



**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**UNDER s104 RESOURCE MANAGEMENT ACT 1991**

**CHANGE/CANCELLATION OF CONSENT NOTICE CONDITIONS – SECTION 221**

<b>Applicant:</b>	Trevor Campbell and Fairfield Trustees Ltd
<b>RM reference:</b>	RM160482
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a two lot subdivision.</p> <p>Application under Section 88 of the Resource Management Act 1991 (RMA) for landuse consent to establish a building platform.</p> <p>Application under section 221 of the Resource Management Act 1991 (RMA) to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025.</p>
<b>Location:</b>	32 Watkins Road, Hawea Flat
<b>Legal Description:</b>	Lot 2 Deposited Plan 325025 held in Computer Freehold Register 100926
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Delegated Authority:</b>	Blair Devlin – Manager, Resource Consenting
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	<b>28 April 2017</b>

**SUMMARY OF DECISIONS**

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1 and 2** of this decision imposed pursuant to Section 108/220 of the RMA. The consent only applies if the conditions outlined are met.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED** to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025 as outlined in Section 9 of this decision.
3. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Blair Devlin, Manager, Resource Consenting, as delegate for the Council.

## 1. PROPOSAL AND SITE DESCRIPTION

Consent is sought to subdivide Lot 2 DP 325025 into two fee-simple lots being 28.3 hectares (proposed Lot 1) and 7.5 hectares (proposed Lot 2) respectively, and establish a building platform on proposed Lot 1. Approval is also sought to cancel consent notice (CONO 5779962.2) from the computer freehold register for Lot 2 DP 325025.

Section 2 of the Section 42A (S42A) report prepared for Council (attached as Appendix 5) provides a full description of the proposal, the site and surrounds and the consenting history.

## 2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 2 February 2017 (section 95 report attached as Appendix 3).

No submitters have indicated they wish to be heard if a hearing is held and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 27 April 2017 (attached as Appendix 4).

## 3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6 of the S42A report outlines S104 of the Act in more detail.

The application must also be assessed with respect to Part 2 of the Act which is to promote the sustainable management of natural and physical resources. Section 7 of the S42A report outlines Part 2 of the Act.

### 3.1 RELEVANT PLAN CONSIDERATIONS

The subject site is zoned Rural General and the proposed activity requires resource consent for the following reasons:

#### Subdivision (s11 RMA)

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for a two-lot fee simple subdivision in the Rural General Zone.

#### Landuse (s9 RMA)

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3i(b) for the identification of a building platform of not less than 70m<sup>2</sup> and not greater than 1000m<sup>2</sup> in area. Proposed Lot 1 is to contain a 1,000m<sup>2</sup> building platform.

### 3.2 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel CONO 5779962.2 from the computer freehold register to Lot 2 DP 325025.

Overall, the application is considered to be a **discretionary** activity.

### 3.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on the Preliminary Site Investigation prepared on behalf of the applicant the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site, but given the findings of the report and the additional email dated 7/4/17 which confirms that *"the report submitted does align with the NES and that it is highly unlikely that there will be a risk to human health of the activity is done to the piece of land"*. It is considered that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. Pursuant to Clause 8(4) of the NES, the application is a permitted activity.

## 4. SUMMARY OF EVIDENCE HEARD

This is not applicable in this case as there has not been a hearing.

## 5. PRINCIPAL ISSUES IN CONTENTION

The principal issues arising from the application, section 42A report and content of submissions are:

- Effects on natural and pastoral character
- Landscape and visual amenity effects
- Cumulative effects
- Access and traffic
- Natural hazards
- Services
- Consent notice cancellation

The findings relating to these principal issues of contention are outlined in Section 6 of the attached S42A report.

## 6. ASSESSMENT

### 6.1 Actual and Potential Effects (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 6.2.3 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108/220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

In summary, it is considered that the effects of the proposal can be suitably avoided, remedied or mitigated and are therefore acceptable within the subject site and the wider environment.

### 6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

As outlined in detail in Section 6.3 of the S42A report, overall the proposed development is consistent with the relevant policies and objectives of the District Plan and the Regional Policy Statements.

### 6.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 7 of the S42A report.

## 7. DECISION ON SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 1* of this decision imposed pursuant to Section 220 of the RMA.

## 8. DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 2* of this decision imposed pursuant to Section 108 of the RMA.

## 9. DECISION ON APPLICATION PURSUANT TO SECTION 221 OF THE RMA

Pursuant to section 221 of the RMA this consent is **granted** for the application to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025.

## 10. OTHER MATTERS

### *Local Government Act 2002: Development Contributions*

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to commencement of the consent or prior to application under the RMA for certification pursuant to section 224(c).

Please contact the Council if you require a Development Contribution Estimate.

### *Administrative Matters*

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendices 1 and 2. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the RMA.

If you have any enquiries please contact Sarah Gathercole on phone (03) 441 0499 or email [sarah.gathercole@qldc.govt.nz](mailto:sarah.gathercole@qldc.govt.nz).

Report prepared by



Sarah Gathercole  
**SENIOR PLANNER**

Decision made by



Blair Devlin  
**MANAGER, PLANNING PRACTICE**

- APPENDIX 1** – Subdivision Consent Conditions
- APPENDIX 2** – Landuse Consent Conditions
- APPENDIX 3** – Section 95 Decision
- APPENDIX 4** – Section 100 Decision
- APPENDIX 5** – Section 42A Report

# **APPENDIX 1**

## **SUBDIVISION CONSENT CONDITIONS**

## **APPENDIX 1 - SUBDIVISION CONSENT CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Scheme Plan, Lots 1 & 2 being a subdivision of Lot 2 DP 325025' W4876, Sheet 1 of 1, revision D, by Paterson Pitts Group, dated 16/09/2016.

**stamped as approved on 27 April 2017**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

### **Engineering Conditions**

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

#### **Advice Note:**

*The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

#### ***To be completed prior to the commencement of any works on-site***

4. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to commencing works within the road reserve of Watkins Road, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

#### ***To be completed before Council approval of the Survey Plan***

6. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

***To be completed before issue of the s224(c) certificate***

7. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's ‘as-built’ standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The vehicle crossing to Lot 2 shall be upgraded in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
  - d) Provision of a minimum supply of 2,100 litres per day of potable water to Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - e) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
  - f) In the event that the test results required in Condition 7(g) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
    - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- OR
- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM160482 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
  - g) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the water supply associated with the subdivision.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.

- h) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- i) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

### ***Ongoing Conditions/Consent Notices***

- 8. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

#### Landscaping

- a) That prior to the development of a residential unit and/or accessory buildings on a lot created by the subdivision an individual and specific Landscape Plan for that lot shall be submitted to and approved by the Team Leader, Resource Consents, Queenstown Lakes District Council.
- b) The approved Landscape Plan shall be implemented within the first planting season of resource consent approval for the residential unit, and shall thereafter be maintained and irrigated in accordance with that Plan.
- c) The Landscape Plan shall indicate the vegetation species and any other landscaping, including earth-mounding or excavation, that is to be undertaken within the lot.
- d) The Landscape Plan shall meet the following objectives:
  - Provide for planting of tree and vegetation species that will integrate with the landscape and vegetation of the area.
  - Provide for additional screening from Kane Road, Watkins Road, and adjacent properties.
  - Avoid any boundary planting or arbitrary lines of planting being established on the prominent glacial terrace face.
- e) Water storage tanks are to be partially buried, have recessive colouring and/or landscaped to ensure that the water tanks are not visible from public places.
- f) The existing mature pine trees on the northern boundary of proposed Lot 1 shall be retained for a period of no less than 10 years.



### Provision of Services

- g) At the time a dwelling is erected on Lots 1 and 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 26 June 2006. The proposed wastewater system shall be submitted to Council for certification prior to implementation and shall be installed prior to occupation of the dwelling.
- h) The wastewater disposal fields shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- i) At the time that a dwelling is erected on Lots 1 and 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- j) At the time a dwelling is erected on Lots 1 and 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**Advice Note:**

*The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.*

Design controls for the building platform within Lot 1

- k) All future residential and accessory buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- l) The maximum height of all buildings contained within the building platform shall be 387.2 MASL.
- m) All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
  - External materials and colours for roof, walls, spouting, downpipes, and joinery shall be within natural tones of grey, green or brown with a light reflectivity range of between 7% and 20%. Roof colours shall have a matt finish.
  - The rooflines of the dwelling and all accessory buildings shall be horizontal as viewed from the north.
  - Large eaves shall be designed into a future dwelling on the east, north and west sides over areas of glazing to a depth no less than 0.8m.
  - All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, pergolas, amenity gardens, outdoor storage areas, and clotheslines) shall be contained within the building platform identified on certified landscape plan.
  - All building platform fencing shall be of a traditional farming type of timber post and rail, or post and wire.
  - Skylights, polycarbonate or clear roof panels shall be 100% transparent or of a dark tint and shall exclude the use of pale or translucent colouring that may create contrasting roof colouring.
- n) All external lighting shall be down lighting only and shall not create light spill beyond the property boundary. External lighting shall not be used to accentuate or highlight built form or landscaping features or trees visible from public roads. All external lighting shall be located within the building platform only and not be used on the access drive.
 

Lighting shall not exceed a height of 2m above surrounding ground where attached to a building, all other external lighting to be no higher than 1m above surrounding ground.
- o) No lineal planting of trees or shrubs shall be planted alongside the access drive to avoid accentuating the access drive across the slope.
- p) The access drive shall be gravel of a local grey coloured stone and exclude the use of concrete kerb and channels to maintain rural character.

- q) Any entranceway structures from the property boundary onto Watkins Road shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber or steel so as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways. If boundary fencing requires taller fencing for larger stock such as deer then gate height may be adjusted accordingly.

Design Controls for the building platform within Lot 2

- r) All future residential and accessory buildings shall be contained within the Building Platform as shown as Covenant Area X on Land Transfer Plan XXXXX
- s) The maximum height of all buildings shall be 4.5m from existing ground level.
- t) All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
- Wall claddings to be in timber, plaster, painted fibre cement board, schist or stone generic to the area.
  - Wall colours to be natural or in a range of browns, tussock, greens or greys and of low reflectivity.
  - All building construction to be completed within 12 months of the building being used for its intended purpose.
  - Roof pitch shall be between 25 to 45 degrees. Flat roofs are permitted as connections between structures and not to exceed 20% of total roof area.
  - Roof cladding to be in steel or natural products such as timber shingles.
  - Roof colours to be of low reflectivity and natural. Corrugated iron or steel roofing to be in one of the following colours: Lignite, Ironsand, Kauri, Grey Friars, New Denim Blue.
- u) Boundary fencing to be in standard post and wire only. All courtyard fencing to be in materials similar to housing including plastered concrete, timber (to match house cladding), stone, or post and rail. No composite or corrugated iron fencing.

Advice Notes

1. *This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.*
2. *The consent holder is advised that the initial water tests for the water bore servicing the site indicate that the water has a high calcium content that renders the water as "hard". This hard water will cause detergent deficiency and scaling under normal circumstances. An appropriate water "softener" or similar water treatment system should be employed to minimise this problem. The turbidity and the total iron content were high. The high iron can cause staining on laundries and water vessels under normal circumstances. Adequate sedimentation and/or filtration may minimise or eliminate this problem.*

# **APPENDIX 2**

## **LANDUSE CONSENT CONDITIONS**

## **APPENDIX 2 - LAND USE CONSENT CONDIITONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Scheme Plan, Lots 1 & 2 being a subdivision of Lot 2 DP 325025' W4876, Sheet 1 of 1, revision D, by Paterson Pitts Group, dated 16/09/2016.
  - 'Concept Plan' CPO Sheet 1 of 2, by Michelle Snodgrass, dated 30 October 2016
  - 'Concept Plan' CPO Sheet 2 of 2, by Michelle Snodgrass, dated 30 October 2016

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and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$145. This initial fee has been set under section 36(1) of the Act.

### **Engineering Conditions**

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

#### **Advice Note:**

*The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

#### ***To be completed prior to the commencement of any works on-site***

4. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to commencing works within the road reserve of Watkins Road, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

#### ***To be completed when works finish and before occupation of dwelling***

6. The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

7. A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
8. The provision of access to the building platforms that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The accesses shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
9. Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
10. The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
11. In the event that the test results required in Condition 10 above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
  - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM160482 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
12. The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the water supply associated with the subdivision.
 

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.
13. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platforms of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
14. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.

15. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
16. At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 26 June 2006. The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.
17. The wastewater disposal fields shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
18. At the time that a dwelling is erected on Lots 1 and 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). If required.
19. At the time a dwelling is erected on Lots 1 and 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

***New Building Platform to be registered***

20. In order to give effect to this consent, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the approved building platform (as per 'Scheme Plan, Lots 1 & 2 being a subdivision of Lot 2 DP 325025' W4876, Sheet 1 of 1, revision D, by Paterson Pitts Group, dated 16/09/2016). The consent holder shall register this "Land Transfer Covenant Plan" on the Computer Freehold Register and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.
21. The consent holder shall provide the registered Land Transfer Covenant Plan to Council within 6 weeks of it being registered on the Certificate of Title.

***Prior to the registration of the building platform on the Computer Freehold Register***

22. Prior to the building platform being registered on the Computer Freehold Register, the consent holder shall complete the following:
  - a) A digital plan showing the location of the building platform as shown on the survey plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

**Landscaping**

23. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season. The area of native planting downslope of the building platform shall be maintained as a closed canopy once established.
24. All areas of exposed earth resulting from earthworks for the access drive shall be sown in grass seed to establish a healthy green sward or planted as per the approved landscape plan within 3 months of completion of earthworks to ensure areas of modified landform are blended into the surrounding landscape.
25. The existing building within Lot 1 does not comply with the conditions of RM051051 and must be removed prior to the completion of a dwelling on Lot 1.

***Ongoing Conditions/Covenants***

26. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:
  - a) All future residential and accessory buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX



Design controls for the building platform within Lot 1

27. The maximum height of all buildings contained within the building platform shall be 387.2 MASL.
28. All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
  - External materials and colours for roof, walls, spouting, downpipes, and joinery shall be within natural tones of grey, green or brown with a light reflectivity range of between 7% and 20%. Roof colours shall have a matt finish.
  - The rooflines of the dwelling and all accessory buildings shall be horizontal as viewed from the north.
  - Large eaves shall be designed into a future dwelling on the east, north and west sides over areas of glazing to a depth no less than 0.8m.
  - All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, pergolas, amenity gardens, outdoor storage areas, and clotheslines) shall be contained within the building platform identified on certified landscape plan.
  - All building platform fencing shall be of a traditional farming type of timber post and rail, or post and wire.
  - Skylights, polycarbonate or clear roof panels shall be 100% transparent or of a dark tint and shall exclude the use of pale or translucent colouring that may create contrasting roof colouring.
29. All external lighting shall be down lighting only and shall not create light spill beyond the property boundary. External lighting shall not be used to accentuate or highlight built form or landscaping features or trees visible from public roads. All external lighting shall be located within the building platform only and not be used on the access drive.
30. Lighting shall not exceed a height of 2m above surrounding ground where attached to a building, all other external lighting to be no higher than 1m above surrounding ground.
31. Water tanks shall be partially buried and have a dark recessive colouring and located or planted around to not be visible from public places.
32. No lineal planting of trees or shrubs shall be planted alongside the access drive to avoid accentuating the access drive across the slope.
33. The access drive shall be gravel of a local grey coloured stone and exclude the use of concrete kerb and channels to maintain rural character.
34. Any entranceway structures from the property boundary onto Watkins Road shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber or steel so as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways. If boundary fencing requires taller fencing for larger stock such as deer then gate height may be adjusted accordingly.

Design Controls for the building platform within Lot 2

35. The maximum height of all buildings shall be 4.5m from existing ground level.
36. All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
  - Wall claddings to be in timber, plaster, schist or stone generic to the area.
  - Wall colours to be natural or in a range of browns, tussock, greens or greys and of low reflectivity.
  - All building construction to be completed within 12 months of the building being used for its intended purpose.
  - Roof pitch shall be between 25 to 45 degrees. Flat roofs are permitted as connections between structures and not to exceed 20% of total roof area.

- Roof cladding to be in steel or natural products such as timber shingles.
  - Roof colours to be of low reflectivity and natural. Corrugated iron or steel roofing to be in one of the following colours: Lignite, Ironsand, Kauri, Grey Friars, New Denim Blue.
37. Boundary fencing to be in standard post and wire only. All courtyard fencing to be in materials similar to housing including plastered concrete, timber (to match house cladding), stone, or post and rail. No composite or corrugated iron fencing.

#### Landscaping

38. That prior to the development of a residential unit and/or accessory buildings on a lot created by the subdivision an individual and specific Landscape Plan for that lot shall be submitted to and approved by the Team Leader, Resource Consents, Queenstown Lakes District Council.
39. The approved Landscape Plan shall be implemented within the first planting season of resource consent approval for the residential unit, and shall thereafter be maintained and irrigated in accordance with that Plan.
40. The Landscape Plan shall indicate the vegetation species and any other landscaping, including earth-mounding or excavation, that is to be undertaken within the lot.
41. The Landscape Plan shall meet the following objectives:
- Provide for planting of tree and vegetation species that will integrate with the landscape and vegetation of the area.
  - Provide for additional screening from Kane Road, Watkins Road, and adjacent properties.
  - Avoid any boundary planting or arbitrary lines of planting being established on the prominent glacial terrace face.
42. Water storage tanks are to be partially buried and or landscaped to ensure that the water tanks are not visible from Kane Road.
43. The existing mature pine trees on the northern boundary of proposed Lot 1 shall be retained for a period of no less than 10 years.

#### Advice Notes

1. *This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.*
2. *The consent holder is advised that the initial water tests for the water bore servicing the site indicate that the water has a high calcium content that renders the water as "hard". This hard water will cause detergent deficiency and scaling under normal circumstances. An appropriate water "softener" or similar water treatment system should be employed to minimise this problem. The turbidity and the total iron content were high. The high iron can cause staining on laundries and water vessels under normal circumstances. Adequate sedimentation and/or filtration may minimise or eliminate this problem.*

### **For Your Information**

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the “[Notice of Works Starting Form](#)” and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz) prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz).

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

# **APPENDIX 3**

## **SECTION 95 DECISION**



REFERENCE: RM160482

APPLICANT: Trevor Campbell and Fairfield Trustees Ltd

ACTIVITY: Application under Section 88 of the Resource Management Act 1991 (RMA) for a two lot subdivision and land use consent to establish a building platform.

Application under section 221 of the Resource Management Act 1991 (RMA) to cancel all the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025.

LOCATION: 32 Watkins Road, Hawea Flat (Lot 2 Deposited Plan 325025 held in Computer Freehold Register 100926)

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The applicant has requested that the application be publicly notified. Pursuant to section 95(2)(b) of the Resource Management Act 1991, the consent authority must notify an application for a resource consent if so requested by the applicant.

It is therefore recommended that the application be publicly notified pursuant to section 95(2)(b) of the Resource Management Act 1991.

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## 1 Public Notification

Section 2AA of the Resource Management Act sets out that *public notification* means the following:

- (a) giving public notice of the application or matter in the prescribed form; and
- (b) serving notice of the application or matter on every prescribed person.

### 1.1 Public Notice

Public notice of the application is to be given in the prescribed form by way of advertisement in the Wanaka Sun.

### 1.2 Service

Notice of the application is to be served on every prescribed person, as set out in clause 10(2) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 as follows:

(2) The consent authority must serve that notice on—

- (a) every person who, in the opinion of the consent authority, is an affected person within the meaning of section 95E in relation to the activity that is the subject of the application or review:

The parties considered affected in the context of section 95E of the Act are as follows:

**Owners of the properties marked with an X identified on the map attached as Appendix A.**

*(b) every person, other than the applicant, who the consent authority knows is an owner or occupier of land to which the application or review relates:*

**N/A**

*(c) the regional council or territorial authority for the region or district to which the application or review relates:*

**Otago Regional Council**

*(d) any other iwi authorities, local authorities, persons, or bodies that the consent authority considers should have notice of the application or review:*

The iwi authorities to be served notice are as follows:

**Kai Tahu Ki Otago  
Te Runanga o Moiraki  
Kati Huirapa Runanga ki Puketeraki  
Te Runanga o Otakou  
Te Ao Marama Inc  
Ngai Tahu Group Management**

Other local authorities and bodies that the consent authority considers should have notice of the application are as follows:

**NZ Fire Service  
Airways Corporation  
Queenstown Airport Corporation Ltd  
Upper Clutha Environmental Society  
Upper Clutha Tracks Trust  
Wanaka Residents Association  
Wanaka Chamber  
Guardians of Lake Wanaka  
Guardians of Lake Hawea  
Lake Hawea Community Association**

An other person whom the consent authority considers should have notice of the application is as follows:

**N/A**

*(e) the Minister of Conservation, if the application or review relates to an activity in a coastal marine area or on land that adjoins a coastal marine area:*

**N/A**

(f) the Minister of Fisheries, the Minister of Conservation, and the relevant Fish and Game Council, if an application relates to fish farming (as defined in the Fisheries Act 1996) other than in the coastal marine area:

**N/A**

(g) the Heritage New Zealand Pouhere Taonga, if the application or review—  
 (i) relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or  
 (ii) affects any historic place, historic area, wahi tapu, or wahi tapu area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT)

**N/A**

(h) a protected customary rights group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent or the review of consent conditions.

**N/A**

(ha) a customary marine title group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent for an accommodated activity:

**N/A**

(i) Transpower New Zealand, if the application or review may affect the national grid.

**N/A**

**Report prepared by**



Sarah Gathercole  
**SENIOR PLANNER**

**Report reviewed by**



Katrina Ellis  
**SENIOR PLANNER**

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#### PLANNER'S RECOMMENDATION

*For the reasons set out in the above assessment this application for resource consent shall be processed on a notified basis, comprising public notice and the service of the application on the above identified prescribed persons.*

Report Dated: 18 January 2017

**Appendix A** – Map of parties to be served notice

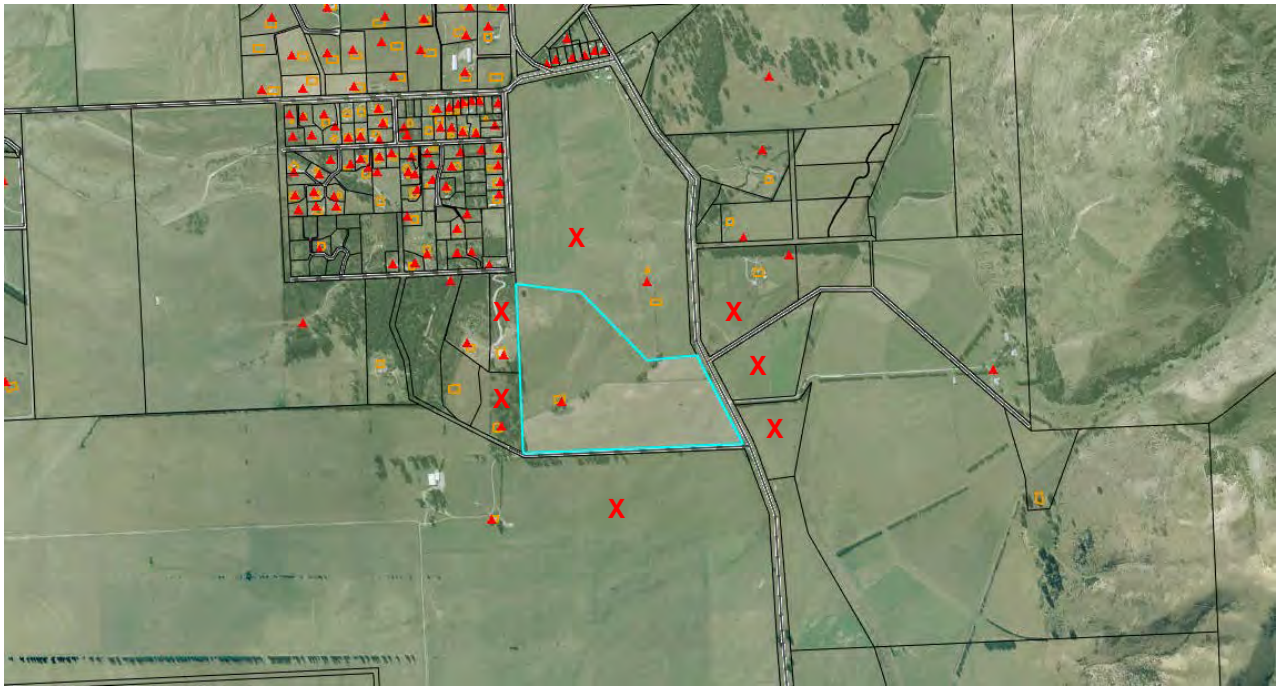
**Appendix A: Map of parties to be served notice**

Image 1: Map of parties to be served notice

**Key:**

Subject site outlined in blue

Parties to be serviced notice marked with an **X**



# **APPENDIX 4**

## **SECTION 100 DECISION**

**FILE REF:** RM160482

**TO:** Blair Devlin – Manager, Planning Practice

**FROM:** Sarah Gathercole, Senior Planner

**DATE:** 27 April 2017

**SUBJECT:** **Requirement to hold a hearing pursuant to Section 100 of the Resource Management Act 1991 (RMA).**

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Trevor Campbell and Fairfield Trustees Ltd have applied for resource consent for a two lot subdivision, for landuse consent to establish a building platform and to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025 located at 32 Watkins Road, Hawea Flat.

