



**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL DETERMINATION UNDER s104
RESOURCE MANAGEMENT ACT 1991**

Applicant:	Great Estates Ltd
RM reference:	RM130292
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a subdivision consent to create three allotments, amend the location of the existing building platform on Lot 1, establish a residential building platform on each of Lots 2 and 3 and cancel consent notices 5092245.2 and 8714477.1. Land Use consent is also sought to undertake additions and alterations to the existing barn and a variation to RM010673 to amend the approved location of the existing dwelling.
Location:	182 Cardrona Valley Road, Wanaka
Legal Description:	Lot 6 Deposited Plan 302596 held in Computer Freehold Register 10026
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	16 September 2013

SUMMARY OF DECISIONS

1. Consent is **granted** to subdivide Lot 6 Deposited Plan 302596 to create three allotments, amend the location of the existing building platform on Lot 1 and establish a residential building platform on each of Lots 2 and 3 pursuant to Section 104 of the Act, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act. The consent only applies if the conditions outlined are met.
2. Consent is **granted** to undertake additions and alterations to the existing barn pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the Act. The consent only applies if the conditions outlined are met.
3. Consent is **granted** to vary condition 1 of resource consent RM010673 pursuant to Section 127 of the Act.
4. Consent is **granted to** cancel of Consent Notices 5092245.2 and 8714477.1 pursuant to Section 221 of the Act.
5. 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 Jane Sinclair, Independent Commissioner, as delegate for the Council. This decision was made and its issue authorised under this delegated authority pursuant to Section 34 of the RMA on 13 September 2013.

1.0 PROPOSAL AND SITE DESCRIPTION

The section 42A report prepared for Council (attached as appendix 2) provides a full description of the proposal and the site and surrounds.

2.0 ACTIVITY STATUS

2.1 THE DISTRICT PLAN

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

- A **discretionary activity** resource consent pursuant to 5.3.3.3(i)(a) which relates to the addition, alteration or construction of:
 - (i) Any building; and
 - (ii) Any physical activity associated with any building such as roading, landscaping and earthworks.

This relates to the additions and alterations to the existing barn.

- A **discretionary** activity consent pursuant to section 127(3)(a) of the Resource Management Act 1991, which deems any application to change or cancel consent conditions to be a discretionary activity. This relates to amending the approved location of the existing dwelling. A variation to condition 1 of RM010673 is required to achieve this.
- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the Resource Management Act 1991 which specifies a variation to the consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notices 5092245.2 and 8714477.1 that apply to the site and reapply the relevant conditions as new consent notice conditions to Lot 1.

Subdivision

- A **discretionary** subdivision activity pursuant to Rule 15.2.3.3(vi) which specifies that in the Rural General Zone, all subdivision and location of residential building platforms shall be a discretionary activity.

Overall, the proposal was considered as a **discretionary** activity.

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

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

3.0 NOTIFICATION

The application was publically notified on 4 July 2013. No submissions were received.

A decision under section 100 of the Act to not hold a hearing was decided by Mr Denis Nugent (Acting Resource Consents Manager) on 29 August 2013, attached as Appendix 3.

4.0 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

The section 42A report prepared for Council (attached as appendix 2) provides a full description of the proposal, site and surrounds, and assessment of the application. A summary of the assessment and subsequent conclusions of that report are outlined below:

Summary: Effects on the Environment

- The proposed development is not likely to result in any adverse effects on the natural and pastoral character of the area due to the scale and nature of the proposed development largely being characteristic of the context landscape and surrounding development.
- Based on the advice of the applicant's and Council's Landscape Architect Ms Steven and Mr Denney the proposed development is not likely to result any adverse visibility effects.
- The proposed building platforms are concentrated in an area of the site with a higher potential to absorb development.
- Based on the advice of Ms Steven and Mr Denney the proposed development is not likely to lead to any cumulative effects in terms of the over domestication of the landscape or visually compromising the existing landscape character.
- The proposed development is not likely to result in any adverse effects in terms of rural amenities.
- The proposed development can be adequately serviced with suitable infrastructure and no adverse effects are anticipated.
- Any effects in terms of traffic generation and vehicle movements are not likely to be more than minor.
- Based on the advice of the applicant's geologist the proposed development is not at any significant risk from natural hazards.
- The cancellation of the existing consent notices is appropriate because they will be replaced by new consent notices which impose conditions and requirements associated with this activity.

Overall, the proposed activity is not likely result in adverse effects on the environment.

5.0 S104 ASSESSMENT

5.1 EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s108 and s220 of the RMA as required to avoid, remedy or mitigate adverse effects.

5.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

The proposed development is consistent with the relevant objectives and policies of the District Plan which seek to avoid, remedy and mitigate inappropriate land use within the District. The proposal will not detract from the nature conservation values, or landscape and visual amenity within the District, and aligns with Part 4 District Wide Issue, Part 5 Rural Areas and Part 15 Subdivision.

5.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be consistent with section 5, the overall Purpose and Principles of the RMA. With regard to the matters raised in section 7 of the Act, it is considered that the proposal constitutes an efficient use of natural resources and will not have adverse effects on amenity values or the quality of the environment.

5.4 DECISION ON SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to subdivide Lot 6 Deposited Plan 302596 to create three allotments, amend the location of the existing building platform on Lot 1 and establish a residential building platform on each of Lots 2 and 3 pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act.

5.5 **DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** to undertake additions and alterations to the existing barn pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 108.

5.6 **DECISION ON RESOURCE CONSENT VARIATION PURSUANT TO SECTION 127 OF THE RMA**

That the application by Great Estates Ltd to vary condition 1 of resource consent RM010673 be granted pursuant to Section 127 of the Resource Management Act 1991, such that:

- 1 Condition 1 of resource consent RM010673 is amended to read as follows (deleted text struck-through, added text in bold):
- 1 That the activity be undertaken in accordance with the plans and specifications (and amended plans) submitted with the application stamped as approved on 19 October 2001 and attached to this decision, with the exception of the amendments required by the following conditions of consent **and an amended dwelling location shown on 'Scheme Plan, Lots 1-3 being a subdivision of Lot 6 DP 302596' prepared by Paterson Pitts Group stamped approved on 30 August 2013.**

5.7 **DECISION ON CONSENT NOTICE CANCELLATION PURSUANT TO SECTION 221 OF THE RMA**

That the application to cancel consent notices 5092245.2 and 8714477.1 be granted pursuant to Section 221 of the Resource Management Act 1991 such that:

- 1 At the time subdivision consent RM130292 is given effect to, the consent holder shall contemporaneously with the issue of the new Computer Freehold Registers to Lots 1 to 3 cancel the existing consent notice (5092245.2) and variation 8714477.1 from the existing Computer Freehold Register. The new Computer Freehold Registers for Lots 1, 2 and 3 shall be issued subject to a consent notice conditions 8 and 9 detailed in Appendix 1 below.

The consent holder and Council shall vary the consent notice and shall execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.

8.0 **OTHER MATTERS**

Local Government Act 2002: Development Contributions

This proposal will generate a demand for network infrastructure, transportation and reserves and community facilities.

In granting this resource consent, pursuant to Part 8 Subpart 5 and Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004) the Council has identified that a Development Contribution is required.

An invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the Resource Management Act for certification pursuant to section 224(c). Pursuant to Section 208 of the Local Government Act 2002 the Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development Contribution has not been paid.

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.

Should you not be satisfied with the Commission's decision an appeal may be lodged with the Environment Court, Justice Department, PO Box 2069, Christchurch, telephone 03 9624170 and all parties, not later than 15 working days from the date this notice is received.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. 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 Resource Management Act 1991.

If you have any enquiries please contact Ian Greaves on phone (03) 443 0124 or email ian.greaves@qldc.govt.nz.

Prepared by



Ian Greaves
SENIOR PLANNER

Reviewed by



Craig Barr
SENIOR PLANNER

APPENDIX 1 – Consent Conditions
APPENDIX 2 – Section 42A Report

APPENDIX 1 – CONSENT CONDITIONS

SUBDIVISION DECISION

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - ‘Scheme Plan, Lots 1-3 Being a Subdivision of Lot 5 DP 302596’ by Paterson Pitts Group dated 14/08/13.
 - ‘Proposed Scheme Layout’ by Anne Steven Landscape Architect dated August 2013.

stamped as approved on 10 September 2013

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.
3. Within 6 months of consent being granted a structural planting plan based on the plan entitled ‘Proposed Scheme Layout’ by Anne Steven Landscape Architect dated August 2013 shall be submitted for certification by Council’s Landscape Architect. The plan shall include a planting schedule for all structural planting (trees and shrubs), and shall identify species, grades and quantity of planting.
4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council’s policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

5. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan from Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed.

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. This shall include any new electricity or water easements that need to be created.

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 to the Principal Resource Management Engineer 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 reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer 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.

