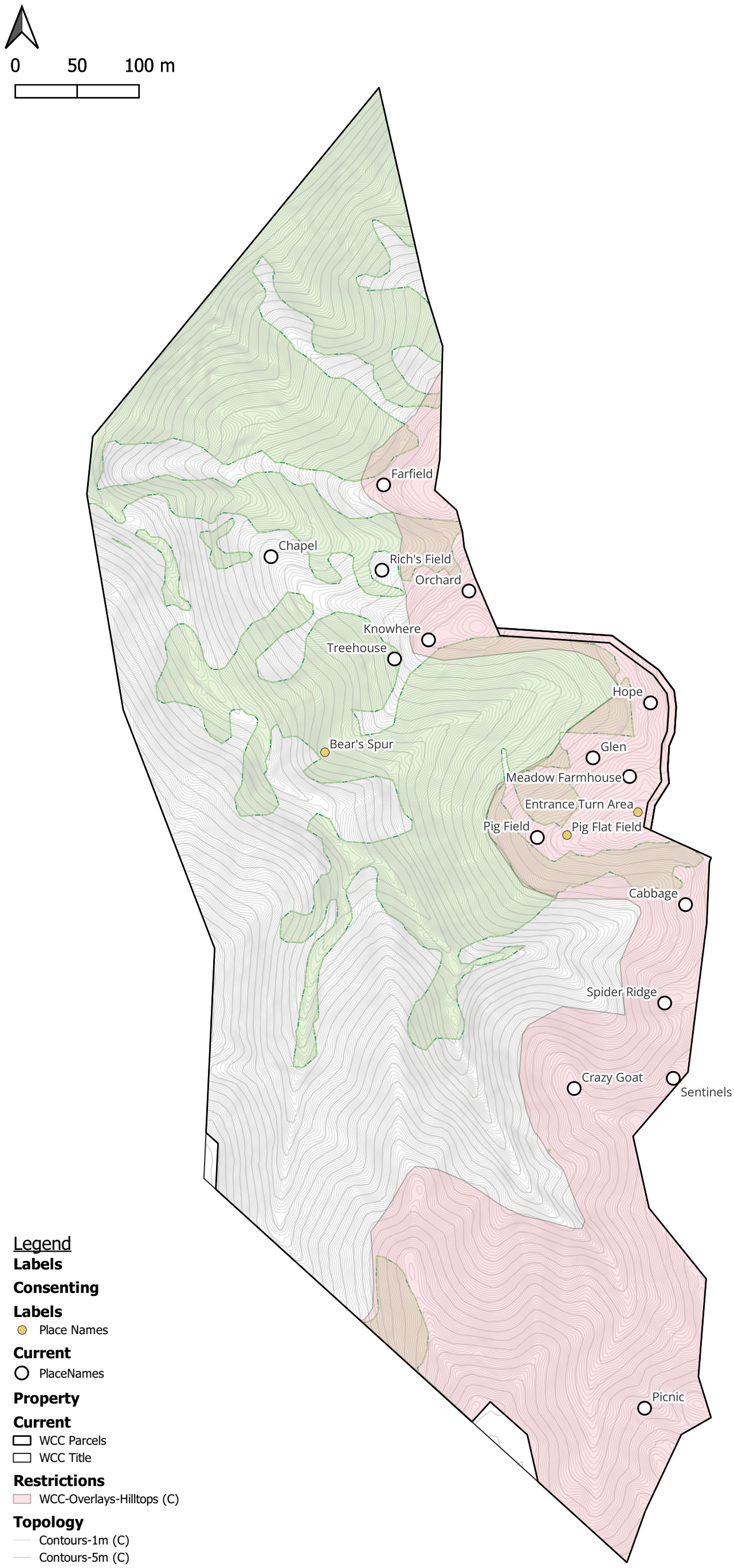
328 Hawkins Hill Road

Site Names



Names have been given to different locations on the property to facilitate identifying areas.

Note:
A couple of additional locations are mentioned in the submittal, and were given temporary names ("Entrance Turn Area", "Pig Flat Field", etc.)