On 2 February 2017 the application was publically notified and notice of the application was served on surrounding properties in the near vicinity of the application site that may be adversely affected by the proposal, and to those properties that had provided affected party approval. The submission period closed on 3 March 2017 with no submissions being received.

The persons served notice of the application are listed in the applicable section 95 (notification) report which is attached as Appendix 1.

A report has been prepared (attached as Appendix 2) for this application which outlines the assessment that has been undertaken of the proposal against the provisions of the District Plan and the RMA.

The Resource Management Act 1991 allows for consideration of this application without a hearing under section 100 of the Act which states:

***Section 100. Obligation to hold a hearing***

*A hearing need not be held in accordance with this Act in respect of an application for a resource consent [...] unless –*

- (a) The consent authority considers that a hearing is necessary; or*
- (b) Either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.*

The applicant has advised they do not wish to be heard at a hearing and no other party wishes to be heard.

Given the conclusions contained in the report attached, a formal hearing of the application is not necessary for the substantive determination of this application.

Report prepared by

Decision made by



Sarah Gathercole  
**SENIOR PLANNER**



Blair Devlin  
**MANAGER PLANNING PRACTICE**

# **APPENDIX 5**

## **SECTION 42A REPORT**

**FILE REF: RM160482**

**TO** Blair Devlin, Manager, Planning Practice

**FROM** Sarah Gathercole, Senior Planner

**SUBJECT** Report on a publicly notified consent application.

**SUMMARY**

**Applicant:** Trevor Campbell and Fairfield Trustees Ltd

**Location:** 32 Watkins Road, Hawea Flat

**Proposal:** Application under Section 88 of the Resource Management Act 1991 (RMA) for a two lot subdivision.

Application under Section 88 of the Resource Management Act 1991 (RMA) for landuse consent to establish a building platform.

Application under section 221 of the Resource Management Act 1991 (RMA) to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025.

**Legal Description:** Lot 2 Deposited Plan 325025 held in Computer Freehold Register 100926

**Zoning:** Rural General

**Public Notification Date:** 2 February 2017

**Closing Date for Submissions:** 3 March 2017

**Submissions:** None received

**RECOMMENDATION**

- (i) That the application be GRANTED pursuant to Section 104 and 220 of the Resource Management Act 1991 (the RMA) for the following reasons:
1. It is considered that the adverse effects of the activity can be appropriately avoided, remedied or mitigated.
  2. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plan.
- (ii) That Pursuant to Section 104 of the RMA, consent is GRANTED to cancel the Conditions of Consent Notice 5779962.2 as they relate to Lot 2 DP 325025.

## 1. INTRODUCTION

My name is Sarah Gathercole. I am a Senior Resource Consents Planner with Queenstown Lakes District Council (QLDC). I have been employed with QLDC since 4 April 2016.

I hold the qualifications of a Bachelor of Arts (Geography) and Masters in Planning Practice from the University of Auckland. I have approximately 9 years' experience as a planner in roles in New Zealand and the United Kingdom. I am an Intermediate member of the New Zealand Planning Institute.

I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014 and agree to comply with it. In that regard I confirm that this evidence is written within my area of expertise, except where otherwise stated, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

This report has been prepared to assist the Commission. It contains a recommendation that is in no way binding. It should not be assumed that the Commission will reach the same conclusion.

## 2. PROPOSAL AND SITE DESCRIPTION

I refer the Commission to the report entitled 'Application for Subdivision and Cancellation of Consent Notice 5779962.2', prepared by Paterson Pitts Group, hereon referred to as the applicant's AEE. The applicant has provided a detailed description of the proposal and the site and locality in Sections 1.0 – 2.2.7 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

In brief, consent is sought to subdivide Lot 2 DP 325025 into two fee-simple lots being 28.3 hectares (proposed Lot 1) and 7.5 hectares (proposed Lot 2) respectively, and establish a building platform on proposed Lot 1.

Approval is also sought to cancel consent notice (CONO 5779962.2) from the computer freehold register for Lot 2 DP 325025.

Following a request for further information the scheme plan submitted with the application was amended and re-submitted, locating the building platform on proposed Lot 1 further from Watkins Road.

### *Relevant Site History*

RM010887 was granted on 16 September 2002 for a three lot subdivision and identification of the existing building platform.

RM051051 was granted on 19 October 2006 to erect a farm shed and locate a portacom on the site associated with a nut orchard. It is noted that the conditions of consent require that the development is screened from view and that should the nut orchard fail, that the buildings be removed from the site within 6 months. It is evident on site that there is not a nut orchard on the site, however the buildings remain on the site. Therefore this can not be considered as part of the consented baseline.

## 3. CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded.

Person (owner/occupier)	Address (location in respect of subject site)
Alison McRae Wright, Scott Eric Wright, Kevin David Pitfield	725 Kane Road, Lot 1 DP 325025
James Wilson Cooper	85 Watkins Road, Sec 42 PT Sec 41 BLK V BLK VII LOWER HAWEA SD
Simon Paul Shea	84 Watkins Road, Lot 1 DP 484503
Elizabeth Ann Breslin, James	69 McLennan Road, Lot 2 DP 316825

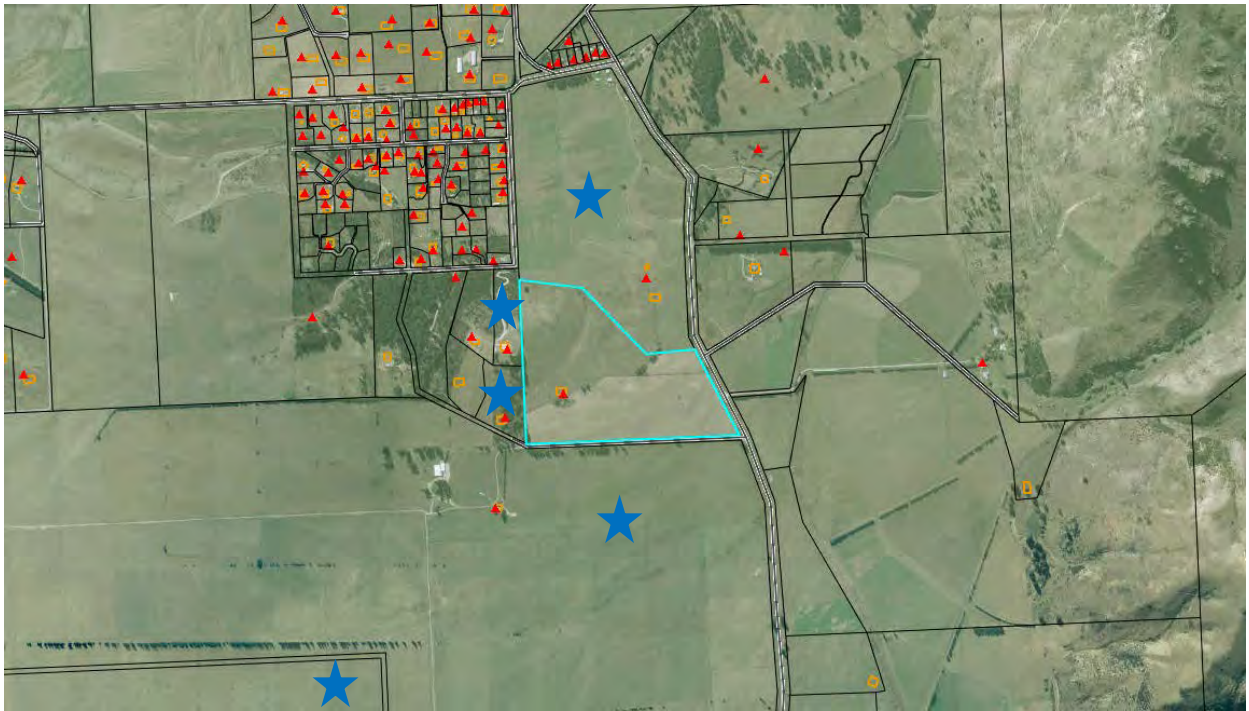


Image 1: Subject site and adjacent land (subject site outlined in blue, written approvals received from properties identified by blue stars).

#### 4. PLANNING FRAMEWORK

##### 4.1 PROCEDURAL MATTERS

This report has been prepared for consideration under s.100 of the RMA which states that *a hearing need not be held in accordance with this Act in respect of an application for a resource consent unless—*

- (a) *the consent authority considers that a hearing is necessary; or*
- (b) *either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.*

In this case it is considered that a hearing need not be held and (a) and (b) are not applicable.

##### 4.2 THE DISTRICT PLAN

The subject site is zoned Rural General and the proposed activity requires resource consent for the following reasons:

###### Subdivision (s11 RMA)

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for a two-lot fee simple subdivision in the Rural General Zone.

###### Landuse (s9 RMA)

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3i(b) for the identification of a building platform of not less than 70m<sup>2</sup> and not greater than 1000m<sup>2</sup> in area. Proposed Lot 1 is to contain a 1,000m<sup>2</sup> building platform.

### 4.3 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel CONO 5779962.2 from the computer freehold register to Lot 2 DP 325025.

Overall, the application is considered to be a **discretionary** activity.

### 4.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on the Preliminary Site Investigation prepared on behalf of the applicant the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site, but given the findings of the report and the additional email dated 7/4/17 which confirms that *"the report submitted does align with the NES and that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land"*. It is considered that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. Pursuant to Clause 8(4) of the NES, the application is a permitted activity.

### 4.5 STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 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*
- (b) *any relevant provisions of:*
  - (i) *A national environmental standards;*
  - (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.*

Following assessment under Section 104, the application must be considered under Section 104B of the RMA. Section 104B states:

- After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*
- a) may grant or refuse the application; and*
  - b) if it grants the application, may impose conditions under section 108.*

Section 106 of the RMA states:

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
- (a) the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*

*(b) any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*  
*(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

Section 108 and 220 empower the Commission to impose conditions on a resource consent.

## **5. INTERNAL REPORTS**

The following reports have been prepared on behalf of QLDC and are attached as appendices.

- Lynette Overton, Resource Management Engineer (included as Appendix 1)
- Richard Denney, Consultant Landscape Architect (included as Appendix 2)

The assessments and recommendations of the reports are addressed where appropriate in the assessment to follow.

## **6. ASSESSMENT**

It is considered that the proposal requires assessment in terms of the following:

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria
- (iii) Objectives and Policies Assessment
- (iv) Other Matters - precedence

### **6.1 LANDSCAPE CLASSIFICATION**

The applicant's Landscape Architect, Michelle Snodgrass and the Council's Consultant Landscape Architect, Mr Richard Denney agree that the site is classified as a visual amenity landscape (VAL).

### **6.2 EFFECTS ON THE ENVIRONMENT**

#### **6.2.1 The Permitted Baseline**

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case there is no appropriate permitted baseline as all subdivision and the establishment of a building platform within the Rural General zone requires resource consent.

#### **6.2.2 Existing Environment**

RM051051 was granted on 19 October 2006 to erect a farm shed and locate a portacom on the site associated with a nut orchard. It is noted that the conditions of consent require that the development is screened from view and that should the nut orchard fail, that the buildings be removed from the site within 6 months. It is evident on site that there is not a nut orchard on the site, however the buildings remain on the site. Therefore this can not be considered as a relevant consented baseline.

RM161123 was granted on 8 March 2017 to erect a dwelling on an existing residential building platform to change Condition (e) of Consent Notice 5779962.2 to allow the dwelling to be located within the existing residential building platform (previously incorrectly shown on the title plan); and to change Condition (g) of Consent Notice 5779962.2 to allow the use of painted fibre cement board as wall cladding.

