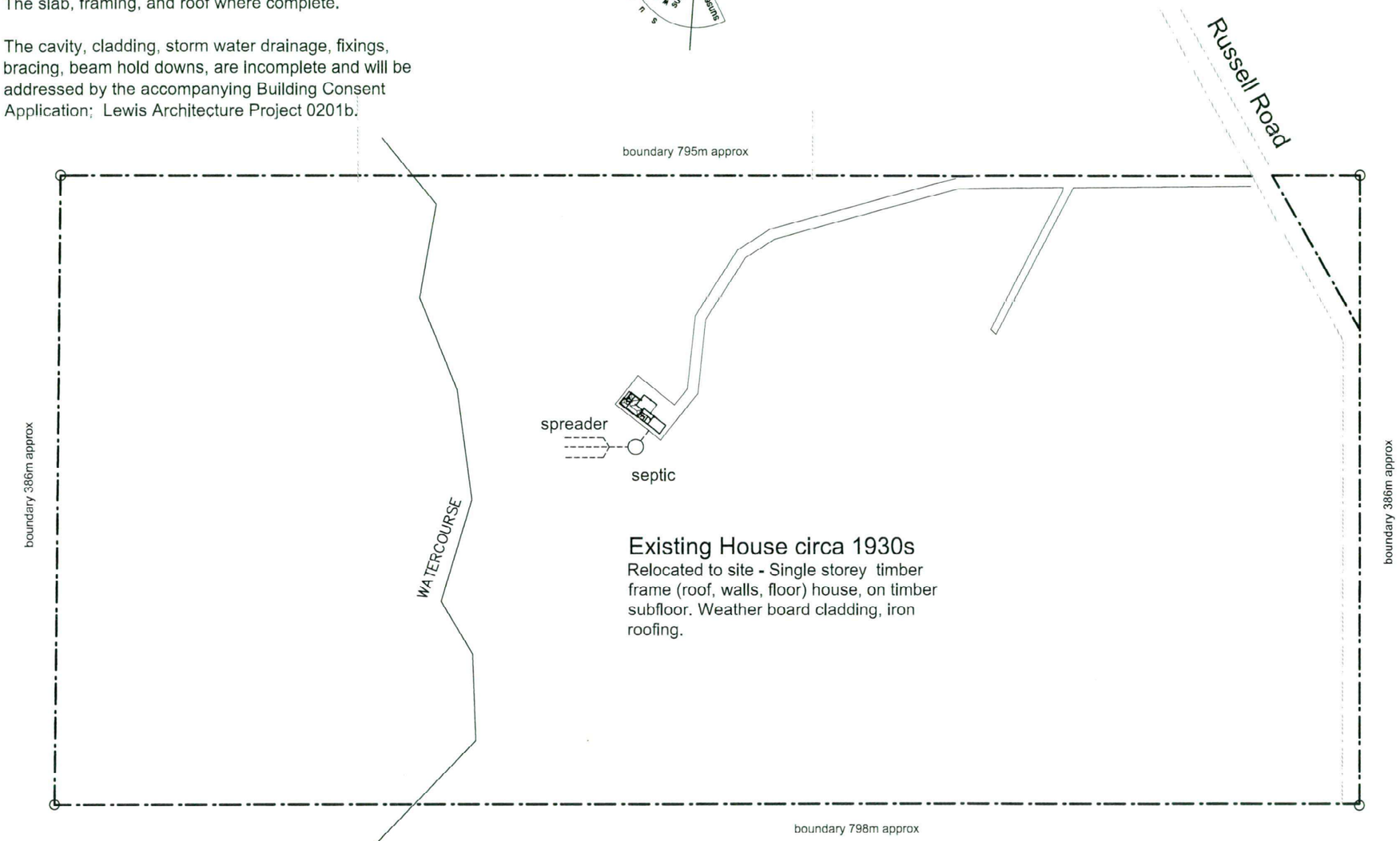
Certificate of Acceptance Application

These plans are to read in conjunction with the accompanying Building Consent Application; Lewis Architecture Project 0201b.

The designer inspected the works on 26 March 2017. The slab, framing, and roof where complete.

The cavity, cladding, storm water drainage, fixings, bracing, beam hold downs, are incomplete and will be addressed by the accompanying Building Consent Application; Lewis Architecture Project 0201b.





Existing House circa 1930s

Relocated to site - Single storey timber frame (roof, walls, floor) house, on timber subfloor. Weather board cladding, iron roofing.

NOTE: LOCATION OF EXISTING STRUCTURE, BOUNDARIES, SPACES, WINDOWS, AND DOORS APPROXIMATE ONLY.