Legend

Labels

Consenting

Labels

- Place Names

Current

- PlaceNames

Property

Current

- WCC Parcels
- WCC Title

Restrictions

- WCC-Overlays-Hilltops (C)

Topology

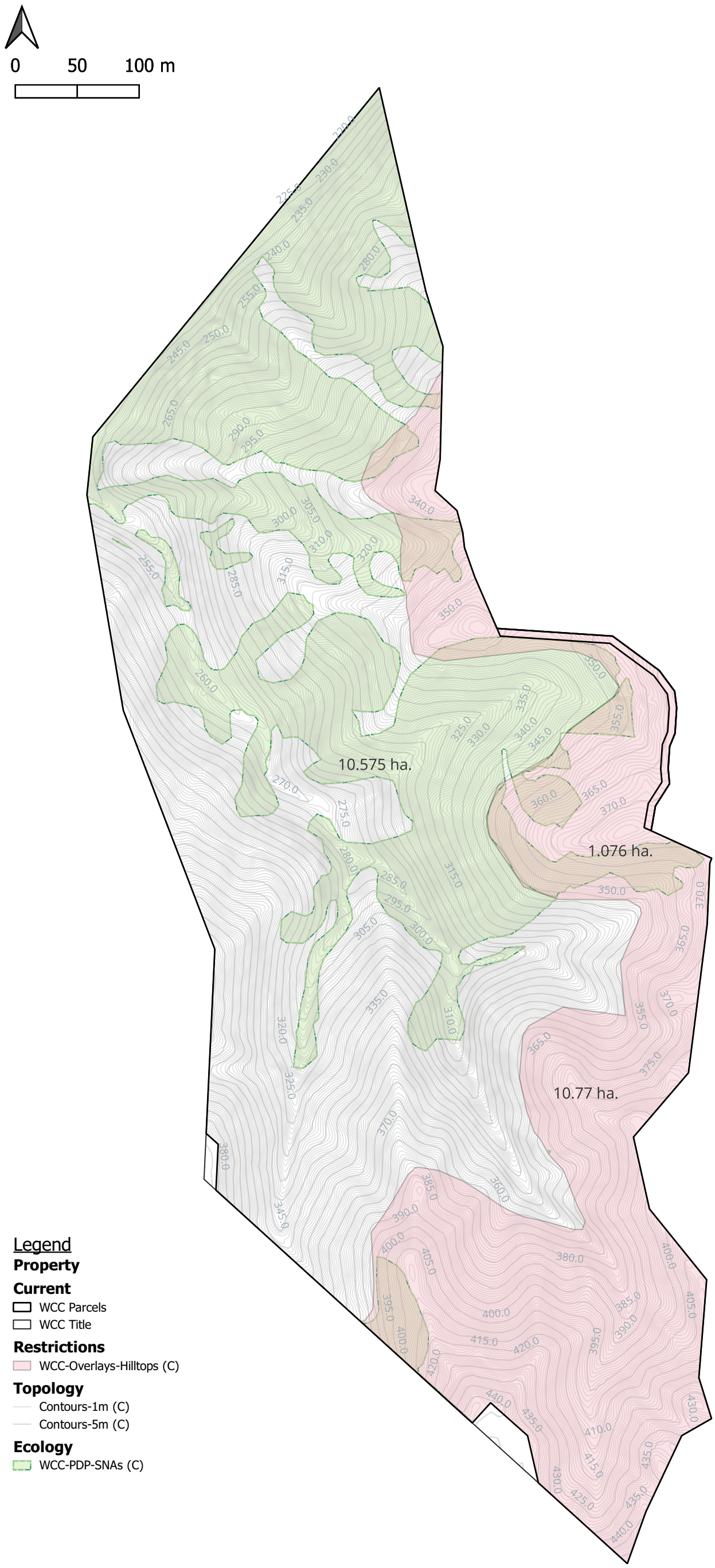
- Contours-1m (C)
- Contours-5m (C)

Ecology

- WCC-PDP-SNAs (C)