#### **6.2.3 Actual and Potential Effects on the Environment**

The relevant assessment matters are found in Section 15.2.3.6 of the District Plan and have been taken into consideration in the assessment below.



I consider the proposal raises the following actual and potential effects on the environment:

- Effects on natural and pastoral character
- Landscape and visual amenity effects
- Cumulative effects
- Access and traffic
- Natural hazards
- Services
- Consent notice cancellation

#### Effects on natural and pastoral character

The subject site is located on the corner of Kane and Watkins Roads with the surrounding land being zoned Rural General.

The purpose of the Rural General Zone is *"to manage activities so they can be carried out in a way that:*

- protects and enhances nature conservation and landscape values;*
- sustains the life supporting capacity of the soil and vegetation;*
- maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
- ensures a wide range of outdoor recreational opportunities remain viable within the Zone.*
- protects the on-going operations of Wanaka Airport.*

*The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture. The zone includes the majority of rural lands including alpine areas and national parks".*

Subdivision and the establishment of building platforms within the zone has the potential to affect the rural character of the zone, and therefore careful consideration of effects on the character of the Rural zone must be undertaken. A Landscape Assessment was submitted with the application from Michelle Snodgrass, Landscape Architect and this has been peer reviewed by the Council's Consultant Landscape Architect Richard Denney.

The subject site is located close to the Hawea township and is surrounded by lots with a range of site sizes and landuses. Ms Snodgrass in her discussion regarding character, states that the landscape to the north as far as Kane Road, east and south is pastoral rather than Arcadian and has a working farm character. The landscape to the west, at the end of Watkins Road and along the western part of the terminal moraine face is a production forest type character with some domestic development rather than an Arcadian character, with the site and surrounds having a minor element of natural character as seen in the scattered matagouri and briar on the pastoral slopes and within the gullies. Ms Snodgrass considers that a future residential dwelling and associated domestic elements on proposed Lot 1 will not change the pastoral character of the site or surrounding landscape, given that a future dwelling will be located within a partially enclosing landform, and not on the open slopes of the moraine face. The applicant has proposed landscape planting and design controls regarding colour, height, fencing and landscaping to ensure that the building fits into the landscape.

Council's Consultant Landscape Architect, Richard Denney, agrees with Ms Snodgrass' assessment and concludes that the scale and nature of the development would not compromise the natural or Arcadian pastoral character of the surrounding VAL.

Overall, given the location of the subject site close to the Hawea Flat settlement, the range of existing site sizes within the area, the nature of the proposal and taking into account the above assessments by Ms Snodgrass and Mr Denney, it is considered that effects on the character of the area will be acceptable.

### Landscape and visual amenity effects

As discussed previously, the site has a pastoral and natural character which has been determined by land management practices and topography. The proposed building platform, and a future dwelling will domesticate the site, however the location of the proposed building platform is within a topographically contained landform. Ms Snodgrass states that the existing building platform on proposed Lot 2 and a future dwelling on the proposed Lot 1 building platform will not be viewed together from any public place. The Council's Consultant Landscape Architect Richard Denney concludes:

*"I concur with the submitted landscape report that:*

- the scale and nature of the development would not compromise the natural or Arcadian pastoral character of the surrounding VAL,*
- the proposed development would degrade the Arcadian pastoral landscape through domestication but only to a small degree and would not represent over domestication of the landscape".*

The subject site is within close proximity to the outstanding natural feature of the prominent terrace face to the west of the site and the outstanding natural landscape of the steeper hill country of the Grandview Ranges to the east of the site. However, as discussed by Mr Denney in his assessment, it is considered that the scale and context of the proposed development would not adversely affect either of these outstanding landscapes.

Ms Snodgrass and Mr Denney state that the proposed development will likely be visible from Kane Road, McLennan Road, Partridge Road, Paterson Drive, Newcastle Road and Loach Road and from the private properties at Lot 4 DP301690 (84 Watkins Road), Lot 2 DP316825 (69 McLennan Road) and Lot 1 DP325025 (725 Kane Road), but conclude that the effects will be slight or negligible. It is anticipated that any views of the proposed development from public roads will be fleeting and temporary and will be viewed in the context of the existing landscape. The subject site is partially enclosed by topography and by the existing conifers on neighbouring land to the west and south.

New native shrub planting is proposed to reduce visibility of a future dwelling from Hawea Flat, and McLennan Road and design controls are proposed to control the effects of future development on the proposed building platform.

The proposed development will not compromise the ability to undertake agricultural activities on surrounding land. The proposed building platform on Lot 1 will be set back from property boundaries.

Overall, taking into account the comments of Ms Snodgrass and Mr Denney, the mitigation planting and design controls proposed by the applicant, it is considered that the landscape, visual effects and effects on rural amenities will be suitably avoided or mitigated.

### Cumulative effects

The District Plan assessment criteria 5.4.2.2(3)(d) are useful in regard to assessing cumulative effects. The assessment criteria state:

*"(d) Cumulative effects of development on the landscape*

*In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:*

*(i) the assessment matters detailed in (a) to (d) above;*

*(ii) the nature and extent of existing development within the vicinity or locality;*

*(iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;*

(iv) whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;

(v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;

(vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;

(vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).

*Note: For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from:*

- from any other public road or public place frequented by the public and which is readily visible from that public road or public place; or
- from adjacent or nearby residences.

*The "vicinity or locality" to be assessed for cumulative effect will vary in size with the scale of the landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction, but maybe halved in the finer scale landscapes of the inner parts of the Wakatipu basin, but greater in some of the sweeping landscapes of the upper Wakatipu and upper Clutha".*

These assessment criteria will be addressed individually below:

(i) The assessment matters detailed in (a) to (d) above

(a) Effects on natural and pastoral character

As discussed above, the Landscape Assessment by Ms Snodgrass states that the landscape to the north as far as Kane Road, east and south is pastoral rather than Arcadian and has a working farm character. The landscape to the west, at the end of Watkins Road and along the western part of the terminal moraine face is a production forest type character with some domestic development rather than an Arcadian character. The site and surrounds have a minor element of natural character as seen in the scattered matagouri and briar on the pastoral slopes and within the gullies. The additional future development would comprise a dwelling and curtilage areas on proposed lot 1 (as an existing building platform has already been consented on proposed lot 2). Ms Snodgrass and Mr Denney conclude that the scale and nature of the development would not compromise the natural or Arcadian pastoral character of the surrounding VAL.

(b) Visibility of Development

As discussed above, taking into account the comments of Ms Snodgrass and Mr Denney, the mitigation planting and design controls (listed below) proposed by the applicant, it is considered that the landscape and visual effects of the proposal will be suitably avoided or mitigated.

(c) Form and Density of Development

The applicant has proposed the following design controls to control the form and density of future development on proposed Lot 1:

- The dwelling and all accessory buildings shall be constructed within the designated building platform shown on the deposited plans.

- The maximum heights of the dwelling and any accessory building shall be no higher than an R.L of 387.20 masl.
- All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
  - Roof colours to be black, greys, browns or green with a light reflectivity value of 11% or less
  - Wall colours to be black, greys, browns or green with a light reflectivity of 11% or less.
- All exterior lighting associated with any dwelling shall be fixed no higher than 2.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce visibility from any point off-site of light sources and to minimise visibility of lit areas.
- Joinery colours (excepting timbers) shall match roofing, gutter and spouting colours.
- The rooflines of the dwelling and all accessory buildings shall be horizontal as viewed from the north.
- Large eaves shall be designed into a future dwelling on the east, north and west sides over areas of glazing.
- All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, and clotheslines) shall be contained within the building platform identified on Plan '32 Watkins Road 01012016 CP1c' dated 17th September 2016 prepared by Michelle Snodgrass Landscape Architecture Ltd.
- All building platform fencing shall be of a traditional farming type.
- Linear planting is not permitted alongside any building platform fencing.
- No entrance structures shall be permitted.
- Linear planting is not permitted alongside any existing or future fencing.

It is considered that the above design controls along with the proposed mitigation planting will assist in controlling the effects of a future dwelling on proposed lot 1 to ensure that the effects are suitably avoided or mitigated. In addition, any future dwellings on the proposed lots will require resource consent and therefore the visual effects of any future dwelling can be further assessed at that stage.

(d) Cumulative effects of development on the landscape

(ii) The nature and extent of existing development

As discussed in the Landscape memo by Mr Denney:

*"There are few buildings on the terrace face and existing buildings are located either amongst established trees or down slope from the main ridgeline so as not to be overtly prominent. Lot sizes in the area vary. The rural residential zone at Hawea Flats forms a tight grid surrounded by larger lots across the plains and with a block of rural lifestyle lots to the north of the rural residential zone. The balance of surrounding lots varies with predominantly large lots of around 100 hectares with occasional clusters of smaller lots. To the immediate west of the subject site lot sizes are around 4 to 15 hectares on the terrace face within a context of mixed pines, scrub and pasture lands. Large lots are located within the Cooper property on the upper terrace forming part of Camp Hill station with the neighbouring lot to the south of the subject site at 541.8726 hectares. The pastoral landscape in these lots is characterised by broad open paddocks flanked by mature shelterbelts".*

The area contains a range of site sizes and it is considered that the area has a pastoral/working farm character which is reflected in the nature and extent of the existing development within the area.

(iii) Whether the development will lead to further degradation or domestication, such that it represents a threshold of the vicinity's ability to absorb development

The proposed development will lead to further domestication of the landscape, however as addressed by Ms Snodgrass and Mr Denney, the proposal would not represent over domestication of the Landscape and affect the vicinity's ability to absorb development. The existing shed on the subject site located close to the road will be removed.

(iv) Whether it will visually compromise the existing natural and Arcadian pastoral character

As discussed above, the Landscape Assessment by Ms Snodgrass states that the landscape to the north as far as Kane Road, east and south is pastoral rather than Arcadian and has a working farm character. The landscape to the west, at the end of Watkins Road and along the western part of the terminal moraine face is a production forest type character with some domestic development rather than an Arcadian character. The site and surrounds have a minor element of natural character as seen in the scattered matagouri and briar on the pastoral slopes and within the gullies. Ms Snodgrass and Mr Denney conclude that the scale and nature of the development would not compromise the natural or Arcadian pastoral character of the surrounding VAL.

(v) Will it be contained in a discrete landscape unit so as to control the spread of the development that might occur adjacent to and in the vicinity of the site

The proposed building platform on proposed Lot 1 will be partially contained within a discrete landscape unit defined by topography i.e. by the small terrace in the north eastern corner of the site. This will ensure that any future development will be contained and not spread across the site. The design controls proposed require that all elements of domestic curtilage are contained within the proposed building platform.

(vi) Whether it requires infrastructure consistent with urban landscapes to accommodate increased population and traffic

The proposed building platform on proposed Lot 1 will require that a driveway be formed for access, however this level of development is not likely to result in the need for infrastructure consistent with urban landscapes. Fencing is proposed to be traditional post and wire farm fencing.

(vii) Whether the potential to cause adverse cumulative effects be avoided, remedied or mitigated by way of controls on future building or landscaping

As discussed, the applicant has proposed covenants and design controls to mitigate the visual and landscape effects of the proposed development. Taking into account these controls in addition to the mitigation landscape planting proposed, it is considered that adverse cumulative effects will not result.

Access and traffic

Access to the site is from Watkins Road. The proposed access to Lot 2 is via an existing farm access and a new access will be required to the proposed building platform on lot 1. The Council's Resource Consent Engineer Lynette Overton is satisfied that this can be achieved. The assessment undertaken by Ms Overton is accepted and it is considered the proposed lots can be suitably accessed.

Natural hazards

Council's Resource Consent Engineer Lynette Overton has assessed the proposal and advised that the location of the proposed building platform on Lot 1 is appropriate and that the site is not at risk from natural hazards. The assessment undertaken by Ms Overton is accepted.

Services

Council's Resource Consent Engineer Lynette Overton has assessed the proposal and advised that there is ample area on the proposed lot 1 to locate a stormwater disposal area and that wastewater and water for firefighting purposes can also be accommodated on the proposed lots.

The site is currently serviced by an on-site water bore located near the northern boundary of proposed Lot 1 and there will be adequate water from the bore to serve both properties. Conditions of consent have been recommended (and accepted by the applicant) to ensure that the water is managed appropriately.