- c) Provision of a minimum supply of 2,100 litres per day of potable water to Lots 1 to 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- d) The existing vehicle crossing to the site from Cardona Valley Road is to be upgraded and sealed 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.
- e) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an on-going basis.
- f) 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 net boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) 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 net boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- i) The approved structural planting plan approved under Condition 3 shall be implemented, and thereafter be maintained and irrigated in accordance with this plan. If any tree or plant shall die or become diseased it shall be replaced within the next 8 months. If any Douglas Fir or other existing wildling species (as defined within the district plan) within the subject property are removed they shall be replaced with a non-wildling species and a species consistent with the certified structural planting plan.

On-going Conditions/Consent Notices

- 8. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Register of Lot 1 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 S as shown on Land Transfer Plan.
 - b) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
 - c) No structures shall exceed 5.5m above the existing ground level. The definition of "height" will be in accordance with that specified in the Queenstown Lakes District Plan.
 - d) Wall claddings to be in timber, plaster, schist, coloursteel or stone generic to the area.
 - e) Wall colours to be natural or in a range of Browns, tussock, greens or greys.
 - f) All building construction in the defined building platform on the lot is to be completed within 12 months of the building being occupied for its intended use.
 - g) Roofs shall be clad in steel or a natural product.

- h) Roof colours shall be low reflectivity and natural. Corrugated iron to be one of the following colours: Lignite, Ironsand, Kauri, Grey Friars, New Denim Blue or Karaka (Colorsteel colours).
- i) At the time application is lodged for land use consent to erect a dwelling, a landscape plan shall be submitted with the consent for the consideration and approval as part of that application. The landscape plan shall identify species, position and layout of planting. The intended result is to significantly break up the visibility of the dwelling from the neighbouring properties and particularly Cardrona and Studholme Roads, while not obstructing the distant views to the mountains beyond.

The landscaping plan shall address the following objectives:

- Species that will integrate with the surrounding and distant landscape
- A simple structure and representative of endemic flora
- Shall not be used to demarcate boundaries (along fencelines)
- Maintain the protection of the view shaft of Mount Aspiring from the Cardrona Valley Road

The landscaping plan shall be implemented within 8 months of completion of the construction of the consented dwelling and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or be diseased it shall be replaced within 8 months.

- 9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Register of Lot 2 and 3 by way of Consent Notice pursuant to s.221 of the Act.

- a) 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 18 April 2013. The proposed waste water system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.

At such a time that Council's drainage reticulation is available to service the lot in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.

- b) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- c) At the time a dwelling is erected on Lots 2 and 3, 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 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 NZS 4404:2004 with amendments adopted by QLDC in 2005). 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 4km 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.

Landscape Protection

- d) No structures shall be erected or stored within areas Z and ZA as shown on the land transfer plan.
- e) Areas Y and YA – Planting that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- f) Areas Z and ZA - Planting that would substantially block the view up the meltwater channel or that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- g) Areas Y, YA and Z and ZA shall be maintained as open pasture through grazing or occasionally grass cutting, or as cropping.

The objective of the landscape conditions (d), (e), (f) and (g) is to preserve the sense of open space and pastoral character adjacent to the Cardrona Valley Road, to maintain a view up the meltwater channel from the Cardrona Valley Road, and to preserve the views of the mountains to the northwest from the road, including Mt Aspiring and the Buchanans.

(If at any time that this site is rezoned from Rural General to a zoning that provides for rural lifestyle, rural residential or urban land uses then consent notice conditions (d), (e), (f) and (g)

shall be deemed to have expired and may be removed from the Computer Freehold Registers for Lots 2 and 3.)

Buildings

- h) All future buildings shall be contained within the Building Platform as shown as Covenant Area 'P' (Lot 2) and 'O' (Lot 3) as shown on Land Transfer Plan and be limited to a footprint of 400m².
- i) Any building shall be limited to 6m above natural ground.
- j) Chimneys and other minor structures may exceed the height limit to a maximum additional height of 1.2m.
- k) Roof pitch shall be no more than 35 degrees.
- l) Roof material shall be a dark natural colour with a Reflectivity Value of 15% or less.
- m) Walls shall have a Reflectivity Value of 27% or less. Wall colour shall be of a natural earthy hue selected from grey, brown, grey-blue and green–brown shades.
- n) Spouting and downpipes and joinery shall match or be darker than selected roof and wall colours respectively.
- o) Any external lighting shall be restricted to the building platform and shall be designed to avoid overspill and glare.
- p) Water storage tanks shall be partially buried, and/or landscaped so as not to be visible from outside the lot.

Curtilage

- q) All domestic activities and structures shall be restricted to the designated curtilage area including but not limited to clotheslines, tennis courts, swimming pools, ornamental gardens, and mown lawns.

Fencing

- r) Boundary fencing shall be standard post and wire stock fencing. Internal fencing shall be post and wire or natural or stained timber.

Landscape Development and Planting

- s) At the time of applying for consent for the construction of a dwelling, a landscape plan shall be submitted to Council for approval to show tree and shrub planting that will ensure the dwelling and any garden structures are visually discreet when viewed from the Cardrona Valley Road. The Plan shall also record the existing planting implemented under condition of consent.
- t) The approved planting shall be implemented within 8 months of completion of the dwelling. All plants shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced within 8 months. This includes the planting implemented as a condition of consent.
- u) Plant species with a high spread risk must not be planted including but not limited to wilding species as defined within the district plan, and weed species including birch, and sycamore. Plants shall be of native species natural to the area or exotic species in keeping with the surrounding rural landscape character.

LAND USE DECISION

1. That the development must be undertaken/carried out in accordance with the plans:

- Titled 'Photographs of Existing House on Lot 3' by Paterson Pitts Group dated 29/08/2013.

stamped as approved on 10 September 2013

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.

FILE REF: RM130292

TO Independent Commissioner
FROM Ian Greaves
SUBJECT Report on a publicly notified resource consent application.

SUMMARY

Applicant: Great Estates Ltd
Location: 182 Cardrona Valley Road, Wanaka
Proposal: Subdivide to create three allotments, amend the location of the existing building platform on Lot 1, establish a residential building platform on each of Lots 2 and 3 and cancel consent notices 5092245.2 and 8714477.1. Land Use consent is also sought to undertake additions and alterations to the existing barn, convert this barn to a dwelling and a variation to RM010673 to amend the approved location of the existing dwelling.
Legal Description: Lot 6 Deposited Plan 302596 held in Computer Freehold Register 10026
Zoning: Rural General
Public Notification Date: 4 July 2013
Closing Date for Submissions: 1 August 2013
Submissions: No submissions were received

Implications For:

i)	Policy	No
ii)	Annual Plan	No
iii)	Strategic Plan	No

RECOMMENDATION

The application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 for the following reasons:

1. It is considered that the adverse effects of the activity will be minor
2. The proposal is consistent with the relevant objectives and policies of the District Plan
3. The proposal will promote the overall purpose of the Act.

REPORT

1.0 INTRODUCTION

My name is Ian Greaves, I am a senior planner with the Queenstown Lakes District Council. I have worked at the Council and previously Lakes Environmental since April 2010.

I hold the qualifications of a Bachelor of Applied Science (Environmental Management) from the Otago University. I am an associate member of the New Zealand Planning Institute. I have approximately six and half years' experience as a planner in roles with Opus International Consultants (NZ), the Environment Agency (UK) and Lakes Environmental Limited.

I am familiar with the site and its context and I have visited the subject site and its surrounds prior to writing this report.

2.0 SITE & ENVIRONMENT

The subject site is located at 182 Cardrona Valley Road, Wanaka and is legally described as Lot 6 Deposited Plan 302596 held in Computer Freehold Register 10026.

A detailed site description is included in sections 3 and 4 of the Landscape Assessment Report prepared for the applicant by Ms Anne Steven. This description is considered accurate I therefore adopt it for the purposes of this report.

3.0 PROPOSAL

Consent is sought to subdivide the site into three allotments, amend the location of the existing building platform on Lot 1, establish a residential building platform on each of Lots 2 and 3 and cancel consent notices 5092245.2 and 8714477.1. Land Use consent is also sought to undertake additions and alterations to the existing barn, convert this barn to a residential dwelling and a variation to RM010673 to amend the approved location of the existing dwelling.

The proposed subdivision will result in the following allotments

- **Proposed Lot 1** will be 6.1 hectares in area and is to contain the existing residential dwelling. The location of the existing residential building platform is to be amended as part of this application to reflect the location of the existing dwelling.
- **Proposed Lot 2** will be 4 hectares in area and is to contain a 1000m² residential building platform. The applicant has volunteered a suite of building design and landscape controls for any future development within proposed Lot 2.
- **Proposed Lot 3** will be 2.9 hectares in area and is to contain a 937m² building platform situated around an existing barn. The barn has been converted to a residential unit and a retrospective resource consent is sought for this aspect. The applicant has volunteered a suite of building design and landscape controls for any future development within proposed Lot 3.