LEWIS ARCHITECTURE
LEVEL 2, IMPERIAL BUILDING,
1 DOWLING STREET, DUNEDIN
PO BOX 9005, ST CLAIR, DUNEDIN 9047
021 262 7941
will@lewisarch.co.nz - www.lewisarch.co.nz

LEGAL DESCRIPTION

Section 49 Blk I Table Hill SD

STREET ADDRESS

88 Russell Road,
Circle Hill,
Milton

NOTE: LOCATION OF EXISTING SPACES, WINDOWS, AND DOORS APPROXIMATE ONLY.

CLUTHA DISTRICT COUNCIL
Consent No: ...
Plans and specifications approved in accordance with the Building Act 2004 and the Building Code.
Date 22/5/17 Signed ... Building Control Officer

PLANNING; 16651COA
Zone: Rural.

AREAS;

SITE:	306,870m2
House	190m2
Newly built garage	90m2
Percentage of site:	0.1%

SITE ZONES

Wind Zone; Extra High
Snow Zone; N5 1kPa 180mAlt
Earthquake Zone; 1
Exposure Zone; Zone B
Climate Zone; 3
Notes; as per NZS 3604:2011

LEWIS ARCHITECTURE ENDORSES ANY MINOR ALTERATIONS TO THESE DRAWINGS BY THE BCA, DEEMED NECESSARY TO OBTAIN BUILDING CONSENT (ONLY DONE BY THE BCA, BY A SUITABLY QUALIFIED PRACTITIONER EMPLOYED BY THE BCA).

NOTE : ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH NZS 3604:2011, NZBC AND ANY OTHER RELEVANT STANDARDS.

ALL WORK IS TO BE CARRIED OUT BY SUITABLY QUALIFIED TRADES PERSONS, TO CURRENT INDUSTRY STANDARDS.

PROJECT: **0201a - 88 Russell Road, Milton. Rosenbrock Certificate of Acceptance**

DRAWING TITLE: **Site Plan**

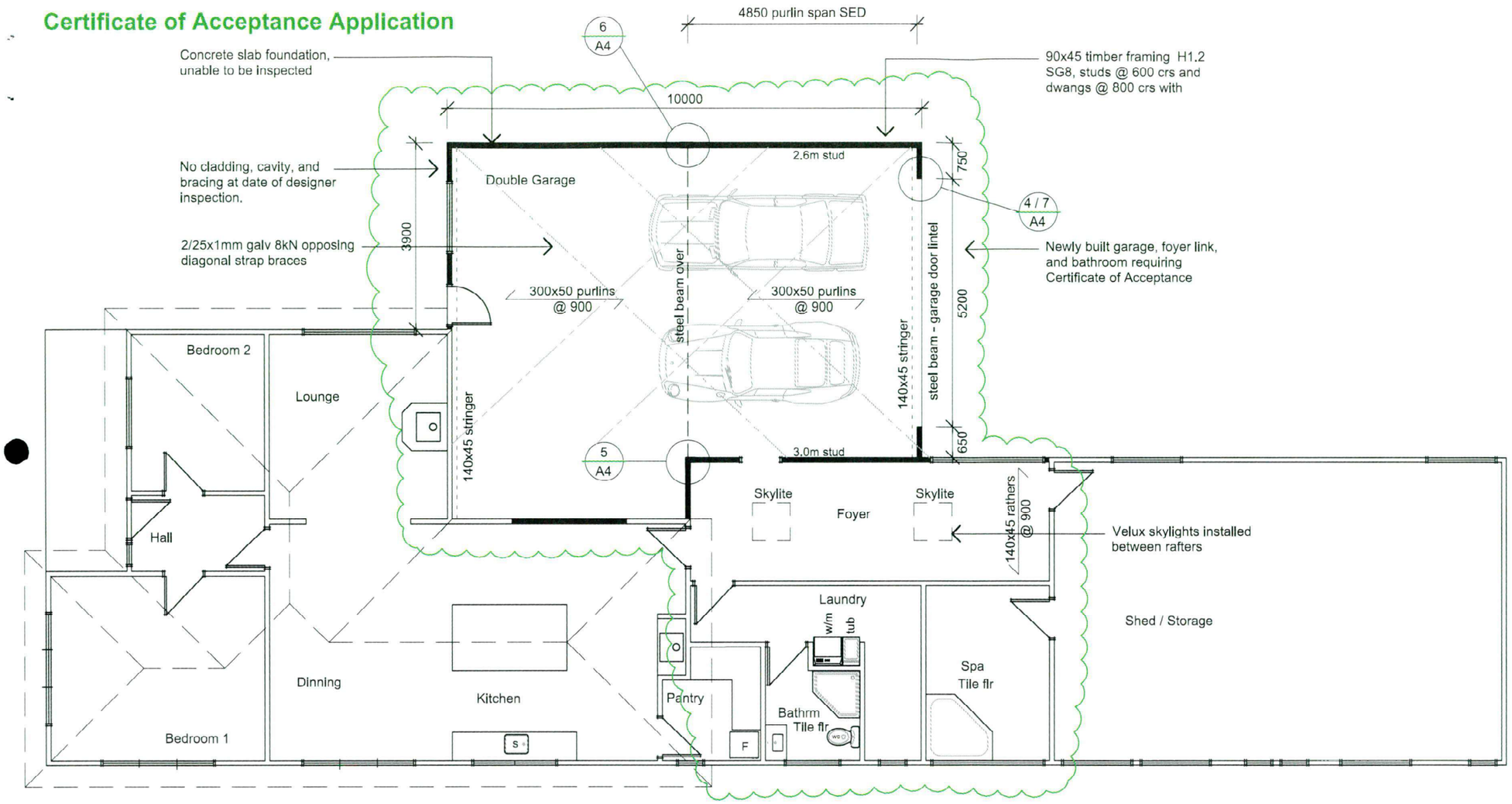
Copyright: copyright of these drawings and any associated documents remains with Lewis Architecture. Unauthorised coping or use is prohibited.