A letter has been received from utility provider Aurora confirming that an electricity supply is available to the site and an appropriate condition is recommended to ensure that a power supply is made available to all lots created and that the connection is made underground.

A letter has been received from Chorus informing the applicants that it is unclear at this stage whether there is capacity within their system to provide telecommunications connections to the subdivision and that further investigations will be required before they could provide confirmation of availability. A condition is recommended to ensure that a telecommunication connection is provided to each building platform prior to section 224c certification.

Overall, it is considered that both lots can be adequately serviced.

#### Consent notice cancellation

The application proposes to cancel consent notice (CONO 5779962.2) from the computer freehold register for Lot 2 DP 325025. The applicant has proposed similar consent notice conditions for proposed Lot 2 to replace the cancelled consent notice, except that they request that condition (c) be removed as it relates to the bore which is no longer required. They have also requested that condition (e) be removed to rectify an error which meant that the approved building platform was registered in the wrong place on the Title Plan. The effects of this change are considered to be acceptable.

#### Summary of effects

In summary, it is considered that the effects of the proposal can be suitably avoided, remedied or mitigated and are therefore acceptable within the subject site and the wider environment.

### **6.3 RELEVANT PLAN PROVISIONS**

#### **6.3.1 Objectives and Policies - Operative District Plan**

The relevant objectives and policies are contained within Parts 4, 5 and 15 of the Operative District Plan.

The assessment of Objectives and Policies provided at section 3.3 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report. In particular the objectives and policies relating to visual amenity landscapes and avoiding cumulative degradation are relevant to the proposal.

#### *Part 4 – District Wide Issues*

The District Wide objectives and policies under Part 4.2 of the District Plan provide specific guidance for managing the effects of development on landscape and visual amenity values. Proposed Lot 2 already contains a building platform. The proposed building platform and future development on proposed Lot 1 will further domesticate the landscape, however, controls have been proposed to ensure that future development is managed and does not adversely affect landscape and visual amenity values within the area as sought by policies 1 and 4.

Policy 8 seeks to avoid cumulative degradation. As addressed by Ms Snodgrass and Mr Denney, the proposal would not represent over domestication of the landscape and affect the vicinity's ability to absorb development. The existing shed on the subject site located close to the road will be removed. Future structures will be managed through the volunteered design controls which include containing future building within the building platforms, ensuring no part of any future building shall exceed a height of 4.5 metres, restricting building materials and colours, ensuring fencing is restricted to post and wire, and the road entrances consist only of traditional rural elements. As discussed above, the proposed development will not have an adverse effect on open character and visual coherence of the landscape. The proposal is therefore considered consistent with policies 9 and 17. Overall, it is considered that the proposal is consistent with Objective 4.2.5 and Policies 1, 4, 8, 9 and 17.

#### *Part 5 - Rural Areas*

The Part 5 objectives and policies relate specifically to the Rural General zone and seek to protect the character and landscape values of the rural area (Objective 1 and policies 1.1 – 1.8). As discussed above, the proposal will not adversely affect the rural amenity and character of the surrounding area and visual effects will be suitably mitigated. Objective 3 and the associated policies seek to avoid, remedy or mitigate adverse effects of activities on rural amenity. The proposal will not affect the type and scale of activities surrounding landowners can undertake.

Other objectives and policies relate to servicing and infrastructure. It is considered that the development can be adequately serviced. Overall, given the conclusions made above, it is considered that the proposal is consistent with Objectives 1 and 3 and Policies 1.1 – 1.8, 3.1 – 3.3, 3.5 relating to the Rural General zone and within the Visual Amenity Landscape.

### **6.3.2 Objectives and Policies - Proposed District Plan**

QLDC notified the Proposed District Plan on 26 August 2015. In this case, the objective and policies contained in Chapters 6 and 21 are relevant.

The assessment of Objectives and Policies provided at section 3.4 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report. The site is zoned Rural in the Proposed District Plan and is identified as being within an area of Rural Landscape Classification. The objectives and policies of the proposed Rural chapter seeks to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resources and rural amenity.

#### *Chapter 6 Landscape*

Objective 6.3.1 and associated policies seek to protect rural landscapes from inappropriate subdivision and development. Policy 6.3.1.4 states that subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters. Objective 6.3.5 and associated policies seek to ensure that subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC). As discussed above, Ms Snodgrass and Mr Denney consider that the proposal would not represent over domestication of the landscape and affect the vicinity's ability to absorb development. The visual effects of the proposal can be suitably mitigated to minimise the domestication of the landscape. The proposal is consistent with Objectives 6.3.1, 6.3.5 and Policies 6.3.1.4, 6.3.1.8, 6.3.1.11, 6.3.1.12 and 6.3.5.1 – 6.3.5.6.

#### *Chapter 21 Rural*

Objective 21.2.1 and policies 21.2.1.1 – 21.2.1.8 seek to enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. The applicant has advised that the subdivision will not affect the existing pastoral use of the subject site. The subdivision will connect to the existing bore water supply. Objective 21.2.4 and policies 21.2.4.1 and 21.2.4.2 relate to managing situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone. Reverse sensitivity has been considered above and given that the proposed lots will be large in size and can be used for farming activities, reverse sensitivity effects are considered to be minimal.

It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight should be given to these provisions at this stage. Notwithstanding, it is considered that the proposal will not be contrary to the relevant objectives and policies of Chapter 6 (Landscape) and Chapter 21 (Rural) of the Proposed District Plan.

## **6.4 REGIONAL POLICY STATEMENT**

### **6.4.1 Operative Regional Policy Statement**

The relevant objectives and policies are found in Part 5 *Land* and Part 9 *Built Environment*.

Objective 5.4.3 seeks to protect the landscape from inappropriate subdivision, use and development. Given the conclusion reached above, where effects on landscape are considered to be appropriately avoided, remedied or mitigated, it is considered that in relation to the rural zoning and landscape character of the site, the development represents appropriate development.

Policy 9.5.4 seeks to minimise the adverse effects of urban development, in particular the visual intrusion or reduction in landscape qualities. The proposal adequately minimises the effects of the proposed development and will not adversely affect the landscape quality.

Overall, I consider the proposal is consistent with the objectives and policies of the Operative Otago Regional Policy Statement.

#### **6.4.2 Proposed Regional Policy Statement**

The Otago Regional Council decisions on the Proposed Regional Policy Statement (PRPS) were released on 1 October 2016. The PRPS could still be subject to appeal, so can not be considered operative at the time of this report.

The relevant objectives and policies are found in Part B, Chapter 3 *Otago has high quality natural resources and ecosystems* and Chapter 5 *People are able to use and enjoy Otago's natural and built environment*.

Policy 3.2.5 relates to natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding. The proposal will appropriately avoid, remedy or mitigate adverse visual and landscape effects on the natural landscape of the subject site and surrounding area.

Objective 5.3 seeks that sufficient land is managed and protected for economic production. The proposal would reduce the extent of production land available, however it is considered the size of the lots will still allow for farming activities to occur.

Overall, I consider the proposal is consistent with the objectives and policies of the Proposed Regional Policy Statement.

Given that the conclusion reached under the ORPS and PRPS are similar, consideration of weighting is not considered necessary.

#### **6.5 SUBDIVISION (s106)**

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In this case, as discussed above, Council's Resource Consent Engineer Lynette Overton has assessed the proposal and advised that the proposed building platform on Lot 1 is not at risk from natural hazards. Legal and physical access has been proposed to both lots.

It is considered that there are no reasons to refuse consent under the provisions of s.106 of the RMA.

#### **6.6 OTHER MATTERS**

##### **6.6.1 Precedence and integrity of the District Plan**

Given the nature of the proposal, it is considered relevant to assess precedence effects and effects on the consistent administration and integrity of the District Plan. As discussed above, it is considered that the scale and nature of the development would not compromise the pastoral character of the surrounding VAL and would not represent over domestication of the landscape. It is considered that the overall effects of the proposal on landscape values, visual amenity and cumulative effects can be suitably avoided or mitigated. The proposal is not considered to preclude farming activities anticipated within the zone. In this case the site has unique characteristics which will ensure that the granting of the consent does not cause a precedent. Overall, it is considered that it will not cause a precedent within the zone or affect the consistent administration of the District Plan.



## 7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

*managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:*

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

Under Part 2 of the RMA, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship*
- (b) *the efficient use and development of natural and physical resources:*
- (ba) *the efficiency of the end use of energy:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (f) *the maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon*
- (i) *the effects of climate change*
- (j) *the benefits to be derived from the use and development of renewable energy*

For the reasons outlined in the above assessment the application as proposed is considered to be consistent with the purpose and principals set out in Part 2 of the RMA. The development will result in sustainable management of natural and physical resources, whilst also not affecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

## 8. RECOMMENDATION

(i) That the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. It is considered that the adverse effects of the activity can be appropriately avoided, remedied or mitigated.
2. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plan.

Report prepared by

Reviewed by



Sarah Gathercole  
**SENIOR PLANNER**



Blair Devlin  
**MANAGER, PLANNING PRACTICE**

**Attachments:** Appendix 1 - Engineering Report  
Appendix 2 - Landscape Architect's Report

**Report Dated:** 28 April 2017

**APPENDIX 1- ENGINEERING REPORT**

**From:** Lynette Overton  
**To:** Sarah Gathercole  
**Subject:** FW: RM160482 Engineering Comment - Trevor Campbell and Fairfield Trustees Ltd, 32 Watkins Rd, Hawea Flat - Amended platform location for Lot 1.  
**Date:** Thursday, 13 October 2016 11:37:47 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image005.png](#)

Hi Sarah,

In respect to the proposed new location of building platform, I am satisfied the location is appropriate and that the site is not at risk from natural hazards. I am satisfied that the soil conditions will be relatively the same as the original site and that there is ample area to locate a disposal area. Due to the rural nature I recommend that any future disposal fields are fenced to prevent damage from stock or vehicles.

A new access will be required to the proposed building platform and I am satisfied that this can be achieved with out breaching an District Plan rules, I recommend an appropriate condition in this regard.

There is a small water tank located in the location of the proposed building platform on Lot 1. I am satisfied that the proposed consent notice condition is adequate to cover firefighting water supplies.

In respect to stormwater disposal and water supply, I stand by the comments made below. Proposed amended conditions are highlighted below.

Cheers

Lyn

**Lyn Overton** (BSurv, ANZIS) | Resource Management Engineer |  
 Planning & Development | Queenstown Lakes District  
 Council  
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**From:** Lynette Overton  
**Sent:** Wednesday, 22 June 2016 5:01 PM  
**To:** Katrina Ellis  
**Subject:** RM160482 Engineering Comment - Trevor Campbell and Fairfield Trustees Ltd, 32 Watkins Rd, Hawea Flat  
 Hi Katrina,

I have reviewed the application to undertake a two lot subdivision and create a new building platform at 32 Watkins Rd, Hawea Flat, being 2 DP 325025. Access to the site is from Watkins Road. The proposed access to Lot 2 is via an existing farm access. There appears to be a culvert under the crossing but it is currently blocked as demonstrated in the attached photo. This particular crossing also needs upgrading to remove topsoil and vegetation from the surface. I recommend a condition to ensure this crossing is upgraded to comply with Council's standards.

I am satisfied that the existing crossing into the farm sheds (Lot 1) is suitable for the proposed development and no further works are required.

The site is currently serviced from an on-site water bore located near the northern boundary of proposed Lot 1. The bore log undertaken at the time the water bore was installed indicates that the water supply was airlifted at approximately 16 litres per second. I am satisfied that this confirms that there will be adequate water from the bore to serve both properties. An appropriate condition is recommended to ensure that both lots are provided a minimum of 2,100 litres of water per day.

Condition b) registered on consent notice 5779962.2 requires the lot owners to ensure that the water supply complies with the Drinking Water Standard for New Zealand 2000. The original chemical and bacterial tests undertaken at the time the bore was installed (June 2007) indicate the water is potable. The overall comment from the analysing laboratory (Citilab) was:

*"The water is deemed to be **SUITABLE** for drinking with respect to the tested parameters according to the guidelines of the New Zealand Drinking Water Standards (NZDWS). The high calcium contents rendered the water "hard". This hard water will cause detergent deficiency and scaling under normal circumstances. An appropriate water "softener" or similar water treatment system should be employed to minimise this problem. The turbidity and the total iron content were high. The high iron can cause staining on laundries and water vessels under normal circumstances. Adequate sedimentation and/or filtration may minimise or eliminate this problem."*

An appropriate condition is recommended to ensure that new chemical and bacterial test results are submitted prior to 224c certification, and an advice note is recommended to advise the consent holder of the findings from the test results.

c) registered on consent notice 5779962.2 requires the lot owners to provide evidence of how the water supply is to be managed. An appropriate management condition is recommended to ensure that the private water supply is managed appropriately.