A full description of the building design and landscape controls are detailed in Section 2.4 of application report prepared by Duncan White of Patterson Pitts Group dated 9 May 2013.

An extensive planting plan has been proposed for Lots 2 and 3.

Access to proposed allotments will be via an existing formed driveway from Cardrona Valley Road. Lot 1 will retain ownership of this driveway with Lots 2 and 3 having a Right of Way in their favour.

Wastewater and stormwater will be disposed of on-site. Potable water is to be supplied to each lot from an existing bore located within Lot 3. Each lot will be connected to electricity and telecommunication services.

Approval is also sought to cancel Consent Notices 5092245.2 and 8714477.1 that apply to the site. It is proposed to reapply the relevant conditions as new consent notice conditions to Lot 1.

Subsequent to the application being notified, the applicant has also applied for resource consent to undertake additions and alterations to the existing barn on Lot 1 and to amend the approved location of the existing dwelling. The changes to the barn include modifying window and door sizes and the addition of a deck on the northern façade. This work is completed and the consent is therefore retrospective. Consent is also sought to use the barn as a dwelling. With regard to the existing dwelling it has been built approximately 30 metres south of the position in which it was approved under RM010673 and therefore the applicant is seeking consent for this change.

Subsequent to the application being notified the applicant has also amended the scheme plan and landscape from what was originally submitted. These changes include:

- An amended location for the building platform on Lot 2. This building platform has been relocated westwards to be 15 metres from the rear boundary of Lot 2.
- A reduction in the curtilage area around the building platform on Lot 2.
- Mitigation planting to the east of the building platform on Lot 2 has been reduced from a double row of evergreen and deciduous planting to what is considered a less formal tree arrangement of similar species.
- The row of mixed evergreen and deciduous trees along the boundary between Lots 2 and 3 has been removed.
- The row of avenue trees along the road boundary has been removed.

I am satisfied that proposed changes and additional consents sought are minor in the context of this application and are within the scope of the original application and do not necessitate that the application is re-notified.

4.0 SUBMISSIONS

4.1 NOTIFICATION DETAILS

The application was publicly notified on 04 July 2013 and submissions closed on 1 August 2013. The map and table below identifies those persons directly notified.

Person (owner/occupier)	Address (location in respect of subject site)
1. Orchard Road Holdings Ltd	Lot 2 DP 362505
2. R L & N B Overton	Lot 1 DP 25147
3. R A & C McAulay	Lot 2 DP 300235
4. J L & J P McLean	Lot 5 DP 302596
5. A W & M K McHutchon	Lot 4 DP 302596
6. J Caughey and R N Macassey	Lot 1 DP 23914
7. J Shaw and R Duncan & V Lees	Lot 3 DP 302596
8. D & N Sarginson	Lot 1 DP 302596
9. C & J Scurr	Lot 2 DP 302596
10. W & S Wells	Lot 1 DP 23136
11. Hawthenden Limited	Lot 1 DP 300235
12. JIT Hillend Investment Limited	Lot 4 DP 322706



Figure 1: Location of parties who were served notice.

4.2 SUBMISSIONS

No submissions were received.

5.0 CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and, pursuant to Section 104(3)(a)(ii) any effects on these persons have been disregarded:

Person (owner/occupier)	Address (location in respect of subject site)
4. J L & J P McLean	Lot 5 DP 302596
5. A W & M K McHutchon	Lot 4 DP 302596
6. J Caughey	Lot 1 DP 23914
7. J Shaw	Lot 3 DP 302596

6.0 DISTRICT PLAN PROVISIONS

6.1 THE DISTRICT PLAN

The site is zoned Rural General under the District Plan.

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;*
- *Maintain acceptable living and working conditions and amenity for residents of visitors to the Zone; and*
- *Ensures a wide range of outdoor recreational opportunities remain viable with the Zone.*

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

The proposal requires the following resource consents:

Land Use

- A **discretionary** activity resource consent pursuant to 5.3.3.3(i)(a) which relates to the addition alteration or construction of:

- (i) Any building; and
- (ii) Any physical activity associated with any building such as roading, landscaping and earthworks.

This reason for consent relates to the retrospective additions and alterations to the existing barn and the retrospective conversion of this barn to a dwelling.

- A **discretionary** activity consent pursuant to section 127(3)(a) of the Resource Management Act 1991, which deems any application to change or cancel consent conditions to be a discretionary activity. This relates to amending the approved location of the existing dwelling. A variation to condition 1 of RM010673 is required to achieve this.
- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the Resource Management Act 1991 which specifies a variation to the consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notices 5092245.2 and 8714477.1 that apply to the site and reapply the relevant conditions as new consent notice conditions to Lot 1.

Subdivision

- A **discretionary** subdivision activity pursuant to Rule 15.2.3.3(vi) which specifies that in the Rural General Zone, all subdivision and location of residential building platforms shall be a discretionary activity.

Overall, the proposal was considered as a **discretionary** activity.

7.0 INTERNAL REPORTS

Internal reports have been obtained from the following Council staff:

- Mr Richard Denney – Landscape Architect
- Ms Lyn Overton – Resource Management Engineer

The above assessments have been incorporated into the assessment of environmental effects in section 9 below, and each report is attached as Appendices 1 and 2 respectively.

8.0 STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the Resource Management Act 1991.

Subject to Part 2 of the Act, 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.*

Section 104(2) provides that

When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect ("the permitted baseline").

Following assessment under Section 104, the application must be considered under Section 104B of the Act. 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.*

The application must also be assessed with respect to the purpose of the Act which is to promote the sustainable management of natural and physical resources. Section 9.5 of this report outlines Part 2 of the Act in more detail.

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

9.0 ASSESSMENT

I consider that the proposal requires assessment in terms of the following:

- (i) Landscape Classification
- (ii) Effects on the Environment
- (iii) Objectives and Policies
- (iv) Other Matters Part 2 of the Act

9.1 LANDSCAPE CLASSIFICATION

Council landscape architect Mr Richard Denney and the applicant's landscape architect Ms Anne Steven classify the landscape of which the subject site forms part as a Visual Amenity Landscape (VAL).

For the purposes of this report I have relied on the landscape classification put forward by Mr Denney and Ms Steven and proceed with the following assessment accordingly.

9.2 EFFECTS ON THE ENVIRONMENT

9.2.1 The Permitted Baseline

Section 104(2) of the Act guides that when forming an opinion on effects, the consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect. The baseline has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the District Plan and unimplemented resource consents. This 'permitted baseline' is outlined below in respect to this site.

Buildings not exceeding 5m² and 2m in height, farming activities including post and wire fencing, and earthworks no greater than 300 cubic metres can be undertaken on the subject site as of right as a permitted activity under the District Plan. There are no unimplemented resource consents associated with the subject site. The permitted baseline offers no directly comparable effects when considering this application.

9.2.2 The Existing Environment

The existing environment is made up of the current use of the site. The site is largely made up of open pastoral paddocks used for sheep grazing and two distinct nodes of development. One being the main dwelling located on the top terrace. It has been identified that this dwelling is not established within the approved building platform which is the position it was approved in under resource consent RM010673.

An additional node of development is located on the northern boundary of the site in the form of a barn also consented under RM010673. This building has been converted into a residential dwelling without consent.

9.2.3 The Receiving Environment

The receiving environment is the environment (beyond the subject site) within which a proposed activity might have effects. It is necessary to also consider the future state of the environment upon which effects will occur, including activities and buildings permitted, or enabled by resource consent in the surrounding area.

Much of the surrounding area is made up of small lifestyle lots with small scale farming activities. The area of land directly east (on the other side of Cardrona Valley Road) of this site is an exception and remains open pastoral paddocks. However, a resource consent (RM130165) has recently been lodged to undertake a residential subdivision of this site. This consent was open to public submissions at the time of writing this report. Of note, Hillend Station which is situated approximately 600 m south of the subject site has consent for 10 residential lots adjacent to Cardrona Valley Road. These lots are not yet developed upon, however the internal roads and landscaping have been undertaken to cater for this development.