DESIGN:	WILL LEWIS	SHEET No:
DRAWN:	WILL LEWIS	A 01
SCALE:	1 : 1500 @ A3	Of: ...4
CHECKED:	WL	
PROJECT No.:	0201	REVISION:
DATE :	06 April 2017	Cert of ACC

DOING ALTERATIONS TO THIS BUILDING ? LEWIS ARCHITECTURE HAS THESE DRAWINGS ON FILE - SAVE TIME AND MONEY, CALL US TODAY!

NOTE: DO NOT SCALE OFF THIS DRAWING. NOT TO SCALE. DRAWINGS INDICATIVE ONLY. EXISTING DIMENSIONS NEED TO BE CHECKED ON SITE. ALL INFORMATION TRUE AND CORRECT AT TIME OF PRINTING. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING SPECIFICATION (IF APPLICABLE).

Certificate of Acceptance Application



LEGEND

- existing wall to remain
- existing wall to be demolished
- wall to be insulated
- new/altered wall
- existing door to remain
- existing door to be demolished
- new door

NOTE: LOCATION OF EXISTING STRUCTURE, BOUNDARIES, SPACES, WINDOWS, AND DOORS APPROXIMATE ONLY.

LEWIS ARCHITECTURE

LEVEL 2, IMPERIAL BUILDING,
1 DOWLING STREET, DUNEDIN
PO BOX 9005, ST CLAIR, DUNEDIN 9047
021 262 7941
will@lewisarch.co.nz - www.lewisarch.co.nz

PROJECT: **0201a - 88 Russell Road, Milton.**
Rosenbrock Certificate of Acceptance

DRAWING TITLE: **Existing Floor Plan**

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DESIGN:	WILL LEWIS	SHEET No:
DRAWN:	WILL LEWIS	A 02
SCALE:	1 : 100 @ A3	Of: ...4
CHECKED:	WL	
PROJECT No.:	0201	REVISION:
DATE :	06 April 2017	Cert of ACC

DOING ALTERATIONS TO THIS BUILDING ? **LEWIS ARCHITECTURE** HAS THESE DRAWINGS ON FILE - SAVE TIME AND MONEY, CALL US TODAY!

pim / bldg consent maintenance (view) - bc2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Application	7584	CCC ISSUED 02 JUN 2017		06 JUL 2017	11 JAN 2022
			FEE PAID	08:46p.m.	11:54a.m.
App'n Type	B	BOTH PIM & CONSENT	Fast Track	Datacom D	Datacom A
Inspect By	COUNCIL INSPECTORS		FAILD INSP		Old: 2804302000
Received	13 Dec 2002				Notes Enforcement
Issue Stat	CCC ISSUED 02 JUN 2017				Active Enforcement

Owner Details Restricted EQ Development Cont.

ID 68255 ROSENBROCK, MICHAEL DOUGLAS

88 RUSSELL ROAD
RD 1
MILTON 9291

File No 2804302000
Phone cel 0064 027 3499903
Numbers
Email kateluise@hotmail.com

Person

Property Details

Parcel	1 1853/3	SECT 49		
Location	88	RUSSELL ROAD	Property File	2804302000
		TABLE HILL	Valuation No	28043 020 00
Notes				

Ward BRUCE Nzsluc Code Register

Project 1 ERECT WALKWAY BETWEEN HOUSE AND RUMPUS ROOM AND ERECT DECK The Building Consent is subject to a modificatior

pim / bldg consent maintenance (view) - bc2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Application	5440	CCC ISSUED 02 JUN 2017		06 JUL 2017	25 JAN 2018
			FEE PAID	08:36p.m.	04:17p.m.
App'n Type	B	BOTH PIM & CONSENT	Fast Track	Datacom D	Datacom B
Inspect By	COUNCIL INSPECTORS				Old: 2804302000
Received	16 Feb 2000				Notes Enforcement
Issue Stat	CCC ISSUED 02 JUN 2017				Active Enforcement

Owner Details

Restricted EQ Development Cont.