Condition a) registered on consent notice 5779962.2 requires the lot owners to install a 24,000 litre water tank and retain 14,000 litres of water as a static firefighting reserve. This condition and referenced standard has since been superseded. Today's standards require a static volume of 20,000 litres to be retained for fire fighting supply within a 30,000 litre tank at the time a dwelling constructed. Condition 9g) placed on RM051051 (Land Use to construct a shed and locate a portacom) required the lot owners to comply with the latest firefighting standard prior to the occupation of the shed and portacom. There are two large water tanks located approximately 2m west of the farm sheds within proposed Lot 1. While the water volume with these tanks may comply with the required water volume for static firefighting water supply the location of the tanks does not. To comply with current firefighting conditions the applicant with have to either relocate the tanks away from the buildings or locate a firefighting coupling a minimum of 6m from any building and within 5m of the access. As the existing portacom/smoko room can be converted to a residential unit I recommend that the firefighting supply is upgraded within Lot 1 to comply with NZ Fire Service requirements now. Appropriate conditions are recommended for the existing buildings and any future buildings within the building platforms.

Condition d) registered on consent notice 5779962.2 requires all on-site wastewater system to comply with AS/NZS 1547:2000. This standard has been superseded by AS/NZS 1547:2012 and any future on-site wastewater disposal and treatment systems will need to be installed in accordance with the 2012 standard. The farm shed and portacom within Lot 1 are currently disposing effluent to ground via an on-site wastewater system. In the event a larger building is constructed within the new building platform a new system will need to be designed. I recommend an appropriate consent notice condition in respect to on-site wastewater disposal and treatment.

Stormwater is currently being disposed of to ground without issue. Both lots are extremely large and I am satisfied that a suitable solution can be achieved for any future buildings without causing any adverse effects on neighbouring properties. I am satisfied that stormwater disposal for any future buildings will be a requirement of Building Consent and no conditions are recommended in this respect.

A letter has been received for Utility provider Aurora confirming that an electricity supply is available to the site. An appropriate condition is recommended to ensure that a power supply is made available to all lots created and that the connection is made underground.

A letter has been received from Chorus informing the applicants that it is unclear at this stage whether there is capacity within their system to provide telecommunications connections to the subdivision and that further investigations will be required before they could provide confirmation of availability. A condition is recommended to ensure that a telecommunication connection is provided to each site prior to section 224c certification.

Council's hazards maps indicate that there are no hazards present on the proposed lots, and therefore no conditions are recommended in this respect.

#### **RECOMMENDED CONDITIONS**

It is recommended that the following conditions are included in the consent decision:

##### **General**

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>*

##### **To be completed prior to the commencement of any works on-site**

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

3. Prior to commencing works within the road reserve of Watkins Road, the consent holder shall obtain and implement a traffic management plan approved by

Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

**To be completed before Council approval of the Survey Plan**

4. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

**To be completed before issue of the s224(c) certificate**

5. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:

- a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The vehicle crossing to Lot 2 shall be upgraded in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- d) **The provision of access to the building platforms that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The accesses shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.**
- e) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- f) The provision of a vehicle crossing to Lot 2 from Watkins Road to be in terms of Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- g) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- h) In the event that the test results required in Condition 5(g) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
- i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- OR
- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM160482 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- i) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the water supply associated with the subdivision.  
The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.
- j) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the **building platforms** of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the **building platforms** of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Ongoing Conditions/Consent Notices**

6. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 26 June 2006. The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.
- c) **The wastewater disposal fields shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.**
- d) At the time that a dwelling is erected on Lots 1 and 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). If required
- g) At the time a dwelling is erected on Lots 1 and 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.
- The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.
- The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.
- Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.
- The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.
- Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.
- The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.
- Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

**Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised that the initial water tests for the water bore servicing the site indicate that the water has a high calcium content that renders the water as "hard". This hard water will cause detergent deficiency and scaling under normal circumstances. An appropriate water "softener" or similar water treatment system should be employed to minimise this problem. The turbidity and the total iron content were high. The high iron can cause staining on laundries

and water vessels under normal circumstances. Adequate sedimentation and/or filtration may minimise or eliminate this problem.

Cheers

Lyn

**From:** Katrina Ellis

**Sent:** Monday, 13 June 2016 1:43 PM

**To:** QLDC RMEngineering

**Subject:** Internal Report Request - RM160482 - Trevor Campbell and Fairfield Trustees Ltd

Afternoon

Can I please have engineering comment for this consent.

Thanks,

Katrina

APPLICATION DETAILS	
REFERENCE	RM 160482
APPLICANT	Trevor Campbell and Fairfield Trustees Ltd
APPLICATION TYPE & DESCRIPTION	Land use for a new building platform and two lot subdivision
ADDRESS	32 Watkins Road, Hawea Flat
ZONING	Rural General
SITE AREA	
ACTIVITY STATUS	Discretionary
REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Katrina Ellis
DATE OF REQUEST	13 June 2016
WORKING DAYS AT TIME OF REQUEST	6
FINAL DATE FOR FURTHER INFORMATION REQUESTS	Friday 17 June
DATE REPORT REQUIRED BY:	Tues 21 June
INDICATION OF NOTIFICATION	Potentially public
TYPE OF COMMENT REQUIRED	MEMO
REQUESTED AREAS OF COMMENT	Access, services, hazards Note – no earthworks are proposed

**Katrina Ellis** | Senior Planner | Planning & Development  
 Queenstown Lakes District Council  
 DD: +64 3 450 0351 | P: +64 3 441 0499  
 E: [katrina.ellis@qldc.govt.nz](mailto:katrina.ellis@qldc.govt.nz)



**APPENDIX 2 - LANDSCAPE ARCHITECT'S REPORT**

**LANDSCAPE REPORT****RM160482 Trevor Campbell and Fairfield Trustees Ltd**

**TO:** Sarah Gathercole – Senior Planner

**FROM:** Richard Denney - Landscape Architect

**DATE:** 27th June 2016

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1. An application has been received for resource consent for a new building platform and a two-lot subdivision at 32 Watkins Road, Hawea Flat. The site is legally described as Lot 2 DP 325025 and is 35.82 hectares in area. In terms of the Queenstown Lakes District Council District Plan the site is zoned Rural General and within the proposed district plan is zoned Rural and within a Rural Landscape Classification. I understand from council's planner that the status of the activity is discretionary.
2. The subject property would be subdivided to create two lots, Lot 1 28.3 Ha and Lot 7.5 Ha. Lot 2 contains an existing consented building platform (RM010887). A proposed building platform 40m by 25m, 1000m<sup>2</sup> would be located within Lot 1 and would enclose an existing building (shed, staff room and water tanks). A curtilage area is proposed around the platform. A low density planting of mixed indigenous shrubs and small trees is proposed downslope, to the east of the curtilage area, and on the Watkins Road boundary. A number of design controls are proposed including a building height limit of 4.5m; dark roof and wall colours with light reflectivity value (LRV) below 11%; lighting controls; planting controls to avoid boundary planting; and curtilage fencing controls. The existing established access to Lot 1 from Watkins Road would be used.
3. The subject site is located on a highland area of the outwash plains of the upper Clutha basin on the crest of a gently sloping terrace face with a northerly aspect towards Lake Hawea. The terrace face merges into the rolling hill country towards the lower slopes of the Grandview ranges to the east. To the west the terrace face steepens dramatically and forms a pronounced high natural escarpment that wraps around towards the Hawea River. The landscape is open with predominantly exotic pastoral grasses, scattered matagouri and exotic scrub with occasional pines and farm shelterbelts. The crest of the terrace forms a prominent flat top skyline ridgeline as viewed from the north.
4. The subject site sits within a broader landform that is defined by glacial and postglacial formations. The terrace face at the subject site location is more subdued in character than the steeper and more dramatic terrace face towards the west. The landscape character is pastoral and typical of the open broad farming landscapes of the upper Clutha basin. I consider the subject site is within a Visual Amenity Landscape (VAL).
5. The subject site is open pastoral land with a slight undulation and drops towards the north down a gentle slope towards the Hawea Flats settlement at its base. An existing utility shed and attached staff room occupy the site of the proposed building platform with a short access drive from Watkins Road.
6. The following resource consents are of relevance to this assessment:
  - RM010887 - Consented three lot subdivision and identification of the existing building platform.
  - RM051051 - Consented construction of a shed and to locate a portacom building in association with a nut orchard (existing shed and staff room). Consent conditions include a requirement for landscape planting to ensure that the development is further screened from view from all directions especially when viewed from both Kane and Watkins Roads. Also of relevance are conditions 11, 12 and 13 as follows:



- 11 The nut orchard, with which the buildings are to be associated, shall be established within two years from the date of this consent or in the first available planting season following the construction and relocation of the buildings, whichever is earlier.
- 12 In the event that the nut orchard should fail the buildings shall be removed from site within 6 months of the removal of the nut trees and shelter planting.
- 13 The water tank shall be partially buried and project no more than 1 metre above existing ground level.

- Consent notice 5779962.2 identifies a number of design and landscape controls for the existing consented building platform within proposed Lot 2.
  - RM110095 is a consented development on the neighbouring property to the north east of the subject property. It includes the identification of a building platform, construction of a dwelling, earthworks, and the removal of vegetation on the same terrace face.
7. Affected party approval has been obtained from the Cooper property to the south at 85 Watkins Road, the Shae property at 84 Watkins Road, and the Breslin/Rimmer property at 69 McLennan Road to the immediate west. Adverse effects on these properties are therefore not considered in the following report.



*Photo 1. Subject site, existing buildings, water tanks and proposed building platform (height poles highlighted) as viewed from Watkins Road west of the buildings. 25<sup>th</sup> June 2016, 18mm focal length, context photo only.*



*Photo 2. Subject site from Kane Road 1.16 km to the northeast of the proposed building platform (highlighted). 25<sup>th</sup> June 2016, 50mm focal length.*



*Photo 3. Subject site from McLennan Road 1.4 km to the north of the proposed building platform (highlighted, right pole estimated location). 25<sup>th</sup> June 2016, 50mm focal length.*

## **ASSESSMENT**

8. The appropriate assessment matters are within *Section 5.4.2.2 (3) Visual Amenity Landscapes*, *5.4.2.3 Assessment Matters General* and the assessment matters within *Section 15.2 Subdivision, Development and Financial Contributions* within the District Plan.

### **Section 5.4.2.2 (3) Visual Amenity Landscapes**

#### *Effects on natural and pastoral character*

9. The site is within close proximity to the outstanding natural feature of the prominent terrace face to the west of the site and the outstanding natural landscape of the steeper hill country of the Grandview Ranges to the east of the site. I consider however the scale and associated context of the proposed development would have negligible influence on either of these outstanding landscapes.
10. The proposed subdivision would reduce the size of lots and increase the number of rural dwellings on the terrace face. I consider the pastoral character of the landscape would not be compromised by the proposed subdivision. The proposed building platform however would enable increased presence of built form and introduce an additional residential dwelling with an associated domestic context on a prominent ridge within an open pastoral landscape above Hawea flats. I consider the Arcadian pastoral character of the surrounding VAL would be degraded to a moderate degree.
11. The exposed elevated site has limited ability to visually contain development within the proposed building platform. Domestication of the landscape within the site would therefore be easily viewed within the broader landscape. The consented buildings within the proposed building platform are for horticultural purposes associated with the nut orchard as defined within RM051051. Residential domestic activity and development are not anticipated by that consent and the context of the buildings are to be within an orchard setting with supporting planting to further screen the buildings. The mitigated consented context is not evident on site. Under the conditions of RM051051 if the orchard fails the buildings are required to be removed. Therefore it is understood that the existing consented buildings are either not anticipated to be as visible as they are currently, or are yet to be removed following the failure of establishing a nut orchard. The exposed and prominent nature of the skyline ridge is a sensitive location for residential development. I consider the Arcadian character of the pastoral landscape would be degraded to a moderate degree by increased residential development presence in an elevated and prominent position within the pastoral landscape.
12. I consider there is potential within the subject site to avoid or mitigate adverse effects as follows:
  - locate the proposed building platform below the skyline ridge as viewed from the north,
  - locating the platform within the natural depressions of the site,

- provide contour earth mounds to settle a building into the landform,
- provide mitigation planting within closer proximity to the building platform to provide more effective visual screening,
- reduce the width of the building platform on the northerly platform face or reorientation of the platform e.g. 25m to the north and 40m on the eastern and western sides.
- Include design controls to provide horizontal roof lines as viewed from the north to mirror the ridgeline, provide large eaves to the east, north and west over areas of glazing, include dark matt roof colours within a LRV of 7% and 20%, and wall colours to match.