9.2.4 Actual and Potential Effects on the Environment

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

- (i) Landscape and Visual Amenity Effects
- (ii) Services
- (iii) Access and Traffic Generation
- (iv) Natural Hazards

I have visited the site on at least two separate occasions, and have viewed the site from surrounding public roads. I have closely reviewed Mr Denney's landscape assessment, and in the main consider that his views accord with my own observations from my site visit and assessment of the application.

i) Landscape and Visual Amenity Effects

The following assessment has been guided by the relevant assessment matters sections contained in Section 5.4.2.2 (3) *Visual Amenity Landscapes* of the District Plan. Assessment matters contained in Section 15 *Subdivision, Development & Financial Contributions* have also been taken into consideration in the following assessment in particular Section 15.2.3.6 (b) (i) which states:

(b) Subdivision of land in the Rural General ... Zone

(i) The extent to which subdivision, the location of Residential Buildings Platforms and proposed development maintains and enhances:

- (a) Rural character*
- (b) Landscape values*
- (c) Heritage values*
- (d) Visual amenity*
- (e) Life supporting capacity of soils, vegetation and water*
- (f) Infrastructure, traffic access and safety*
- (g) Public access to and along lakes and rivers.*

Section 5.4.2.2 Assessment Matters (3) Visual Amenity Landscapes

(a) Effects on natural and pastoral character

Ms Steven considers any effects from the proposed development on the natural and pastoral character of the area are likely to be small. This conclusion is reached primarily due to the scale and nature of the proposed development largely being characteristic of the context landscape and surrounding development. The surrounding landscape is characterised by small land holdings each with an established dwelling and landscaping similar to that proposed. The site sits within a prominent location at a key entrance to Wanaka and also is unique in that it is currently the only site that provides views across the site of Mt Aspiring from Cardrona Valley Road. The applicant has recognised the importance of this view and has offered an open space covenant to protect this view.

Mr Denney comments that the terrace face that runs through the site represents a natural boundary in the landscape that neighbouring dwellings are generally aligned with. This has created an area of open pastoral land between the road and this terrace face. Mr Denney considers that the building platform on Lot 2 which sits 50 metres (as originally submitted) out from this terrace face would appear as an outlier and would compromise the pastoral character in the vicinity. Mr Denney has recommended that this building platform is shifted approximately 30 west towards the terrace to reduce this effect. The applicant has accepted this requested change and has updated the scheme plan with the building platform on Lot 2 now position 15 metres from the proposed western boundary.

Mr Denney has further commented that he considers that the proposed planting which includes lineal planting and a range of exotic tree species will highlight domesticity within the site. Mr Denney has recommended that all tree planting is removed from the covenanted area and that any planting is reduced to clusters close to the proposed building platforms to maintain a high degree of open

pastoral character free of domestic activities and planting. The applicant has also accepted this requested change and has updated the landscape plans accordingly.

I accept the advice of Ms Steven and Mr Denney and agree with Mr Denny that shifting the building platform and reducing the level of domestic planting will assist in protection the natural and pastoral character of the surrounding area.

Overall, I consider any effects on the natural and pastoral character of the area to be no more than minor.

(b) Visibility of development

The existing barn (to be converted to a dwelling) and any future dwelling within the proposed building platform on Lot 2 will be visible for a short stretch of Studholme Road and, to a greater degree, Cardrona Valley Road.

Both Mr Denney and Ms Steven considers that with the inclusion of appropriate screen planting in the vicinity of the building locations the proposed development is not likely to be visually prominent such that it detracts from public or private view of the surrounding natural landscape. As outlined above Mr Denney has recommended changes to the mitigation planting which have been reflected in the updated landscape plan.

The proposed additions and alterations to the barn are in keeping with the design of the building already approved and are consistent level of development on surrounding sites. The proposed landscape planting will visually screen much of these changes from outside of the site.

The amended location for the existing dwelling will not make the dwelling any degree more visually prominent from public places from what was already approved given its location at the rear of the site.

With regards to the visibility of the proposed development from private properties, any effects on these properties are not considered to be significant and would be avoided and mitigated. The reasons for this are, that in the context of the receiving environment, the mitigation planting, disregarding any effects on persons whom have provided their written approval (closest properties to the north) and, that no submissions were received on the application.

I accept the advice of Ms Steven and Mr Denney and consider any effects in terms of the visibility of development are not likely to be more than minor.

(c) Form and Density of Development

There is little opportunity within the subject site to use topography to screen the building platforms from public places. The proposed development will add an additional two dwellings into the rural landscape with the establishment of two additional building platforms (and converting the existing barn to a dwelling).

With the relocation of the building platform within Lot 2 the proposed development will be concentrated in area of the site with a higher potential to absorb development. This is in the context of the development being set against the existing terrace face which is consistent with surrounding development and will maintain an area of open pastoral land in the vicinity of Cardrona Valley Road minimising the effect of the proposed development on the broader landscape character. In addition as outlined above the applicant has recognised the importance of views across the site to the distant mountains and has proposed an open space covenant protecting this view.

The proposed development does not reflect characteristics of an urban area.

Overall, I consider any effects in terms of the form and density of development are not likely to be more than minor.

(d) Cumulative effects of development on the landscape

Ms Steven is satisfied that the proposed development will not give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape when viewed from public places. Mr Denney's report raises concerns with the location of the building platform on Lot 2 and the level of domestic planting which he considered '*would cross a threshold with respect to the vicinity's ability to absorb change*'. However, these concerns have been alleviated with the submission of updated plans reflecting Mr Denney's recommendations and as a result of this I consider the proposed development is not likely lead to the over domestication of the landscape or visually compromise the existing landscape character. It is also the case that the level of domestication is already moderately high in this area owing to the number of neighbouring dwelling and extensive amenity tree planting associated with these dwellings.

Overall, I consider any effects in terms of the cumulative effects of development on the landscape are not likely to be more than minor.

(e) Rural Amenities

Ms Steven is satisfied that the proposed development will not result in any adverse effects with regards to rural amenities. Mr Denney initially had concerns with regards to the level of domestic planting, and the effect this would have on access to open space and views across the landscape. However, the changes adopted by the applicant have resolved these concerns.

The proposed development will not compromise the ability to undertake agricultural activities on surrounding land and remains consistent with traditional rural elements. The proposed building platforms are appropriately setback from property boundaries to avoid any potential effects on the existing amenities of neighbouring properties.

Overall, I consider any effects in terms of rural amenities are not likely to be more than minor.

(ii) Services

The Council engineering report prepared by Ms Overton has identified that appropriate provision has been made for the required services, being potable and fire fighting water, stormwater, and effluent treatment and disposal, and power and telecommunication connections. Conditions of consent have been recommended that will ensure that all services to the site are constructed in accordance with the Council's standards. This advice is accepted and I do not consider that there will be any adverse effects arising from the provision of the requisite services to the proposed building platforms.

(iii) Access and Traffic Generation

Ms Overton has assessed the proposal with regard to access and is satisfied with the location of the existing access. Ms Overton notes that this access is in need of remedial work to bring it up to Council's engineering standards and has recommended a condition of consent to achieve this. This advice is accepted.

With regards to traffic generation a typical vehicle trip rate associated with a residential unit is 9 vehicles movements per day. Therefore the proposal on average is likely to generate an additional 18 vehicle movements per day onto the local roading network. Ms Overton has not identified any concerns in terms of the ability of this roading network to cope with this level of additional traffic moment.

Additional vehicle movements may impact upon rural amenity. However, the scale of this effect is considered to be minor given the site obtains access onto Cardrona Valley Road which is a main arterial road and the low number of anticipated vehicle moments associated with the addition of two dwellings.

Adverse effects on the environment in terms of traffic generation and vehicle movements are not likely to be more than minor.

(iv) Natural Hazards

An inactive fault line runs through the subject site. A geologist assessment was provided in support of the application, by Royden Thomson titled '*Great Estates Ltd, Cardrona Valley Road: Assessment of Perceived Geotechnical Hazards (Dated 22 February 2013)*'. Mr Thomson is satisfied that this fault line poses no risk to the site in terms of a geological hazard. Mr Thomson also notes the site is not at any risk of liquefaction. Ms Overton has reviewed the submitted report, and is satisfied with the conclusions made by Mr Thomson. Adverse effects on the environment in terms of natural hazards are likely to be less than minor.

Summary of Effects

I have relied on the advice of Mr Denney and Ms Steven. On the basis of this advice I consider that the site has the ability to absorb the proposed development without detracting from the landscape values of the visual amenity landscape. The imposition of design controls and landscaping will ensure any potential adverse effects on the landscape are appropriately mitigated.

The proposed development can be adequately serviced with suitable infrastructure. Any effects in terms of traffic generation and vehicle movements have been adequately assessed and are not likely to be more than minor.

Overall, I consider that the proposed development is not likely to result in any adverse effects on the environment.

9.3 OBJECTIVES AND POLICIES

The relevant objectives and policies provided for within the District Plan are outlined below in accordance with section 104(1)(b) of the Act.

The relevant objectives and policies of the District Plan are found under the following sections:

- Part 4 *District Wide Issues*
- Part 5 *Rural Areas*

Relevant policies and objectives are shown in italics below, with comments in normal font.

Section 4 – District Wide Issues

4.2 Landscape and Visual Amenity

Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscapes and visual amenity values.

Policies:

Future Development

- To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

The location of the proposed building platforms, proposed planting and development controls will ensure any adverse effects of the development are adequately mitigated. Based on the advice of Mr Denney and Ms Steven I consider that the site has the ability to absorb the proposed development without detracting from the landscape values of the visual amenity landscape.