ID	68255	ROSENBROCK, MICHAEL DOUGLAS		
	88 RUSSELL ROAD RD 1 MILTON 9291		File No	2804302000
			Phone	cel 0064 027 3499903
			Numbers	
Person			Email	kateluise@hotmail.com

Property Details

Parcel	1	1853/3	SECT 49		
Location		88	RUSSELL ROAD	Property File	2804302000
			TABLE HILL	Valuation No	28043 020 00
Notes					

Ward	BRUCE	Nzsluc Code		Register
Project	1	RELOCATE BUILDING WITHIN PROPERTY The Building Consent is subject to a modification to the Building Code to the effect		

pim / bldg consent maintenance (view) - bc2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Application	4936	CCC ISSUED 03 NOV 2000		06 JUL 2017	25 JAN 2018
			FEE PAID	08:34p.m.	04:16p.m.
App'n Type	B	BOTH PIM & CONSENT	Fast Track	Datacom D	Datacom B
Inspect By	COUNCIL INSPECTORS				Old: 2804302000
Received	20 May 1999				Notes Enforcement
Issue Stat	CCC ISSUED 03 NOV 2000				Active Enforcement

Owner Details

Restricted EQ Development Cont.

ID	23252	MCGREGOR, HUGH JOHN		
	339 UNION STREET MILTON 9220		File No	2804302000
			Phone	day 0064 03 4174900
			Numbers	
Person			Email	

Property Details

Parcel	1 1853/3	SECT 49		
Location	88	RUSSELL ROAD	Property File	2804302000
		TABLE HILL	Valuation No	28043 020 00
Notes				

Ward	BRUCE	Nzsluc Code		Register	
Project	1 INSTALL SOLID FUEL HEATER -LADY KITCHENER F/S M/F 700				

www.dbh.govt.nz

Department of Building and Housing
Te Tari Kaupapa Whare

CONSUMERbuild
www.consumerbuild.org.nz

Buying a house
A checklist to help home buyers make informed decisions

Buying a house is the biggest investment most of us make, so it is important to get it right.

Home buyers need to remember that the seller's real estate agent works for the seller. However, they also need to be aware that real estate agents licensed under the Real Estate Agents Act, and their salespeople, are also bound by a number of statutory and ethical obligations which require them to provide the buyer with information of material importance, and to fully answer buyers' questions. Information of material importance is any information about the property that could impact on your decision about buying it. Buyers and sellers alike should know that sellers of real estate who are not covered by the Real Estate Agents Act are not bound by the same requirements.

Friends and family are often keen to offer free advice, but spending money on professional advice before you buy may save you spending a lot more money in future fixing problems you didn't know about.

Knowing the right questions to ask and engaging expert advice will help you make a sound investment for your future – whether you're buying a home to live in with your family or to rent to tenants.

Is the seller or their agent aware of any problems with the property?

Ask both the real estate agent and the seller if there is anything a buyer should be aware of with the house, particularly around weathertightness concerns if it's a modern design or had additions done since the early 1990s. Write down what you are told.

Most apartments and townhouses are unit title properties, with a body corporate governing the use of common areas and administering the body corporate rules. Always ask the seller to authorise the body corporate secretary to provide full records, such as meeting minutes and financial reports, to identify any financial liabilities you need to know about, or problems such as leaks or subsidence.

What needs to be checked?

For all properties, regardless of age and design, basic checks should include:

- the condition of the roof (rust, broken tiles, patching)
- plumbing, including water pressure – check all taps and showers
- the condition of drainage systems – are there any signs of flooding from a partially blocked sewer or stormwater drain?
- electrical wiring – check the switchboard and powerpoints for any discolouration
- the condition of the piles (underfloor supports)
- insulation – in the ceiling space, in the walls, under the floor
- the condition of fences, paving and driveways
- evidence of house movement, such as cracked window sills and doors that don't close properly
- any alterations that do not appear on the plan (plans usually can be obtained from the local council for a small fee).