#### *Visibility of development*

13. The elevated and exposed nature of the site enables a broad public and private viewing catchment predominantly to the north and east of the site. The landscape assessment within the application identifies public visibility from Watkins Road, Kane Road, McLennan Road, Partridge Road and St Ninians Corner. I concur with these viewpoints but also consider the degree of visibility extends further to the north and includes, but is not limited to, Gladstone Road and Camp Hill Road. Gladstone and the short stretch of Kane Road south of Ninians corner have a direct sight line to the proposed building platform. The platform would enable a skyline breach up to the full extent of the platform height control from many of these viewpoints. The row of mature pines of the Cooper property to the south provides a backdrop although the mature open nature of the trees clearly retains the skyline ridge as a prominent landform feature to which the proposed platform would occupy. These trees are also not within the subject property and cannot be relied upon in terms of mitigation. Viewing distances range from a few metres along Watkins Road, up to about 530m from Kane Road, 1km from McLennan Road (Hawea Flat), 1.3km from the New Castle and McLennan Road junction and 2.6km, and beyond from Gladstone Road. Views towards the site from further north towards Lake Hawea village and beyond are unhindered but would diminish with increasing distances as the broad upper Clutha basin dominates.
14. There is an existing residential dwelling in the vicinity at 725 Kane Road but this sits lower down below the skyline ridge on the terrace face and includes a number of landscape mitigation measures and building design controls (RM110095). There are also scattered dwellings to the west along the terrace face although these sit within a more vegetated context of mature pines and scrub and their visibility is filtered or more restricted than the subject site.
15. The proposed platform would sit in an open exposed position on the skyline ridge above the Hawea Flats area. Some mitigation planting is proposed but is downslope or too distant and is of small tree and shrub species that are thinly spaced to offer any meaningful visual mitigation. I consider the location of the proposed platform would enable a residential dwelling and associated landscape domestication to be visually prominent such that it would distract to a moderate degree from public and private views of a landscape otherwise characterised by an open pastoral terrace face.
16. I consider the proposed building platform location has limited ability to absorb development of this nature due to its position of an elevated skyline ridge above the Hawea Flats. As discussed above there is potential within the subject site for avoiding the skyline ridge and providing enhanced landscape mitigation through planting and earthworks.
17. Proposed mitigation planting would be of indigenous species and would be grouped informally and I consider would not change the line of the landscape in terms of the natural topography. Proposed design controls for the lots include avoiding boundary planting along the curtilage and property boundary that I consider would be appropriate measures to avoid highlighting domestication and the increased density of the rural lots. The proposed new boundary would not follow a natural contour. The boundary line subject to the above boundary design controls would not be out of character with similar fence lines in this pastoral setting.
18. The proposed development would represent sprawl of built development along the districts' roads in relation to the increased density of residential dwellings associated with Hawea Flat and the adjacent rural living type subdivision development to the west. I consider such an increase relatively small within the scale of the proposed buildings and landscape domestication and the dominant balance of pastoral land within the two lots.

### *Form and Density*

19. I consider there are other locations within the subject property that would utilise natural topography more effectively to limit the degree of visibility of the development from public places.
20. The proposed building platform would use an existing short access drive off Watkins Road and would not result in additional access drive formation.
21. I consider the proposed building platform is not located in an area of the subject property that has the greatest ability to absorb such development. I consider there are some subtle variations in the landform that may offer less sensitive locations for such development to that proposed and avoid skyline breaches of potential buildings.
22. I am not aware of any further development or subdivision proposed within a 500m radius of the building platform. At the time of writing I am not aware of any desire for an owner or occupier of land within 1100m radius of the proposed building platform seeking a significant improvement of the proposal being considered by council.
23. I consider the proposed development would not represent such a high density on any proposed lot as to preclude residential development and or subdivision on neighbouring land because the cumulative effects would be unacceptably large.

### *Cumulative Effects of development on the landscape*

24. As discussed above there are few buildings on the terrace face and existing buildings are located either amongst established trees or down slope from the main ridgeline so as not to be overtly prominent. Lot sizes in the area vary. The rural residential zone at Hawea Flats forms a tight grid surrounded by larger lots across the plains and with a block of rural lifestyle lots to the north of the rural residential zone. The balance of surrounding lots varies with predominantly large lots of around 100 hectares with occasional clusters of smaller lots. To the immediate west of the subject site lot sizes are around 4 to 15 hectares on the terrace face within a context of mixed pines, scrub and pasture lands. Large lots are located within the Cooper property on the upper terrace forming part of Camp Hill station with the neighbouring lot to the south of the subject site at 541.8726 hectares. The pastoral landscape in these lots is characterised by broad open paddocks flanked by mature shelterbelts.
25. The proposed building platform would lead to further domestication of the landscape along the terrace face. The skyline ridge is a sensitive location for residential development and associated domestication. The consented buildings on the subject site are not anticipated to be as visible from Kane or Watkins Roads as they currently are. They are also anticipated to be farm buildings associated with a nut orchard rather than a residential domestic development. Mitigation of the buildings is not evident on site as intended by the consent. I consider the existing development within the site exceeds the threshold for this vicinity to absorb further change. I consider however there is potential for residential development within the subject site to have less prominence within those areas with greater ability to absorb such development.
26. The proposed development would enable built form to extend to a greater width than the current buildings as viewed from the north. The proposed platform would enable built form extending up to 45m in width along the skyline ridge compared to the existing buildings that are 10.8m in width (excluding water tanks). The visible difference between the two buildings would decrease proportionally with distance. However with consideration of night lighting, glare from glazing, and the geometric formality of buildings on the line of the ridge within a more domesticated context, the potentially larger building would be more prominent. I consider the proposed building platform would accentuate existing adverse effects of the existing building and would compromise the existing Arcadian pastoral landscape on a skyline ridge to a moderate degree.
27. The open nature of the terrain limits the ability to contain development to discrete landscape units. The lack of mature vegetation also contrasts to neighbouring properties to the west that have much greater ability to absorb and contain similar development within a context of established trees.
28. The development is not likely to result in the need for infrastructure consistent with urban landscapes.

### *Rural Amenities*

29. The proposed increased presence of residential built form on a prominent skyline ridge I consider would not maintain appropriate visual access to views across Arcadian landscapes from public roads. The development would not compromise the ability to undertake agricultural activities on surrounding land.
30. The proposed development is not likely to require infrastructure consistent with urban landscapes. Landscaping, fencing and entranceways as defined within the submitted landscape plan and as controlled by proposed design controls would be consistent with traditional rural elements. The nearest neighbour (Cooper) has provided affected party approval and therefore adverse effects on that property's rural amenity are not considered. All other neighbouring properties are over 300m distant from the proposed platform and I consider are sufficiently distant as not be directly affected in terms of proximity of new buildings on the rural amenity of those properties.

### **5.4.2.3 Assessment Matters General**

31. Most of the relevant assessment matters have been covered above. Additional comment is provided as follows.

#### *General – nature conservation values*

32. There are no conservation values of particular note that I am aware of that would be affected by the proposed building platform. The existing site is also highly modified by existing buildings.

#### *Controlled and Discretionary Activity- all buildings (except in Ski Area Sub-Zone)*

33. The proposed platform would enable a future building to breach a prominent skyline ridge up to the height control of 4.5m within a broad viewing catchment from Watkins Road and northwards.

### **Subdivision, Development and Financial Contributions**

#### **15.2.3.6**

34. The site does not contain any formally recorded archaeological sites or areas of significant indigenous vegetation that I am aware of.
35. Adverse effects of the proposed building platform have been discussed above. The proposed subdivision would introduce a smaller lot size on the open terrace face within a location that is relatively open with limited large trees. Proposed Lot 2 would be of similar size to those lots to the west and the natural depression within the site offers a small degree of visual containment to development within the proposed smaller lot. I consider the creation of the smaller lot would not result in any significant change to the character of the subdivision pattern on the slope. It would however represent a progression of smaller lot sizes from the finer grain rural subdivision to the west amongst existing trees and into the more open and visible landscape to the east on the terrace face.
36. The proposed subdivision is within the southwest corner of the property and adjoining neighbours have provided affected party approval and are not considered affected. The loss of the life supporting capacity of soils would not be significantly altered from that already anticipated by the consented RM051051 development.

#### **15.2.6.4 Lot size and dimension**

37. Proposed Lot sizes of 7.5 and 28.3 hectares would be of sufficient area to maintain the intended purpose of the zone. The pattern of development would introduce a finer grain of subdivision similar in nature of that to the west of the subject property into the more open landscape of the existing larger lot. The smaller Lot 2 may intensify landuse towards more of a rural living type lot although proposed planting design controls and the nature of the terrain would restrict overt

changes in landscape character. The existing building platform in this corner would also, to a degree, dictate an anticipated increase in landuse intensification associated with the domesticating effects of the building platform and associated curtilage area. I consider Lot 1 would retain the balance of the subject property as the more visible larger pastoral lot and would be consistent with the surrounding subdivision patterns and landuse.

#### *15.2.7.3 Subdivision design*

38. The proposed lots and the proposed building platform would have good solar advantage with the northerly aspect of the site. The site does not border a zone boundary or is within close proximity to reserves. Watkins Road continues as an unformed legal road providing opportunity for public connection to McLennan Road and Hawea Flat, therefore there is little need for additional access opportunities through the potential subdivision.
39. Views affected by potential building development within the proposed building platform have been discussed above. I consider the proposed development would not result in domination of built form as viewed from surrounding lots.

### **CONCLUSION**

40. An application has been received for resource consent for a new building platform and a two-lot subdivision at 32 Watkins Road, Hawea Flat. The site is zoned Rural General and is within a Visual Amenity Landscape.
41. The proposed subdivision would intensify landuse within the proposed Lot 2 and would push a smaller lot size subdivision pattern similar to lots to the west of the site into the larger more open subject property. The southwest corner of the lot already has a consented platform and an anticipated degree of intensification of landuse in terms of domesticating effects of a future residential dwelling. The balance of the subject property would remain relatively large and the overall subdivision pattern would be consistent with surrounding lots that include a mix of smaller and larger lots.
42. The proposed building platform with Lot 1 would enclose an existing shed and portacom buildings and water tanks. These buildings are consented by RM051051 within a context of a nut orchard to be established and further visual mitigation planting. Neither of these elements is evident on the site and the degree of visibility of the existing building exceeds that anticipated by that consented development.
43. The site of the building platform is on the crest of a gently sloping terrace face that forms a skyline ridge as viewed from a broad viewing catchment to the north, including the Hawea Flat area. Existing mature pines to the south of the property are on the neighbour's land and the open form of the pines provides only a partial and intermittent backdrop to the existing buildings as viewed from the north. The proposed platform would enable skyline breaches up to the height control of 4.5m and would increase the extent of the skyline breach of built form from the existing 10.8m width of the existing building up to 45m of the proposed platform width. Public viewing distances vary to the immediate proximity on Watkins Road to an excess of 500m from Kane Road, Hawea Flat and beyond. Proportionally the existing building occupies only a small part of the ridge. To some degree the dark recessive colours proposed by the design controls and mitigation planting downslope and across slope would offer some softening of the landscape context and building. The skyline ridge however is a prominent natural line in the landscape. The degree of mitigation offered by the reduced height control and mitigation planting is not sufficient to overcome the prominence of a residential dwelling and associated domestication at such a location. The proposed platform would enable a future dwelling and associated domesticated landscape to distract from views of the VAL to a moderate degree.
44. Rural dwellings are not unexpected in the rural landscape and do not always need to be screened from public views. The proposed location of the building platform however is on a skyline ridge. The degree of visibility of the existing consented farm buildings at this location has not been anticipated. Public and private viewpoints to the north of the site are at some distance but the prominence of the ridgeline would highlight the presence of a residential building. The open and exposed nature of the proposed building platform location has limited ability to absorb residential development without undue prominence. There are other sites within the subject site that would be less prominent and further enhanced landscape mitigation may potentially offer

greater ability to absorb such development.