To a limited extent the proposal harmonises with the natural topography.

The proposal is in accordance with the above policy.

4 Visual Amenity Landscapes

(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity which are:

- highly visible from public places and other places which are frequented by members of the public generally; and*
- visible from public roads.*

(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.

(b) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.

Any future dwellings within the proposed building platforms will not be visually prominent from public places and other places which are frequented by the members of the public generally due to their location and the proposed planting. The application does not propose linear planting along any road. The proposed development is not likely to result on any effects on the naturalness of the landscape and the amenity values of views from public places and public roads.

The proposal is in accordance with the above policy.

8 Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) to encourage comprehensive and sympathetic development of rural areas.*

Based on the advice of Mr Denney and Ms Steven I am satisfied that the increased density that the proposed development will create will not give rise to adverse effects on landscape values.

The proposal is in accordance with the above policy.

17 Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

Based on the advice of Mr Denney and Ms Steven I am satisfied that the proposal is not likely to generate any adverse effects on the open character and visual coherence of the surrounding landscape.

The proposal is in accordance with the above policy.

Section 5 – Rural Areas

5.2 Rural General and Ski Area Sub-Zone

Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

Assessments have been made in relation to the district wide landscape objectives and policies. These are addressed above.

- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*

The proposed development will not prevent the ability to continue rural activities on the remainder of the site or the surrounding area.

The proposal is accordance with these policies.

- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*

Both Mr Denney and Ms Steven consider any effects from the proposed development on rural character likely to be small. Primarily due to the nature and scale of the proposed development being characteristic of the context landscape and surrounding development.

The proposal is accordance with this policy.

- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*

The proposed design controls, curtilage area and planting are considered appropriate to mitigate any effects created by any future dwelling on the landscape values of the District

The proposal is accordance with this policy.

- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

Given the context of the site and the advice of Mr Denney and Ms Steven I consider that the existing the landscape has the ability to absorb the proposed development.

The proposal is accordance with this policy.

- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

Any future dwellings in the proposed building platforms will not break the line and form of any significant ridgeline or skyline.

The proposal is in accordance with this policy.

Section 15 – Subdivision Development and Financial Contributions

The relevant objectives and policies in Part 15 of the District Plan relate to servicing and amenity protection.

Provision has been made to adequately service the proposed subdivision.

Objective 5 – Amenity Protection

The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.

Policies:

- 5.1 *To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the level of open space and density of built development anticipated in each area.*
- 5.2 *To ensure subdivision patterns and the location, size and dimension of lots in rural area will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*

Although the proposed lot sizes are less than what would be typically found within the Rural General Zone they are consistent with the nature of surrounding development and reflect a similar level of open space. As outlined above the proposed subdivision will not adversely affect landscape, visual, cultural and other amenity values.

The proposal is in accordance with this objective and policies.

Summary – Objectives and Policies

Through the above assessment, I conclude that the proposal remains consistent with the relevant objectives and policies of the District Plan.

9.4 OTHER MATTERS

The cancellation of the existing consent notices is appropriate because they will be replaced by new consent notices which impose conditions and requirements associated with this development.

9.5 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Resource Management Act 1991 details the purpose of the Act 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 Act, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (c) *the maintenance and enhancement of amenity values:*
- (f) *the maintenance and enhancement of the quality of the environment:*

Overall, I am satisfied that the purpose of the Act would be best served by granting consent to this subdivision. It is my assessment the subdivision is generally in accordance with the intentions of the District Plan and will enable the applicant company to meet their needs while mitigating any adverse effects on the environment.

Overall, I consider the proposal does promote the overall purpose of the Act.

10.0 CONCLUSION

Consent is sought to subdivide the site into three allotments, amend the location of the existing building platform on Lot 1, establish a residential building platform on each of Lots 2 and 3 and cancel consent notices 5092245.2 and 8714477.1. Land Use consent is also sought to undertake additions and alterations to the existing barn, convert this barn to a dwelling and to amend the approved location of the existing dwelling.

I have come to the overall view, as outlined in this report, that the site has the ability to absorb the proposed development. With the imposition of design controls and landscape planting as proposed the proposed development is not likely to result in any adverse effects on the Visual Amenity Landscape. The subdivision can be adequately serviced with suitable infrastructure. The proposed development is not likely to result in any adverse effects in terms of traffic generation and vehicle movements.

The proposal is consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Act.

Overall, and in accordance with the assessment contained in this report, I consider that consent for the proposal can be granted subject to conditions of consent.

Prepared by



Ian Greaves
SENIOR PLANNER

Reviewed by



Craig Barr
SENIOR PLANNER

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

Report Dated: 30 August 2013

REPORT TO: Ian Greaves, Planner
FROM: Richard Denney, Landscape Architect
REFERENCE: RM130292, Great Estates, Wanaka
SUBJECT: Landscape Report
DATE: Thursday, 8 August 2013

INTRODUCTION

1. An application has been received for resource consent to subdivide to create three allotments and identify a residential building platform on each allotment at 182 Cardrona Valley Road, Wanaka. The site is legally described as Lot 6 DP 302596 and comprises an area of 13.0146ha and in terms of the Queenstown Lakes District Council - District Plan (the District Plan) is zoned Rural General. Following advice from Lakes Environmental's planner I understand that the application is a discretionary activity.
2. I have read the applicants landscape assessment by landscape architect, Anne Stevens, and the relevant landscape assessments matters within the assessment of environmental effects report (AEE) by the applicant's planner Paterson Pitts Group. The following report is my review of the applicant's landscape assessment.

SITE DESCRIPTION and LANDSCAPE CLASSIFICATION

3. I generally concur with the description provided within the landscape assessment, with the exceptions as noted below.
4. On page 7, paragraph 3 of the landscape assessment the author describes an avenue effect created by the existing shelter belts alongside the highway. I consider the shelter belts referred to are traditional rural shelterbelts required for farming purposes, rather than a formal amenity avenue of trees. I acknowledge the shelterbelt creates a view corridor along the road that creates a focus towards either end. The walled form of the dual shelterbelts is well defined at the southern end of the straight but is less so at the northern end in the vicinity of the subject site. The shelterbelts to varying degrees generally restrict the views to the open landscape beyond. At the subject site is a gap in the shelter belt across the entire road frontage of the property enabling a clear view shaft towards the distant Rob Roy Glacier, the peak of Mt Tititea / Aspiring, and the Buchanan range. North of the property travelling along the road the dual wall effect of the shelterbelts breaks down and views to the broader landscape become intermittent between less formal tree planting and built form within the semi urban fringe of Wanaka. I consider the grand entrance into Wanaka as suggested by the landscape assessment is more of an outcome of the topography of the terminal moraines that rise above and encompass Roy's Bay. Once upon the crest of the moraines the full panoramic picture of the lake, mountains and township becomes revealed as grand open vista.

5. The dual shelterbelts comprise of a mix of species, of varying condition and density creating variability in the architectural form of the shelterbelt and visual permeability. I consider there is however sufficient visibility through the trees to create an awareness of the adjacent landscape beyond the roadside. Travelling within a vehicle at speed the permeability through the shelterbelt is enhanced by the effect of the trees moving past quicker than the landscape beyond creating an enhanced albeit still diffused view of the landscape.
6. The break in the shelterbelt at the subject site is the only clear view along this stretch through to Mt Tititea / Aspiring and Rob Roy and its associated glacier. This view I consider to be a focal point and highlight along this route in summer and winter. It is one of the few albeit short views of the iconic peak and glaciers from an arterial road in the region. It is not the best angle however as only the tip of Mt Tititea/ Aspiring is visible. It is further south along the straight towards the Hillend development that more extensive views of the peak would be potentially available from the road but such views are currently filtered through trees or very fleeting through small gaps in plantings at driveway entrances.
7. The assessment identifies the site as being within a visual amenity landscape (VAL), which is consistent with appendix 8B Map 1 of the District Plan, and to which I concur.

ASSESSMENT

8. I have reviewed the landscape assessment provided by the applicant, and have carried out a site visit. I concur with the assessment in parts, in those parts which I consider there is disagreement I have noted and discussed these matters below. The order of assessment matters follows that within the applicant's landscape assessment and AEE.

Visual Amenity Landscape

Effects on natural and pasture character

(i),(ii) and (iii).

9. I consider the proposed development would compromise the arcadian pastoral landscape to a small to moderate degree due to the proximity of the proposed building platform within lot 2 to the road and resulting proposed mitigation planting. The terrace face that runs through the site determines a natural boundary in the landscape to which neighbouring dwellings are generally aligned or setback to. This natural setback line continues through to the Hillend building platforms although the terrace face fades prior to this point. Proposed building platform 2 is set some 50m away from the terrace face and from the road viewpoint appears closer than neighbouring dwellings. I recommend that the platform is located some 30m towards the west to enable the building to have more of an association with the terrace face and less with the road. This would enable a future building and associated domestic activities to be consistent with current settlement patterns and complimentary with the natural landform and slightly less prominent from the road.
10. The landscape mitigation proposed for proposed platform 2 includes a short length of hedging that would partially screen a dwelling from the road. However the relatively smaller scale and nature of the planting I consider would highlight domestication of the landscape at this location. It would also fragment the openness of the pastoral landscape. I suggest that a building platform located closer to the terrace face with less planting would have less adverse effects.