All houses are capable of leaking if not built correctly. However, if a house was built or had major renovations after the early 1990s, some features are known to increase the risk of leaking, including:

- monolithic claddings, including texture coated fibre-cement, EIFS (polystyrene boards with a plaster and paint finish), and stucco
- more than one cladding system used on the house
- lack of roof overhang or eaves
- complicated roof design
- balconies, particularly above rooms
- internal gutters
- wall claddings in contact with the ground
- lack of flashings (waterproofing strips) to windows, doors and chimneys
- parapets without sloped tops or adequate cap flashings.

Check the property yourself for potential signs of leaking, including: visible water damage; cracks in the external cladding; mould on ceilings and internal walls; walls and skirtings showing signs of bulging and staining. Check any balconies on upper floors where water cannot freely drain away.

Ask for furniture, floor rugs and pot plants on balconies to be moved, if necessary, to ensure you can thoroughly check for signs of potential leaks and rot.

Older homes can have weathertightness problems if additions or renovations have been undertaken since the early 1990s, or if maintenance of roofs and walls has not been carried out.

Is a pre-purchase building inspection advisable?

A pre-purchase building inspection is advisable for all properties, but essential for homes that may be at risk of leaking. If the property has any potential signs of leaking, engage an experienced building expert with weathertightness expertise to inspect it. If the house you are thinking of buying has any obvious weathertightness risks, ask the building expert to report specifically on this. If the property is an apartment or in a townhouse complex, ensure the whole complex is inspected for weathertightness and not just the unit you are interested in. If other parts of the complex are leaking then you will be liable for a share of their repair, even if your own unit is weathertight.

The following groups can help you find a qualified building expert with weathertightness expertise in your area: the New Zealand Institute of Building Surveyors (www.buildingsurveyor.co.nz or 0800 113400); the New Zealand Institute of Architects (www.nzia.co.nz or 09 623 6080); and the Institution of Professional Engineers New Zealand (www.ipenz.org.nz or 04 473 9444).

Can you check if a house has had weathertightness problems?

Weathertight Services, Department of Building and Housing, can let you know if the property is or has been subject to a claim – call 0800 324 477. In Land Information Memorandum (LIM) reports councils are obliged to identify properties that are or have been subject to Weathertight Services claims. However properties that have been subject to weathertightness claims through the courts or private actions do not have to be identified. Homes requiring re-cladding require a building consent from your local council.

What about newly built houses?

People planning to build a new house should discuss weathertightness matters with the architects, designers and builders involved. If any concerns arise, seek advice from an experienced, qualified consultant with weathertightness expertise. Money spent at the planning stage can avoid costly problems in the future. Visit www.consumerbuild.org.nz for detailed information about what you need to be aware of when buying or building a home.

What can the council tell you about the house?

For a small fee you can view the property file on any house, including original specifications and drawings. You can also obtain a Land Information Memorandum (LIM) report, which provides information your local council holds about a property. While a LIM is more expensive than viewing the property file and can take up to 10 working days to obtain, it is a valuable pre-purchase check to protect your investment. The LIM outlines any permitted alterations that have been made to the house and any proposed local authority zoning or other changes to the area or the property. Make sure you allow for time to get a LIM when putting in an offer on a property.

A LIM report will show whether existing works have received council consent and whether the council requires any remedial work. Any house built or modified since 1992 should have a code compliance certificate or a certificate of acceptance issued by the local council. If it hasn't, you need to find out why. The LIM will also give you information about matters such as soil contamination, possibility of flooding, and zoning details.

Remember, however, that the LIM provides information only about those things reported to the council. Check with your lawyer that the LIM covers everything you need to know.

Are there any problems with the property title?

Seek legal advice about the property title. In particular you need to know about easements, including rights of way. Buyers should make their offers conditional on a title search to identify any problems ahead of actual purchase.

If you don't have a lawyer, www.propertylawyers.org.nz will help you find one or you can call 0800 745 754.

Getting the contract right

Ask your legal adviser to use a contract like the Auckland District Law Society's or Real Estate Institue of New Zealand's standard sale and purchase contract, which includes useful warranty clauses. For your protection you should seek a warranty for weathertightness in the sale and purchase agreement.

Buyers wanting a builder's or engineer's report should include an appropriate condition in their offer, allowing them to cancel the contract if the report is not satisfactory.

Make sure that whatever you sign is right for you before you sign it.

Will there be any maintenance?

A lot of modern houses are described as 'low maintenance', but this does not mean 'no maintenance' – there is no such thing as a maintenance-free house.

Check that you will have easy access to areas of your house that need regular maintenance, like gutters. Also check that landscaping features will not present problems, for example wall claddings that are likely to come into contact with the ground or garden debris.

Remember, fibre-cement cladding or other speciality exterior cladding will usually need more and professional maintenance than a weatherboard house.