328 Hawkins Hill Road

Existing & Pending Overlays



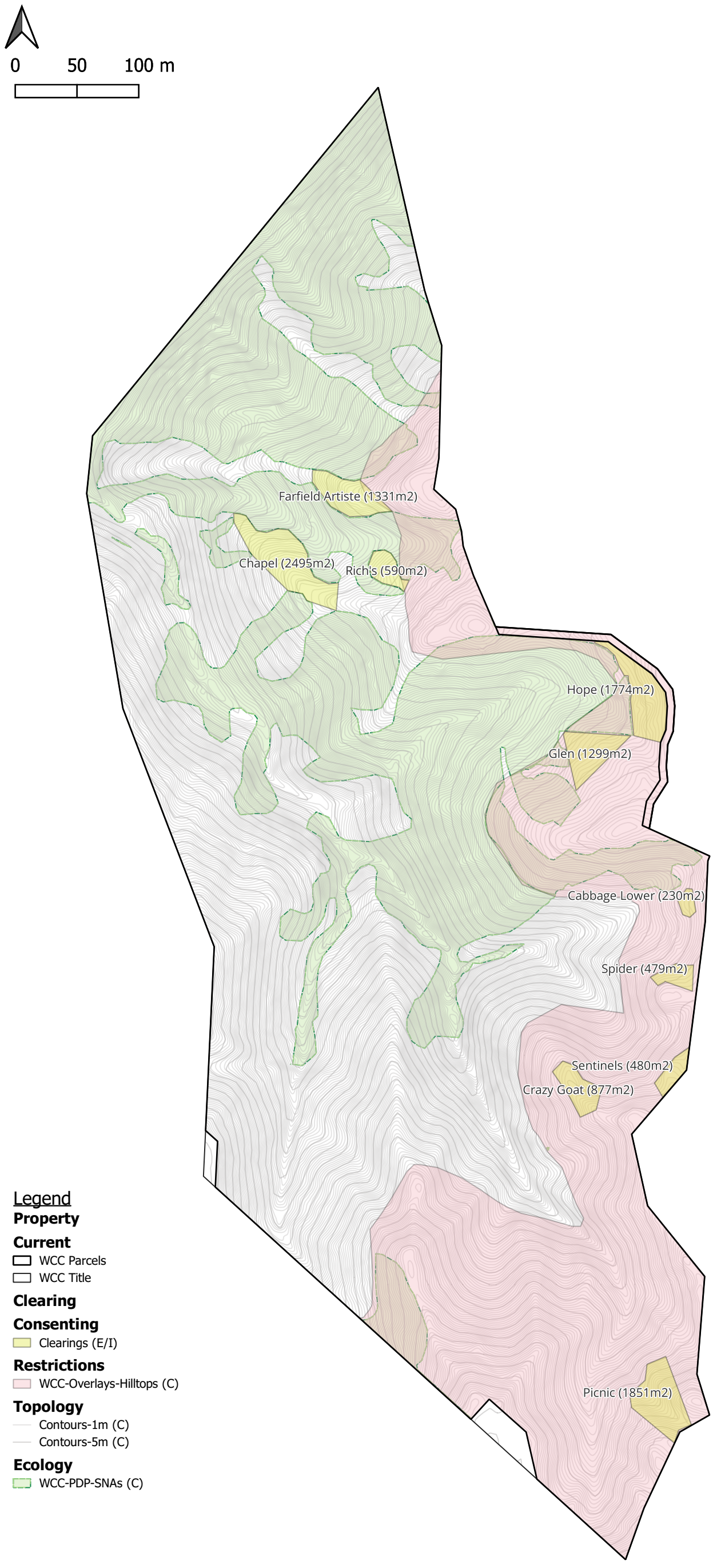
While rural and large, WCC has applied two overlays on the property that do not exist on most properties:
- Ridgelines & Hilltops overlay (approx. 10.7 ha)
- Proposed SNA overlay (approx. 12 ha)

The area left by WCC of 33 ha is approx 12 ha.

Note:
The combination of the steepness of the property, the overlays provide little remaining that is usable for potential rural and residential activities, leading to the fragmented nature of the submission evident in the following pages.