11. The proposed landscaping includes a number of relatively smaller landscape elements in the form of lineal planting and a diversity of tree species within close proximity to the road. This includes a proposed line of 'stately trees' alongside the road boundary to form a grand avenue entrance into Wanaka. This would introduce amenity type planting to the landscape of a smaller scale and species to that of the existing shelterbelts along the route. The avenue planting would contradict the proposed covenant for an open view shaft towards Mt Tititea/ Aspiring by further restricting views and would visually constrain the proposed 100m setback for open space. It would also introduce a style of planting that would be specific to this site along the route and this would highlight a change in character and a level of domesticity at the subject site.
12. There is intent to retain a view shaft towards Mt Tititea/Aspiring and maintain some open pastoral character within proximity to the road via a proposed covenant. I consider the proposed mitigation planting within the proposed covenant area would compromise open pastoral character and views. I recommend that there should be no planting within the covenant area to maintain the open pastoral landscape and the view shaft. Mitigation planting for the platforms could be contained to within closer proximity to the dwellings where it would be effective without compromising the open pastoral character.

(iv).
13. I concur with the landscape assessment in that the existing barn is highly visible and a proposed dwelling on Lot 2 would be highly visible in the absence of tree planting. Proposed planting however would eventually screen these dwellings from the road although I consider this planting would also would compromise the open pastoral character and views. Visibility of the buildings within this visual amenity landscape is anticipated to some degree so I do not consider it necessary to totally screen the buildings at the expense of adverse effects created by the proposed planting. As discussed above a relocation of building platform 2 towards the terrace face and reducing mitigation planting to the more immediate surrounds of the dwelling would provide adequate mitigation and maintain an open pastoral landscape. An example of this can be seen on the neighbouring lot to the south, (Overton), where open pastoral landscape is maintained with a cluster of 'mitigation' planting around the dwelling.

Visibility

14. I concur with assessment in that once proposed planting is established built form on the proposed platforms would not be visually prominent so that it distracts from public and private views. However I don't consider the full extent of the proposed planting to add to the visual quality of the landscape in terms of its fragmentation and constriction of the openness of the landscape and domestic nature and form of planting.
15. The entrance experience into Wanaka I consider would be slightly degraded by the proposed planting as it would compromise one of the few remaining openings that enable a view shaft to the Buchannans, and the main divide peaks and glaciers. I consider this view, and the openness of the pastoral landscape at this location to have greater landscape value than the existing 'avenue' or shelterbelt planting which is degraded at this location and northwards.
16. I consider the proposed additional boundary planting between proposed Lot 3 and the property to the north would potentially compromise the view shaft intended under the proposed covenant. I would suggest limiting this planting to shrub and tree species with a mature height no greater than 5m may be more effective. I recommend that a condition supporting the proposed covenant restricting planting to those areas as shown on an amended approved landscape plan.

17. The proposed planting between Lots and 3 and 2, I consider to be excessive in terms of mitigating views from the access drive to the neighbouring lots to the north and would compromise the openness of the landscape and proposed view shaft towards the mountains. I would suggest that partial views of a dwelling on proposed Lot 2 would be anticipated within this landscape as long as it was not visually prominent. I would suggest reducing the extent of planting and planting closer to a curtilage area around the proposed building platform would be more effective, would require less planting with less compromise to the open pastoral landscape and view shafts.

Form and density of development

18. I concur with the report that there are no opportunities to utilise topography to screen the proposed development from the Cardrona Valley road. The assessment refers to the vulnerability of the site to loss of an open pastoral landscape and proposes an open space covenant to protect this as form of mitigation. However I consider this mitigation is compromised by the proposed planting mitigation s discussed above
19. I concur with the proposed development would not introduce density characteristic of urban areas.
20. The assessment suggests that the proposed development may set future scheme design principles, through the proposed 100m minimum setback and stately avenue tree planting. A concept of a stately avenue of trees along the Cardrona Valley Road entry straight to Wanaka would be better driven via a comprehensive plan through one land holder, and logically through the council within the road reserve. I understand however there is no intention or strategic plan as such from council. Design and managing an avenue along such a length of road through multiple landowners would be problematic in terms on consistency of design outcomes.

Cumulative effects of development on the landscape

21. I consider the proposed development would create over domestication of the landscape, to a small to moderate degree. Proposed planting mitigation would highlight domestication and fragmentation of the open pastoral landscape character. It is recognised that the location of the site is upon the fringe of the Wanaka township and there is an established higher density of rural general lots and dwellings to the north of the site. However this site is on the margins of this pattern. Even though the Hillend development is of relatively higher densities of built form than the surrounding landscape there is setback from the road that maintains openness to the pastoral landscape. I consider the positioning of the building platform 2, and associated landscape planting, and to a lesser degree mitigation planting for the boundary between lots 2 and 3, would cross a threshold with respect to the vicinity's ability to absorb change. Further development as proposed would visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects.
22. I consider the proposed consent notice to protect the view shaft and openness within 100m of the Cardrona Valley Road would assist in mitigating the proposal. This is compromised however by the proposed planting within and around the fringes of this proposed covenanted area.

Rural Amenities

23. I consider the proposed avenue planting, and planting within the proposed covenanted area for open space would compromise adequate views across arcadian pastoral landscapes from the Cardona Valley Road. Proposed planting

would further restrict views, increase the level of domestic scale and form of planting and narrow the view shaft towards the distant mountains.

24. I consider some of the proposed planting and the avenue planting would not be in keeping with traditional rural elements. The stately avenue planting is proposed to be within an eventual context of broader avenue context to be experienced from the length of the straight along the Cardrona Valley road. I don't believe this would be achieved effectively within the subject site. It would highlight a change from the large established rural characteristic of the broad form of the shelterbelts to a much smaller more amenity urban entry type planting within a private lot. This would highlight a shift towards amenity planting over traditional rural forms, and a scale associated more with the subject property road side amenity frontage rather than a 'civic' entry feature of a grand avenue.
25. Other planting including a number of relatively short shelterbelts running parallel with Cardrona Valley road would be of relatively smaller scale to the established big scale shelters. This change in scale I consider would highlight a shift from traditional rural shelterbelts to smaller belts that are for domestic or residential mitigation purposes rather than traditional farming requirements.
26. I consider setback between neighbouring dwellings would be adequate. The proposed setback for building platform to the road and would disturb the natural built form patterning established along this stretch of road that currently maintains a level of separation and openness between built form and the Cardrona Valley Road.
27. Further assessments matters relevant to landscape are covered with the applicants AEE by Patterson Pitts. I have reviewed the relevant assessment as follows:

Assessment Matters General

Section 5.4.2.3

(i) General – Nature Conservation Values

28. The proposed landscape plan includes douglas fir a wildling pine species, and silver birch a problematic species in terms of high potential to spread. The site is within close proximity to the nearby hill country, which is part of the outstanding natural landscape. I recommend that birch and douglas fir and any other wildling pine species are removed from the landscape plan and substituted with alternate species.

xi) Restricted Discretionary Activity - Tree Planting

29. This has been discussed above.

Subdivision

15.2.6.4 Assessment Matters for Resource Consents

i Lot Size and Dimensions

30. Lot sizes would be of sufficient area and dimensions to fulfil intended purposes and landuse. The pattern of the proposed lots would be consistent with more that to the north of the site rather than the south. The boundary between lots 2 and 1 would follow a natural feature, the crest of the low terrace face and would integrate with the natural landform. The proposed boundary between Lots 2 and 3 would cut across the open low flats upon the same level as the Cardrona Valley Road. The proposed

open space covenant, excluding proposed planting, would however maintain an overall openness with a minimal fragmentation created by a fence line.

15.2.7.3 Assessment Matters for Resource Consents

31. All the proposed lots would maximise solar gain due to the generally flat nature of the site.
32. I consider future built form within the proposed lots would affect views from neighbouring properties to a low degree and would not result in domination from neighbouring properties of built form on the lots. From the neighbouring property to the north, including the shared access drive it is likely a building within Lot 2 platform would be visible although would be partially screened by the existing building within Lot 3. Proposed planting would at the very least effectively partially screen buildings within both these lots.