See reverse for summary checklist.

Checklist summary

- ◯ Ask the agent and the seller about any issues with the house.

Thoroughly check the house yourself, including:

- ◯ the roof
- ◯ plumbing, including water pressure
- ◯ electrical wiring
- ◯ the piles
- ◯ insulation (especially above ceilings where most heat escapes)
- ◯ fences, paving and driveways
- ◯ evidence of house movement
- ◯ any alterations that do not appear on the plan.

Check the property for potential signs of leaking, including:

- ◯ visible water damage
- ◯ cracks in the external cladding
- ◯ mould on ceilings and internal walls
- ◯ bulging or stained walls and skirtings
- ◯ balconies on upper floors without good drainage.

Make sure you:

- ◯ view the property file at the local council, or
- ◯ obtain a LIM from the local council
- ◯ engage an experienced building surveyor to report on the property
- ◯ seek legal advice about any issues that arise in the LIM or property report
- ◯ obtain legal advice before you sign the contract
- ◯ don't sign the contract until you are confident it is right for you.

For reliable, practical advice on buying, building, renovating and maintaining homes visit www.consumerbuild.org.nz – a joint website of the Consumers' Institute and the Department of Building and Housing.

Rating Information Database

Clutha District Council
PO Box 25, Balclutha 9240
Rosebank Terrace, Balclutha

The following information is recorded in the Rating Information Database (RID) and reproduced on the 29 January 2026.

Capital and Land values on the site are established by Quotable Value New Zealand Ltd. solely for the purpose of levying rates.
Regardless of when the valuation was done, all are brought to a common date, in this case 01 Jan 2024

Valuation Number	28043 020 00
Property	88 RUSSELL ROAD
Ward	Bruce
Certificate of Title	OT381/247
Legal Description	SEC 49 BLK VI TABLE HILL SD
Area (hectares)	30.4020

Ratepayer Details

ROSENBROCK, MICHAEL DOUGLAS
ROSENBROCK, KATHERINE LUISE
88 RUSSELL ROAD
RD 1
MILTON 9291

Land Value	$305,000
Capital Value	$625,000
Value of Improvements	$320,000

Rates Struck	$3612.78
Rateable	100%
Separately used or Inhabited Parts	1.00

Rates Levied 2025/26 'May be in receipt of a remission which may not be transferrable.

Description	Value/ Units	Rate Charge GST Inclusive	Total Amount Levied ($)
UNIFORM ANNUAL GENERAL CHARGE - DISTRICT	1.0000	851.00000000	851.00
LOCAL ROADING RATE - RURAL	305000.0000	0.00074833	228.24
LOCAL ROADING RATE FIXED RURAL	1.0000	58.30000000	58.30
COMMUNITY SERVICES RATE - BRUCE	1.0000	264.20000000	264.20
COMMUNITY PROJECTS - BRUCE	1.0000	0.00000000	0.00
PLANNING/REGULATORY - DISTRICT	625000.0000	0.00018993	118.71
SEWERAGE UPGRADE SUPP - DISTRICT	625000.0000	0.00001444	9.03
DISTRICT ROADING - DISTRICT	625000.0000	0.00031811	198.82
DISTRICT ASSETS - TOILETS	625000.0000	0.00006668	41.68
WATER SUPPLY - NORTH BRUCE	4.0000	460.70000000	1,842.80

Section 28 A and B of the Local Government Rating Act 2002 allows the owner of a property to withhold name and/or postal address from the database. Should this information not be present the owner has requested it be suppressed.

Disclaimer
This information is provided under Section 28 of the Local Government (Rating) Act 2002 as on online representation of our Rating Information Database (RID). The Council Rating Information Database (RID) is freely available to the public at Clutha District Council, in the same form as available here.

The authoritative source for certificates of Title is Land Information New Zealand (LINZ). The information provided here is a guide only.

The Clutha District Council does not collect rate on behalf of the Otago Regional Council (ORC). The ORC will send its own rate account out annually in August or September.

TXT MESSAGING SERVICE

Council and City Care Water offer a text messaging service to advise users of water scheme issues such as supply outages and 'boil water' or 'conserve water' notices.

This service is optional. At any time, names and/or numbers can be added or deleted on request. If you wish to be on the text-message list for this purpose, we obviously need your cell phone number(s).

You can nominate more than one name and number. Please provide your name, water scheme and cell-phone number by either calling 03 419-0200 OR email your details to help.desk@cluthadc.govt.nz

It is also possible to provide an email messaging service, which may be useful if you do not have reliable cell-phone coverage. If you would prefer this contact method, please provide your email address. Please do not reply to any such text messages. Continue to contact Council via phone if necessary.