328 Hawkins Hill Road

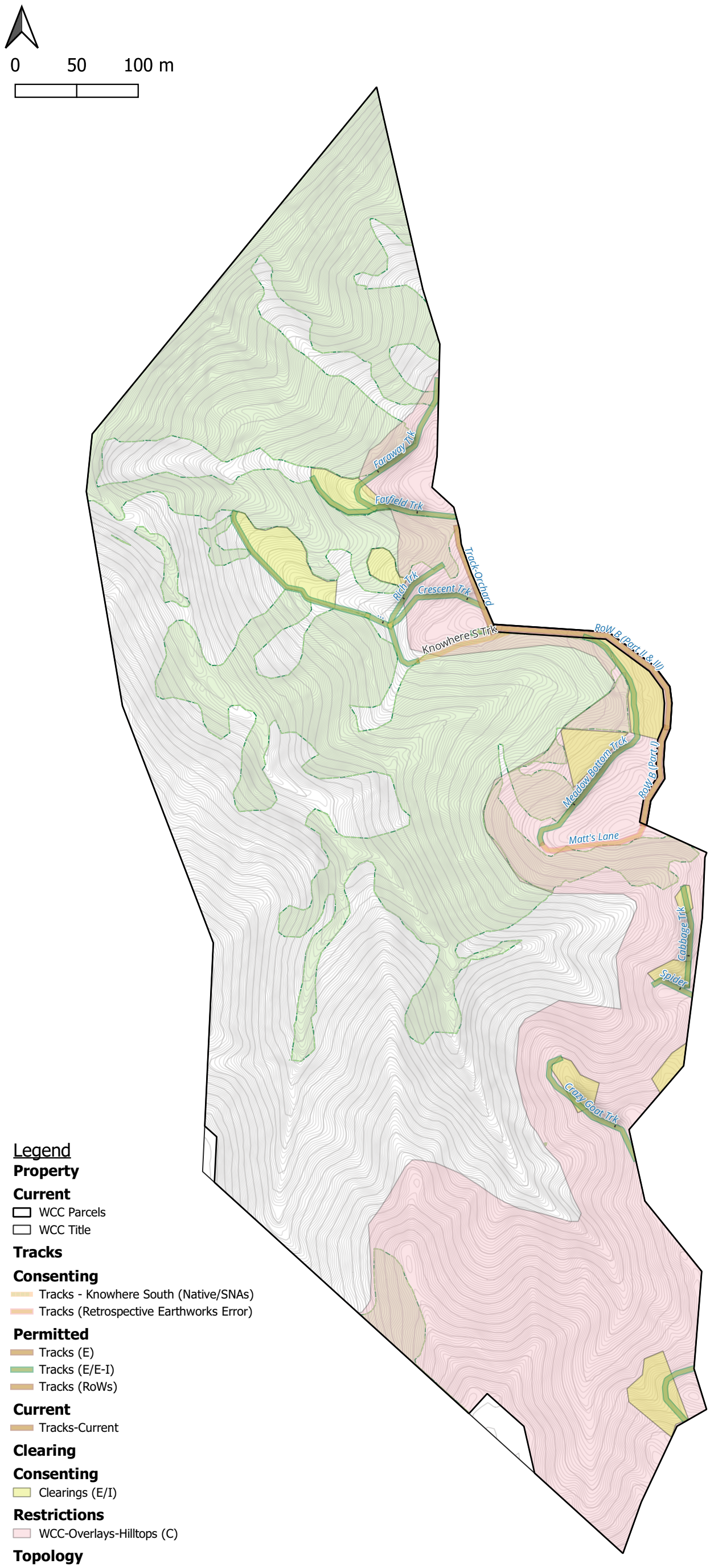
Clearings



The area to be cleared is:
- outside of SNAs
- 3rd party determined as ecologically insignificant
- exotic dominant
- less than 5m high
- less 1 ha/yr GWRC limit
- not visible from the city
- not visible from public roads
- all but two hidden from a public RoW (not Road) by vegetation or ridges.

328 Hawkins Hill Road

Tracks



The dominant characteristics are:
- outside of SNAs
- ecologically insignificant
- exotic dominant
- locations limited by contours
- not visible from city
- not visible from public roads
- follow registered RoWs or legacy tracks where appropriate

Note:
While almost all the tracks weave around the SNAs, contours require that part of Knowhere South Track be through the Draft SNA overlay, woven around scheduled tree types.

Legend

Property

Current
- WCC Parcels
- WCC Title

Tracks

Consenting
- Tracks - Knowhere South (Native/SNAs)
- Tracks (Retrospective Earthworks Error)

Permitted
- Tracks (E)
- Tracks (E/E-I)
- Tracks (RoWs)

Current
- Tracks-Current

Clearing

Consenting
- Clearings (E/I)