CONCLUSION

33. The subject site is characterised by an open space pastoral character with unhindered views from the Cardrona Valley Road through to Mt Tititea / Aspiring, Rob Roy Glacier and the Buchannans through a gap in roadside shelterbelt trees. An existing dwelling and shed are located on an upper terrace, with an existing barn at the toe of the low terrace face. In terms of the three lot subdivision, and identification of building platforms within proposed lots 1 and 3 I generally concur with the assessment of effects within the application. It is the proposed location of the building platform within Lot 2 and the overall proposed landscape mitigation that my assessment would differ to that within the application.
34. I consider that building platform 2 would deviate closer towards the Cardrona Valley Road and would increase the prominence of domestic activities and built form, and compromise the open pastoral character of the landscape. This could be mitigated by simply located the proposed platform closer to the toe of the small terrace face to be of a more consistent setback as similar dwellings in the area, and to provide a greater buffer from the Cardrona Valley Road.
35. Proposed landscaping includes a number of landscape elements to mitigate the proposed building platforms that I consider clutters the open landscape and compromises the intent of the open space covenant proposed within the application. A proposed avenue planting would decrease the ability for views across the open landscape and towards Mt Tititea/ Aspiring, Rob Roy Glacier and the Buchannans in one of the few places along this route that this view is possible. The avenue planting would also be of an amenity nature rather than traditional rural and would highlight a change in the landscape character towards a more domestic character. Other proposed short lengths of screening planting would be out of scale to the open landscape and long broad forms of shelterbelts and would further compromise the view shaft towards the mountains and appreciation of open space. Much of this planting I consider is unnecessary to mitigate future buildings and domestic activities and could be substantially reduce to retain openness. Mitigation planting closer to the building platform s and outside the proposed covenant areas could be sufficient to diffuse views of future buildings and domestic activities.

RECOMMENDATIONS

36. Should consent be granted I recommend the following conditions be included:

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

- i. An amended scheme and landscape plan showing building platform 2 and associated curtilage area located at least 30m towards the west to be closer to the natural terrace face and further from the Cardrona Valley Road.
- ii. The landscape plan (dated: May 2013) submitted with the application shall be amended and resubmitted to the Landscape Architect, Queenstown Lakes District Council for approval prior to development commencing on site. In this instance the landscape plan shall achieve the following objectives:
 - Clearly identify the boundary of a curtilage area for each lot
 - Shall remove all wilding and problematic species such as Douglas Fir and Silver Birch or if these are existing shall identify an alternative replacement species if these trees are removed.
 - Shall show an 'open space' covenant area and note that on the plan that this area is to be maintained as open pasture free of trees, shrubs, and structures and shall maintain views from the Cardrona Valley Road to the Rob Roy glacier, Mt Tititea / Aspiring, and the Buchannans.
 - Shall remove all proposed mitigation planting back to the within the curtilage areas for each proposed lot.
 - Shall remove the proposed avenue planting along the road side planting.
 - Shall include a planting schedule for all structural planting (trees and shrubs).
- iii. The approved landscape plan shall be implemented prior to the issue of the 244 (c, and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced within the next 6 months.

Recommended amendments to applicants proposed conditions:

8. j) Roof colours shall be low reflectivity and natural. Corrugated iron to be one of the following colours: Lignite, Ironsand, ~~Kauri~~, Grey Friars, New Denim Blue or Karaka (Colorsteel colours) **or colour** in the range of dark greys, green and brown with a light reflectivity value of between 5% and 36% subject to certification from councils landscape architect.
- k) At the time application is lodged for land use consent to erect a dwelling on each Lot, a landscape plan shall be submitted with the consent for the consideration and approval as part of that application. The landscape plan shall identify species, position and layout of planting. The intended result is to ~~significantly~~ break up the visibility of the dwellings from the neighbouring properties and particularly the Cardrona and Studholme Roads, while not obstructing the distant views to the mountains beyond.

The landscaping plan shall address the following objectives:

- Species that will integrate with the surrounding and distant landscape
- A simple structure and representative of endemic flora
- ~~To provide aesthetics, shelter and screening within the property and~~
- Shall not be used to demarcate boundaries (along fencelines)
- **Maintain the protection** ~~Protection~~ of the view shaft of Mount Aspiring and the Rob Roy Glacier from the Cardrona Valley Road
- ~~Identification of accessways within each site from the rights of ways~~

The landscaping plan shall be **implemented within 6 months of completion of the construction of the consented dwelling** ~~established at the time each dwelling is constructed~~ and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or be diseased it shall be replaced **within 6 months**.

Lots 2 and 3

9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the computer freehold registers to Lot 2 and 3 by way of Consent Notice pursuant to section 221 of the Act.

Landscape Protection

- a) No structures shall be erected within areas Z and Z1 as shown on the land transfer plan for this subdivision.
- b) Areas Y and Y1 – Planting that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- c) Areas Z and Z1 - Planting that would substantially block the view up the meltwater channel or that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- d) Areas Y, Y1 and Z and Z1 shall be maintained as open pasture through grazing or occasionally grass cutting.**

At the time that this site is rezoned from Rural General to a zoning that provides for rural lifestyle, rural residential or urban land uses then this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Registers for Lots 2 and 3.

Buildings

- i) Walls shall have a Reflectivity Value of 27% or less. Wall colour shall be of a natural earthy hue selected from grey, brown, ~~red-brown, grey-blue and green-brown shades.~~

Curtilage

- ~~o) All domestic structures and activities shall occur within the curtilage area.~~
All domestic activities and structures shall be restricted to the designated curtilage area including but not limited to clotheslines, tennis courts, swimming pools, lawns, ornamental gardens, and mown lawns.

Landscape Development and Planting

- r) The approved planting shall be implemented within ~~42~~ **6** months of completion of the dwelling. All plants shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced in the next growing season. This includes the planting implemented as a condition of consent.
- s) No species with spread risk may be planted **including but not limited to wilding species as defined within the district plan, and species of birch**. Plants shall be of native species natural to the area or exotic species in keeping with the surrounding rural landscape character.

Memo prepared by
QUEENSTOWN LAKES DISTRICT COUNCIL

Reviewed by



Richard Denney
LANDSCAPE ARCHITECT



Denis Nugent
ACTING MANAGER RESOURCE CONSENTING

OFFICE MEMO

FILE REF: RM130292 Great Estates
TO: Ian Greaves - Planner
FROM: Richard Denney – Landscape Architect
DATE: August 27th 2013
SUBJECT: Landscape report addendum

1. An application has been received for resource consent to subdivide to create three allotments and identify a residential building platform on each allotment at 182 Cardrona Valley Road, Wanaka. The site is legally described as Lot 6 DP 302596 and comprises an area of 13.0146ha and in terms of the Queenstown Lakes District Council - District Plan (the District Plan) is zoned Rural General. Following advice from council's planner I understand that the application is a discretionary activity.
2. I carried out a review of the applicant's landscape architect report by Anne Stevens. This was provided to council's planner on the 8th August 2013. Since then the application has been amended as outlined in the letter from the applicants planner Duncan White dated 26th August 2013, Ref W4071. In summary the changes are as follows:
 - An amended landscape and scheme plan
 - relocation of the proposed building platform 2 closer to the low terrace face,
 - reduced curtilage area for building platform 2,
 - reduction in the formality of planting to the east of building platform 2,
 - removal of trees along the boundary between lots 2 and 3,
 - removal of the formal avenue trees along the roadside boundary.
 - Formalisation of the building platform around the existing house on Lot 1, and changes made to the dwelling on Lot 3 since consent was granted for this building in 2001.
3. The changes have been made following a meeting with the applicant's planner and landscape architect with council officers in response to the council's landscape report. I consider these changes would address the issues raised in the councils landscape report, specifically:
 - The relocated building platform 2 and its reduction in curtilage area would reduce the prominence of a future building from the Cardrona Valley Road and would assist in maintaining the open pastoral buffer between the road and a future dwelling.
 - The planting amendments, including the removal of the roadside avenue trees would maintain an open pastoral landscape adjacent to the Cardrona Valley Road and retain the view shaft through to the prominent distant peaks towards the main divide.

- There would be less planting but planting would be more targeted at mitigation at the source of adverse effects. This would contain the domestication effects of the proposed planting and would retain the open pastoral character to the balance of the site.

RECOMMENDATIONS

4. Should consent be granted I recommend the following conditions be included:

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

- The approved landscape plan and the certified structural planting plan shall be implemented prior to the issue of the 244(c), and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced within the next 8 months. If any Douglas Fir or other existing wildling species (as defined within the district plan) within the subject property are removed they shall be replaced with a non-wildling species and a species consistent with the certified structural planting plan.