PUBLIC HEALTH NOTICE

Some plumbing fittings have the potential to allow minute traces of metals to accumulate in water standing in the fittings for several hours. Although the health risk is small, the Ministry of Health recommends that you flush a cup-full of water from your drinking-water tap each morning before use to remove any metals that may have dissolved from the plumbing fittings. We are recommending this simple precaution for all households, including those on public and private water supplies.

FAULT REPORTING

Any problems with your water supply should be reported at your nearest Council office if during business hours or 0800 801 350 if outside business hours. Your report will be passed on to Council's water services contractor for remedial action, which will also be recorded in our database for response tracking and follow-up if necessary.

RESTRICTORS MUST NOT BE REMOVED OR TAMPERED WITH

Restrictors are checked by Council on a regular cycle on both rural schemes and in smaller townships. Unauthorised alteration may result in penalties.

Authorisation may be given in special circumstances to remove a restrictor temporarily due to a lack of flow. Make sure that you contact Council so we can authorise any temporary removal or you may risk prosecution and/or a fine.

If the supply to your property doesn't have a restrictor at present, or has some other modifications to the restrictor or a direct connection to the main (e.g. to an appliance or a garden hose), please report to council immediately at 0800 801 350.

Please contact the Water Services Team at the Council on 0800 801 350 for more information.

MORE INFORMATION:

For more information, please contact
Clutha District Council on 0800 801 350,
email: help.desk@cluthadc.govt.nz or
visit: www.cluthadc.govt.nz

RURAL WATER SCHEMES

IN THE CLUTHA DISTRICT

There are 12 rural water schemes in the Clutha District: Moa Flat, Glenkenich, Waipahi, Pomahaka, Clydevale, Tuapeka West, Tuapeka East, Balmoral 1, Balmoral 2, Richardson North, Richardson South, North Bruce, South Bruce and Wangaloa.

All schemes, except for Waipahi, provide water for domestic consumption.

CLUTHA DISTRICT COUNCIL
www.cluthadc.govt.nz

RURAL WATER SCHEMES

All of the Rural Water Schemes in the Clutha District operate as restricted water supplies, i.e. the flow of water into each property is restricted to a maximum allocated flow to ensure all consumers receive a fair and constant supply.

In order to keep these schemes affordable, pipes are kept as small as possible and are sized to only allow a restricted amount of flow at each consumer's supply tank. The restrictor allows water to flow steadily into the tank at a low rate, thus sharing the available water fairly. The day's supply flows into your tank over a 24 hour period. The tank ensures there is plenty of water for the demand during the day for stock water and milking sheds for on-farm supplies and at houses for showers, washing machines, hoses, etc.

All of the townships that are connected to these schemes also operate as restricted supplies – this includes Kaka Point, Waihola, Clinton, Owaka, Tokoiti, Tuapeka Mouth, Waitahuna, Heriot, Pukerau and Waikaka. This means that every property connected to one of these schemes should have the water supply to their property restricted.

Council is responsible for delivering water to your customer tank as far as the ballcock.

CUSTOMER RESPONSIBILITIES

Protection of Water Supply System

No person shall make any connection to or disconnection from, repair, tamper with or otherwise interfere with, either directly or indirectly, any part of the rural water supply network, including fittings at the point of supply, and the service line. (The Council may recover the costs of remediation or repairs from the customer).

A supply pipe shall serve only one customer and shall not extend by any other pipe or hose beyond the premises owned or occupied by the customer and supply any other person or property.

Customers must not allow water to run to waste. Where a customer ignores advice from the Council to repair an on-going leak, the Council may repair the leak and charge the customer all associated costs. It is your responsibility for identifying and fixing the leaks in the farm including on the storage desk to operate the scheme efficiently.

Where there is any ambiguity in the statements above, the Bylaw prevails.

More information can be found in the Council's Water Supply Bylaw, found at www.cluthadc.govt.nz/rules-regulations-and-licenses/bylaws

On-Site or On-Farm Storage

Properties should have a sound tank/s with a secure lid/s capable of holding a minimum of 2,000 liters per unit delivered, to allow for an equivalent of two days water storage required at each connection point. The two days storage is to allow for scheme outages where our contractors have to shut the line down to repair leaks and/or work on the treatment plants. The smallest sized tank for a house connection is 4,000 litres. A roof header tank is not sufficient for a house supply.

If you have purchased 10 units of water, the tank must be at least 20,000 litres, if you are getting 4 units into a tank it must be at least 8,000 litres, etc. The more on-farm/on-site storage you have, the better off you will be when the scheme is down for periods of time. It is much cheaper per litre to buy as large a tank as you can afford.