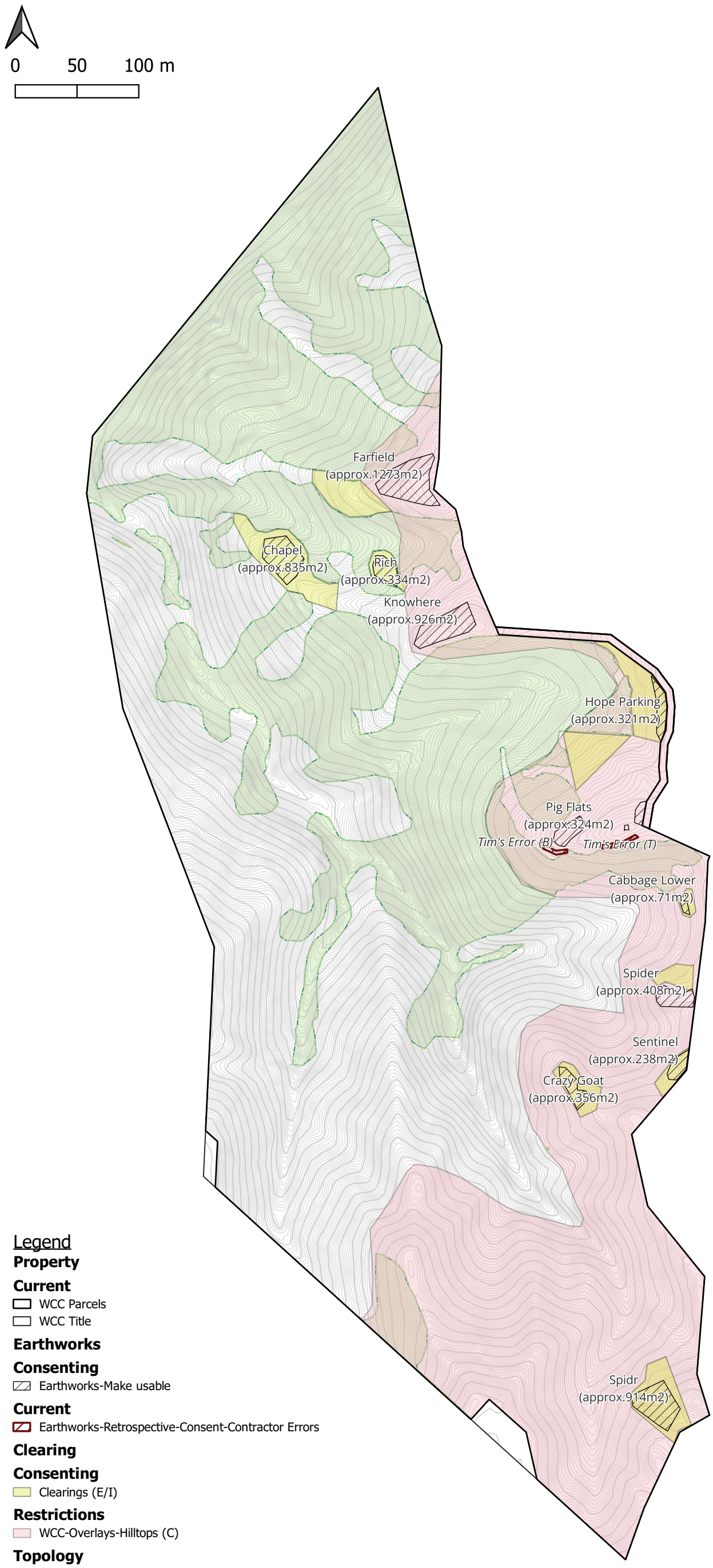
Restrictions
- WCC-Overlays-Hilltops (C)

Topology
- Contours-1m (C)
- Contours-5m (C)

Ecology
- WCC-PDP-SNAs (C)

328 Hawkins Hill Road

Tilling / Minor Earthwork Areas



The dominant characteristics are:
- within cleared areas
- outside of SNAs
- ecologically insignificant
- small (tiny!) in area
- not visible from city
- not visible from public roads

Note:
the areas given are indicative only (farming fields is inexact -- refer to submission for given areas if required).
Note:
Included is retrospective work to cover contractor error that occured when cutting Tim's Lane (namely cut being >1.5m in the Ridgeline & Hilltops Overlay).

Legend

Property

Current
- WCC Parcels
- WCC Title

Earthworks

Consenting
- Earthworks-Make usable

Current
- Earthworks-Retrospective-Consent-Contractor Errors

Clearing

Consenting
- Clearings (E/I)