Memo prepared by

Richard Denney

**LANDSCAPE ARCHITECT**

## MEMO

**FILE REF:** RM160482 Trevor Campbell and Fairfield Trustees Ltd

**TO:** Sarah Gathercole – Senior Planner

**FROM:** Richard Denney - Landscape Architect

**DATE:** October 5<sup>th</sup>, 2016

**SUBJECT:** Landscape Assessment – Addendum

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1. An application has been received for resource consent for a new building platform and a two-lot subdivision at 32 Watkins Road, Hawea Flat. The site is legally described as Lot 2 DP 325025 and is 35.82 hectares in area. In terms of the Queenstown Lakes District Council District Plan the site is zoned Rural General and within the proposed district plan is zoned Rural and within a Rural Landscape Classification. I understand from council's planner that the status of the activity is discretionary.
2. The location of the proposed platform has been amended from the original application submitted to council. Council's planner has requested landscape comment on the amended position. The proposed location is within the northeast corner of the subject property and would be:
  - 270m from the previous proposed platform, 41m from the northern boundary and 203m from the eastern boundary,
  - 1000m<sup>2</sup> in area running southwest / northeast.
  - A RL of 387.2masl has been proposed for a maximum height of any building within the proposed platform.
  - Design controls, including colours to be black, green or browns with a light reflectivity value of 11% or less, exterior light no higher than 2m above finished ground level, eaves on east, north, and west elevations (depth no specified), platform boundary to be domestic curtilage area boundary, fencing to be farm fencing, no linear planting, and no entrances structures to be permitted.
3. A new access driveway from Watkins Road to the platform approximately 90m in length as measured on the submitted plan is proposed. An earthworks plan has not been submitted.
4. The amended landscape plan for the proposed building platform identifies a mix belt of indigenous shrub planting downslope of the proposed platform. 250 plants are proposed to be planted at an approximate density of between 2 to 2.5m apart as measured from areas on the submitted plan. Existing pines would be removed.
5. The proposed location is within a slight depression on the main terrace face with a northwest aspect. A row of mature pines occupies the downslope area of the proposed platform. These are proposed to be removed. The site is otherwise open pastoral land.

## ASSESSMENT

6. The appropriate assessment matters are within *Section 5.4.2.2 (3) Visual Amenity Landscapes*, *5.4.2.3 Assessment Matters General* and the assessment matters within *Section 15.2 Subdivision, Development and Financial Contributions* within the District Plan. I have visited the site on the 3<sup>rd</sup> October 2016, and read the submitted landscape report. I make the following comments in regards to the amended location of the proposed building platform (Lot 1) and the above assessment matters.
7. I concur with the submitted landscape report that:



- *the scale and nature of the development would not compromise the natural or Arcadian pastoral character of the surrounding VAL,*
  - *the proposed development would degrade the Arcadian pastoral landscape through domestication but only to a small degree and would not represent over domestication of the landscape.*
8. The proposed subdivision has not altered from the original proposed subdivision and therefore the comments made within the landscape report to council's planner dated 27<sup>th</sup> June 2016 remain valid.
  9. The proposed building platform would lower the location of the platform slightly downslope of the main terrace ridge. The viewing catchment has altered slightly. The platform would not be visible from Watkins Road, but would be visible from Kane, McLennan, Partridge, Paterson, New Castle and Loach Roads. The building would be viewed generally close to the skyline ridge and from McLennan Road would incur a skyline breach of 0.5 to 1m near the southern extent of the formed road on the flat.
  10. The overall viewing catchment would be reduced from the original location. Existing pines to be removed would however expose the site to view. Proposed mitigation planting would be of shrubs planted 1 to 2m vertically downslope. The density of planting based on the areas and numbers provided would be relatively low at around 2m spacing. I recommend that planting be at a density of no less than 1.2m apart to establish a closed canopy quickly within such an exposed site and to provide more effective screening mitigation. I recommend that no less than 5 trees are included in the planting with a mature height no less than 6m to break views of a future building as viewed from public roads downslope.
  11. I also recommend that additional tree planting be provided upslope of the platform to break the skyline breach of built form as viewed from McLennan Road. Planting should be of no less than 20 trees or large shrubs with a mature height no less than 5m and of species typical of this rural landscape such as non-wilding conifers, poplar or indigenous species such as kanuka or south island kowhai.
  12. The proposed access drive would introduce a line across the slope and increase the presence of vehicle movement. I recommend that tree planting be avoided alongside the access drive that may otherwise highlight its presence in the landscape.

## RECOMMENDATIONS

Should consent be granted I consider that the following amended conditions should be included:

### Prior to issuing of titles.

- i. The landscape plan submitted with the application shall be amended and resubmitted to council for certification. The amended landscape plan shall achieve the following:
  - Identify a planting density for the native planting of no less than 1.2m apart and adjust planting numbers accordingly.
  - Identify no less than 20 trees or large shrubs upslope of the building platform within Lot 1. Trees / shrubs to be of a species typical of the surrounding pastoral landscape such as species of conifer, poplar, kanuka or south island kowhai with a mature height no less than 5m. Planting to exclude wilding species or problem species such as birch, or ornamental species such as golden elms, red oaks etc. Trees/ shrubs to be located as to provide a vegetated back drop as viewed from McLennan Road and to ensure the height control for the building platform does not breach the skyline. Trees/ shrubs upslope to be planted at a grade no less than 1.5m in height.
  - Identify an additional five trees planted downslope amongst the native planting with a mature height no less than 6m to break views of a future building as viewed from public roads downslope. Trees to be of a species and height as per the above.

- Identify that all planting areas are to be fenced from stock, rabbit proof fencing / or shelters installed, mulched and a slow release fertilisers installed for each plant.
- ii. All landscape planting as shown on the certified landscape plan shall be fully implemented.

Design controls for the building platform within Lot 1

- iii. External materials and colours for roof, walls, spouting, downpipes, and joinery shall be within natural tones of grey, green or brown with a light reflectivity range of between 7% and 20%. Roof colours shall have a matt finish.
- iv. All structures including the dwelling, garage and accessory buildings, or any building used as an accessory to any farming activity, shall conform to the following building design controls:
  - The rooflines of the dwelling and all accessory buildings shall be horizontal as viewed from the north.
  - Large eaves shall be designed into a future dwelling on the east, north and west sides over areas of glazing to a depth no less than 0.8m.
  - All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, pergolas, amenity gardens, outdoor storage areas, and clotheslines) shall be contained within the building platform identified on certified landscape plan.
  - All building platform fencing shall be of a traditional farming type of timber post and rail, or post and wire.
  - Skylights, polycarbonate or clear roof panels shall be 100% transparent or of a dark tint and shall exclude the use of pale or translucent colouring that may create contrasting roof colouring.
- v. All external lighting shall be down lighting only and shall not create light spill beyond the property boundary. External lighting shall not be used to accentuate or highlight built form or landscaping features or trees visible from public roads. All external lighting shall be located within the building platform only and not be used on the access drive. Lighting shall not exceed a height of 2m above surrounding ground where attached to a building, all other external lighting to be no higher than 1m above surrounding ground.
- vi. Water tanks shall be partially buried and have a dark recessive colouring and located or planted around to not be visible from public places.
- vii. No lineal planting of trees or shrubs shall be planted alongside the access drive to avoid accentuating the access drive across the slope.
- viii. The access drive shall be gravel of a local grey coloured stone and exclude the use of concrete kerb and channels to maintain rural character.
- ix. Any entranceway structures from the property boundary onto Watkins Road shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber or steel so as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways. If boundary fencing requires taller fencing for larger stock such as deer then gate height may be adjusted accordingly.

General

- x. All planting as shown on the certified landscape plan shall be maintained to ensure healthy growth. If any tree shall die, become damaged or is no longer of healthy condition it shall be replaced as per the certified landscape plan within 12 months. The area of native planting downslope of the building platform shall be maintained as a closed canopy once established.
- xi. All areas of exposed earth resulting from earthworks for the access drive shall be sown in grass seed to establish a healthy green sward or planted as per the approved landscape plan within 3 months of completion of earthworks to ensure areas of modified landform are blended into the surrounding landscape.

Advice Note

The existing building within the lot does not appear to comply with its consent conditions and would contribute to adverse effects. It has been assumed that the building would be removed as per the conditions of its consent in the above assessment.

Memo prepared by

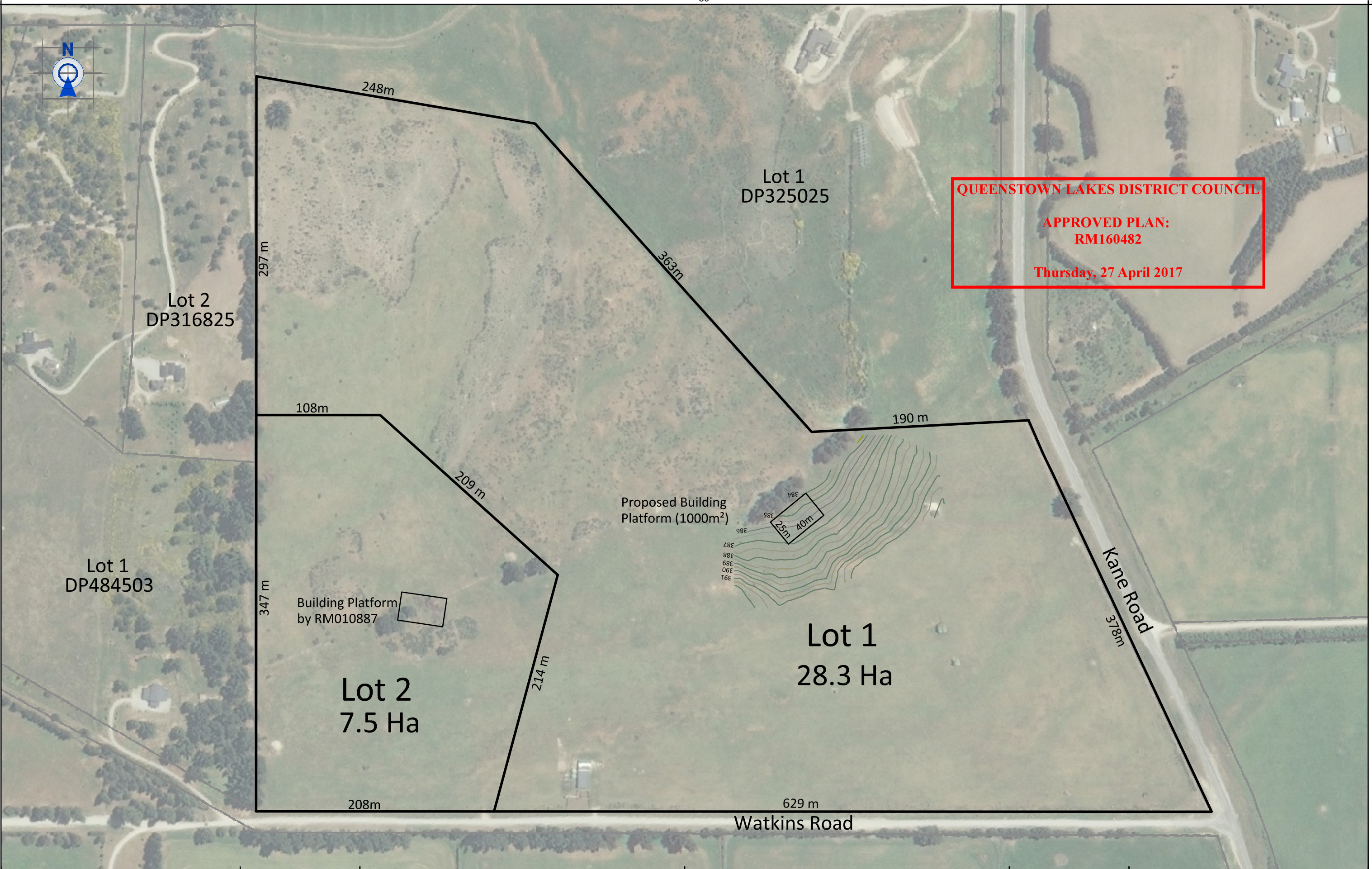


Richard Denney

**LANDSCAPE ARCHITECT**

**DENNEY LANDSCAPE ARCHITECTURE**


Richard Denney (B.L.A hons, B.Sc)



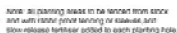
**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM160482**

**Thursday, 27 April 2017**

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