Strainers

There should be a strainer fitted to catch any debris. If this strainer becomes blocked it may cut down your water inflow. It is your responsibility to check your strainer regularly and clean it if necessary. We advise to clean at least once in a week. Please contact Council staff if you are uncertain how to do this.

Frost and Stock Protection

In the cooler months, ensure that the pipe-work supplying your tank(s) is adequately frost protected. It is also a good time to check that the connection is protected from stock damage and the strainer is clear and there are no leaks. You are liable for repairs arising from inadequate frost protection or stock damage.

Trees near Council Pipelines

Where trees have caused damage to a Council water or drainage asset by root growth or otherwise, then the owner of those trees is generally liable for the cost of repairs. Please therefore take care in planting trees and seek advice from our staff if in doubt whether any pipelines may be nearby.

Excavation Work

Please contact our Water Services staff before undertaking any excavation work, to check whether any underground pipes may be in the area. There is generally no charge for this advice, which can often be given over the phone.

The land owner/occupier will be charged for such damage to Council pipes, unless caused in the course of normal farming operations. This would include cultivation with farm equipment, but not digger work.

WALKINGACCESS
ARA HĪKOI AOTEAROA

July 2016

4. Unformed legal roads
Frequently Asked Questions

What is an unformed legal road?

An unformed legal road (ULR) - sometimes known colloquially as a paper road - is a parcel of land that has been legally designated as a road but has not been formed. Formed means physically constructed and includes gravelling, metalling, sealing or permanently surfacing the road.

The courts have ruled that land included in official survey plans as road is legally road even if it has not been pegged out on the ground and not formed in any way. In short, from a legal perspective, ULRs are as good as any other road.

The term "paper road" is often used interchangeably with ULR. The New Zealand Walking Access Commission does not use the term paper road as this implies that the road has less status than formed roads.

Most ULRs came into existence in the original subdivision of land by the Crown in the 19th century for sale to settlers. When subdividing the land, surveyors made provision for roads to enable access to the land being sold. Many of these roads were never formed. Some roads formed in the past are no longer maintained by the responsible territorial authority and have reverted to being unformed. The early surveys also reserved land alongside the coast, rivers and lakes for public use and designated this land as road.

How much ULR is there in New Zealand?

The amount of ULR in New Zealand is estimated to be around 56,000 kilometres. The proportion of ULR varies considerably from local authority to local authority.

What status do ULRs have?

ULRs are no different in law from formed roads. Almost all have a nominal width of 20 metres, implying that they can be used by vehicles. The public have the right to use them on foot, on horse, or in vehicles without hindrance from the adjoining landholder or anyone else. However, users of these roads must consider others, including adjoining landholders and their property. The general rules of the road apply and territorial authorities have powers to manage the roads.

ULRs may be unsuitable for vehicle use and even for walking, because of the topography that they traverse.

Are ULRs part of the farm or forest?

No, but many ULRs are used by landholders as part of existing adjoining pasture or forestry and may be indistinguishable from the surrounding land. This use of the land has long been accepted by the administering authorities and is often a practical solution to weed control on the land, which would otherwise be a cost to ratepayers.

Farmers may put gates or cattle stops across roads that are not fenced for livestock control purposes. Gates may only be placed with the permission of the relevant territorial authority, may not be locked and must have a sign indicating that they are on a public road.

The use of the land by adjoining landholders does not affect the legal right of the public to use the roads and does not create any legal right to the road by the adjoining landholder.

In practice, many roads are traversed by farm fences and may have trees, hedges or even buildings on them. These occasionally present problems when the public wishes to use the ULR.

Can an adjoining landholder stop me using a ULR?

No. However, people wanting to use a ULR for access need to take account of any practical issues that may need to be resolved.

Who is responsible for administering ULRs?

Responsibility for administering ULRs lies with the relevant territorial authority (a district or city council). Territorial authorities sometimes face practical difficulties in applying the legislation relating to ULRs. Some ULRs are not readily available for practical use because they are difficult to identify on maps or hard to locate on the ground because of a lack of signage.

The Commission is working with territorial authorities, Local Government New Zealand (LGNZ) and others to clarify some of the management issues.

What should I do if access along a ULR is blocked or objected to?

Problems can arise, such as:

- uncertainty about the location of the road;
- obstructions that are practically impassable;
- livestock on the land that are intimidating to users; and
- objection by the adjoining landholder.

Private property must not be damaged, even if it is blocking access on a ULR. The relevant territorial authority should be contacted. These problems may require patience and consideration to resolve. In the first instance, you should approach the adjoining landholder. If this doesn't work, you may need to contact the relevant territorial authority.

Ultimately it is the responsibility of the territorial authority to resolve these problems. The Commission may be in a position to mediate in some circumstances.