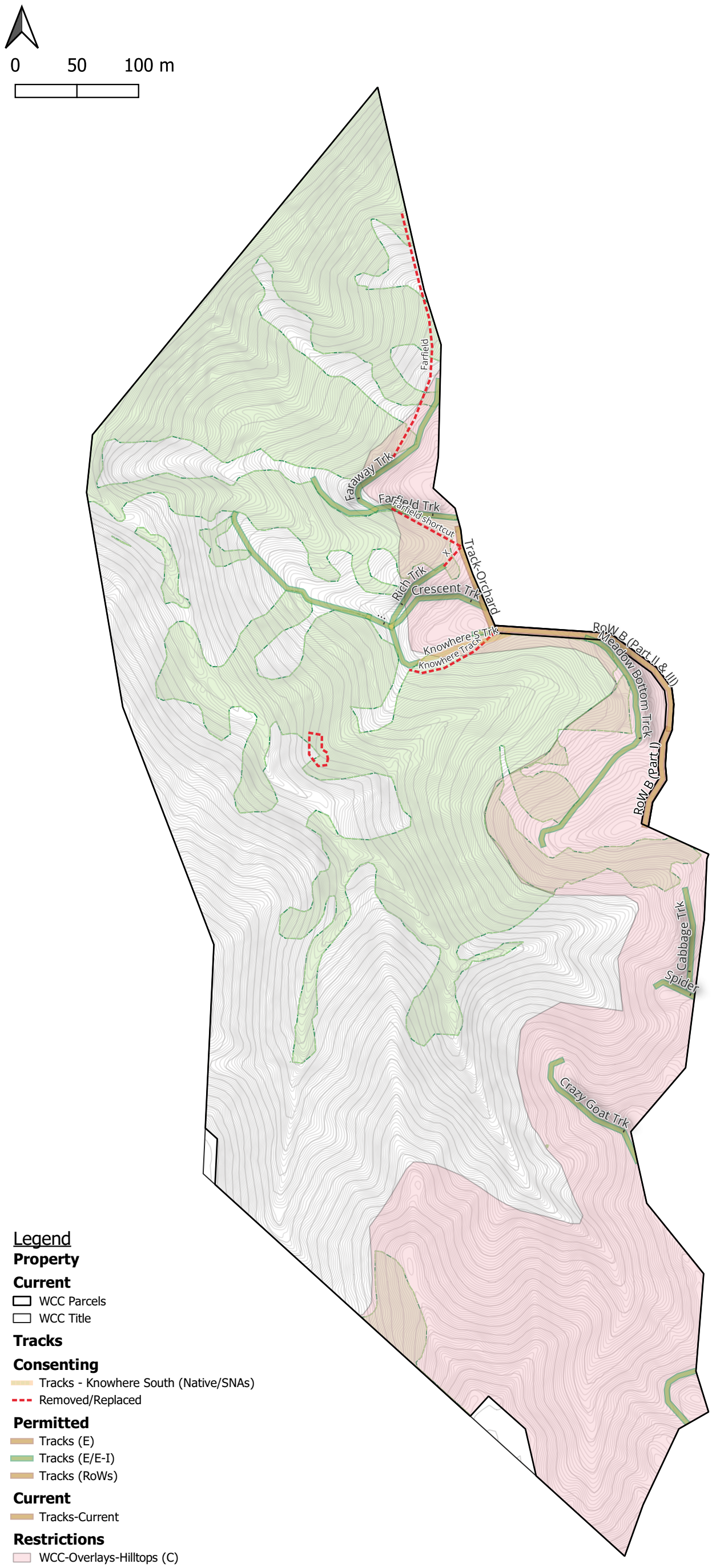
Restrictions
- WCC-Overlays-Hilltops (C)

Topology
- Contours-1m (C)
- Contours-5m (C)

Ecology
- WCC-PDP-SNAs (C)

328 Hawkins Hill Road

Changes



To facilitate consenting of the submitted request, we've made some changes.
As discussed with council, the paths of a couple of tracks (Farfield & Faraway Tracks) were modified to work around SNAs rather than go through them. Another track (Knowhere South) was moved to better weave around trees.

One area mentioned in the submittal (Bear's Spur) was removed as it probably won't be gotten to.

Legend

Property

Current

- WCC Parcels
- WCC Title

Tracks

Consenting

- Tracks - Knowhere South (Native/SNAs)
- Removed/Replaced

Permitted

- Tracks (E)
- Tracks (E/E-I)
- Tracks (RoWs)

Current

- Tracks-Current

Restrictions

- WCC-Overlays-Hilltops (C)

Topology

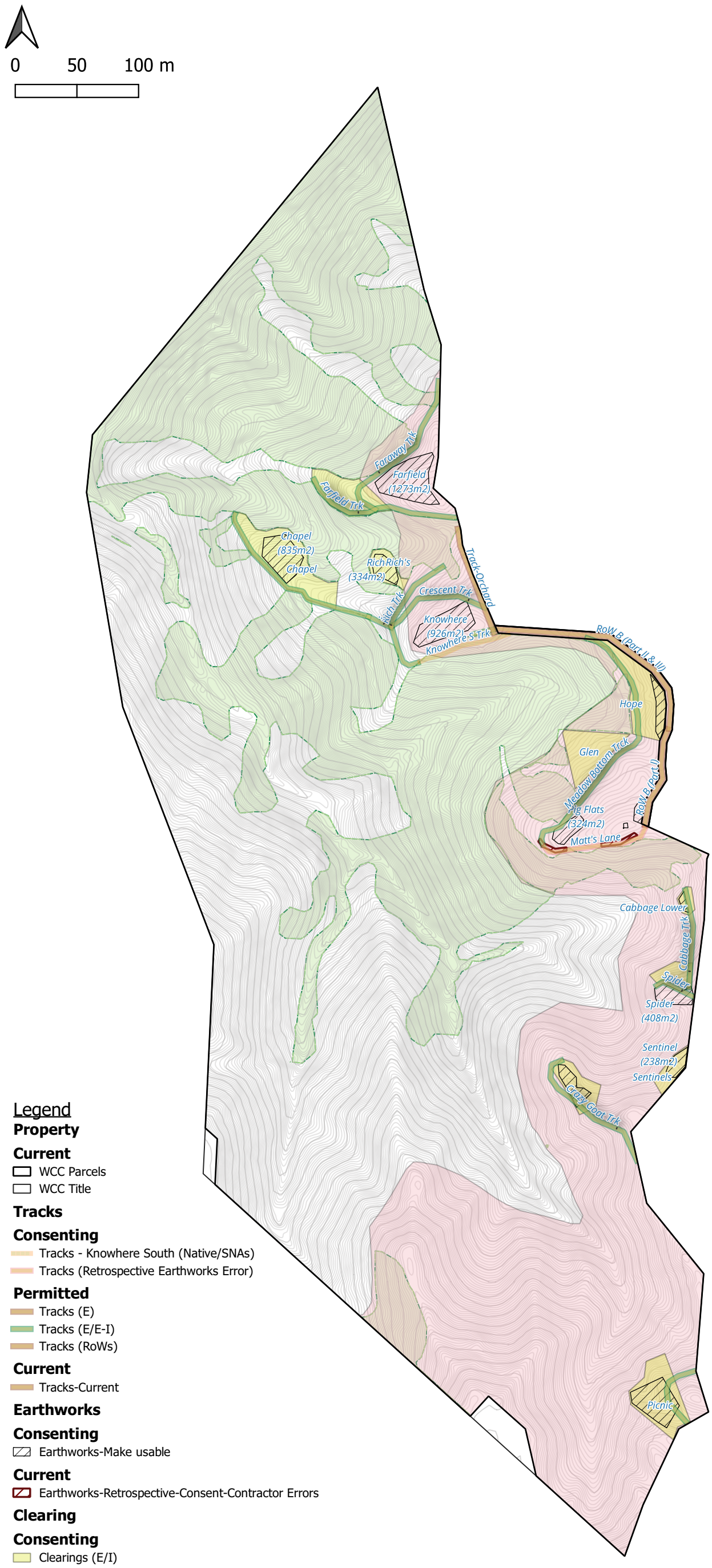
- Contours-1m (C)
- Contours-5m (C)

Ecology

- WCC-PDP-SNAs (C)

328 Hawkins Hill Road

Overall / Combined View



The totality of the clearing, tracks, tilling and minor earthwork areas are presented to the left.

Note:
- outside of SNAs
- tiny compared to overall property size, hence negligeable impact on rural amenity, and
- all locations not visible to urban areas or public roads
- all locations are further from immediate neighbours than the current distance between building sites.

Legend

Property

Current
- WCC Parcels
- WCC Title

Tracks

Consenting
- Tracks - Knowhere South (Native/SNAs)
- Tracks (Retrospective Earthworks Error)

Permitted
- Tracks (E)
- Tracks (E/E-I)
- Tracks (RoWs)

Current
- Tracks-Current

Earthworks

Consenting
- Earthworks-Make usable

Current
- Earthworks-Retrospective-Consent-Contractor Errors

Clearing

Consenting
- Clearings (E/I)

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Ecology
- WCC-PDP-SNAs (C)