Recommended amendments to applicants proposed conditions:

- A structural planting plan based on the approved landscape plan ~~Proposed Scheme Landscape Layout Plan (Figure 5)~~ shall be submitted for certification by Council's ~~Principal Landscape~~ landscape architect. ~~Plantings on this plan shall be completed prior to the issue of the 224(c) certificate for the subdivision. All plants shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced in the next growing season.~~ The plan shall include a planting schedule for all structural planting (trees and shrubs), and shall identify species, grades and quantity of planting.
- Roof colours shall be low reflectivity and natural. Corrugated iron to be one of the following colours: Lignite, Ironsand, ~~Kauri~~, Grey Friars, New Denim Blue or Karaka (Colorsteel colours) **or a colour** in the range of dark greys, green and brown with a light reflectivity value of between 5% and 36% and subject to certification from councils landscape architect.
- At the time an application is lodged for land use consent to erect a dwelling on each Lot, a landscape plan shall be submitted with the consent for the consideration and approval as part of that application. The landscape plan shall identify species, position and layout of planting. The intended result is to ~~significantly~~ break up the visibility of the dwellings from the neighbouring properties and particularly the Cardrona and Studholme Roads, while not obstructing the distant views to the mountains beyond.

The landscaping plan shall address the following objectives:

- Species that will integrate with the surrounding and distant landscape
- A simple structure and representative of endemic flora
- ~~To provide aesthetics, shelter and screening within the property and~~
- Shall not be used to demarcate boundaries (along fencelines)
- **Maintain the protection** ~~Protection~~ of the view shaft of Mount Aspiring and the Rob Roy Glacier from the Cardrona Valley Road
- ~~Identification of accessways within each site from the rights of ways~~

The landscaping plan shall be **implemented within 8 months of completion of the construction of the consented dwelling** ~~established at the time each dwelling is constructed~~ and 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 8 months**.

Lots 2 and 3

9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the computer freehold registers to Lot 2 and 3 by way of Consent Notice pursuant to section 221 of the Act.

Landscape Protection

- a) No structures shall be erected within areas Z and Z1 as shown on the land transfer plan for this subdivision.
- b) Areas Y and Y1 – Planting that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- c) Areas Z and Z1 - Planting that would substantially block the view up the meltwater channel or that would intrude upon or block views of the mountains from Cardrona Valley Road is not permitted within this area.
- d) Areas Y, Y1 and Z and Z1 shall be maintained as open pasture through grazing or occasionally grass cutting, or as cropping.**

At the time that this site is rezoned from Rural General to a zoning that provides for rural lifestyle, rural residential or urban land uses then this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Registers for Lots 2 and 3.

Buildings

- i) Walls shall have a Reflectivity Value of 27% or less. Wall colour shall be of a natural earthy hue selected from grey, brown, ~~red-brown~~, grey-blue and green–brown shades.

Curtilage

- ~~o) All domestic structures and activities shall occur within the curtilage area.~~ **All domestic activities and structures shall be restricted to the designated curtilage area including but not limited to clotheslines, tennis courts, swimming pools, ornamental gardens, and mown lawns.**

Landscape Development and Planting

- r) The approved planting shall be implemented within ~~42~~ **8** months of completion of the dwelling. All plants shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced **within 8 months**. ~~in the next growing season.~~ This includes the planting implemented as a condition of consent.
- s) **Plant species** with a high spread risk **must not** be planted **including but not limited to wilding species as defined within the district plan, and weed species including birch, and sycamore**. Plants shall be of native species natural to the area or exotic species in keeping with the surrounding rural landscape character.

Memo prepared by
QUEENSTOWN LAKES DISTRICT COUNCIL

Reviewed by

A handwritten signature in blue ink, appearing to read 'Richard Denney', with a horizontal line drawn underneath.

Richard Denney
LANDSCAPE ARCHITECT

A handwritten signature in blue ink, appearing to read 'Denis Nugent', written in a cursive style.

Denis Nugent
ACTING MANAGER RESOURCE CONSENTING



ENGINEERING MEMO

TO: Ian Greaves
FROM: Lyn Overton
DATE: 12/08/2013
SUBJECT: RM130292 – Great Estates Ltd

Subdivision consent is sought subdivide to create three allotments and identify a residential building platform of each allotment at 182 Cardrona Valley Road, Wanaka. The legal description for this site is Lot 6 DP 302596, and the area is 13.0146ha. The property is zoned Rural General.

Access

Access to the site is from Cardrona Valley Road. The applicant proposes to create a right of way over the existing access. The existing vehicle crossing to the site is not sealed and in need of remedial work. The culvert is completely blocked off on the north side and a portion of the culvert is protruding through the surface midway through the vehicle crossing. Please refer to the attached photos. I am not satisfied that the vehicle crossing is to



Council standards. Therefore, a condition is recommended to ensure that the vehicle crossing is upgraded to comply with Council's standards prior to 224c certification.

The carriageway is formed to 3.5 - 4m approximately in width and provision has been made for stormwater disposal. I am satisfied that the access road has been formed to Council standards and no further conditions are proposed.



Services

There are no Council reticulated infrastructure services available to the site. There are existing buildings/dwellings located within proposed lots 1 and 3, and I am satisfied that these buildings are fully serviced.

Conditions registered on Consent 5092245.2 relate to fire fighting and on-site wastewater disposal. Condition 3 requires the consent holder to install a 23,000 litre tank for fire fighting purposes and that the tank is not to be visible from any public place. Both Lots 1 and 3 have been provided water tanks for fire fighting purposes. The fire fighting tank for Lot 1 is partially buried with a low bund formed around the rear of the tank and a hard stand on the west side (refer to the photo on the right). I am satisfied that this tank has complied with the original consent condition. The fire fighting tank indicated in the photos below is located adjacent to the building on Lot 3. While the size of the water tank would have complied with the consent notice condition at the time the building was constructed the tank would not have complied as there has been no provision made for a hard stand area for a fire fighting appliance and there is no fire fighting connection coupling available to connect to. To comply with NZ Fire Service requirements a hard stand area is required to be made within 5m of the fire fighting connection point and this connection point. In this instance a suction coupling would be required or the applicant would need to construct some form of stand to enable fire fighters to place a pump on top of the tank to pump the water in the event of an emergency. Conditions are recommended to ensure that the fire fighting supply on Lot 2 is upgraded to comply with NZ Fire Service requirements and for a consent notice to be registered on the title of Lot 2 to ensure that NZ Fire Service requirements are met at the time a dwelling is constructed.



Consent notice condition 4 requires the property owners to install an on-site wastewater treatment Disposal system. I am satisfied that an on-site system has been installed for the buildings on Lots 1 and 3 and that there is no evidence of dysfunction of these systems. An *'Onsite Wastewater Disposal Site & Soil Assessment'* (dated 18 April 2013) has been submitted by Petherick Consultancy Ltd with the application. This assessment confirms that on-site wastewater disposal is feasible and that there are no site constraints. I accept the conclusions of the application and recommend a condition of consent is registered on the title of Lot 2 to ensure that an on-site wastewater system is designed by a suitably qualified person at the time a dwelling is constructed.

Consent notice variation 8714477.1 has no bearing on this report.

The water supply for the lots will be from a private water scheme taken from an on-site bore installed at the time of the underlying subdivision RM000864. Chemical and bacterial tests submitted with the application indicate that the water quality complies with NZ Drinking Water Standards. The existing dwellings located within the site have a connection to the private water supply. Water quality chemical and bacterial tests indicate that the water supply meets NZ Drinking Water standards. A condition is recommended to ensure that Lots 1 to 3 are provided with independent water connections.

No information has been received in regards to how the water supply is managed or monitored. Therefore, a condition is recommended to ensure that evidence as to how the water supply will be managed and monitored is to be supplied to Council prior to 224c certification.

Letters have been provided by utility service providers, Chorus and Delta, confirming that electricity and telecommunications will be available to the subdivision. Several emails from the engineers at Delta indicate that easements will be required over the new lots to protect the existing electricity lines and transformer as requested in an email from Delta engineer Greg Dingwall (dated 15 January 2013). The emails also indicate that while a supply can be extended they could not confirm that there was capacity within the transformer for the new lot and advised that it may be necessary to upgrade the transformer. Conditions are recommended to ensure that all lots are provided with a connection for electricity and telecommunications and that all necessary easements are granted.

Earthworks

No earthworks are proposed for this subdivision.

Hazards

Council's hazard maps indicate an inactive fault line within the site. Geologist Royden Thomson has undertaken an assessment of the site and his findings are reported in a document titled '*Great Estates Ltd, Cardrona Valley Road: Assessment of Perceived Geotechnical Hazards*' (Dated 22 February 2013). The report concludes that the water level below the site is approximately 20m in depth and is not expected to rise. Therefore there is no risk to liquefaction on this site. The report also concludes that *"No ground deformation at the site is expected as a consequence of future displacements on the NW Cardona Fault. A modelled splay (inactive) trace off the former fault trends through the property centre. As it is probably a "construction" to resolve geological anomalies, it may not be real. Realistically, this postulated feature poses no risk to the site in terms of a geological hazard."* The report also concludes that there is no flood risk hazard to the site. I accept the conclusions made in this report and accordingly do not propose any conditions in relation to hazards.

RECOMMENDED CONDITIONS

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

SUBDIVISION CONDITIONS

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

2. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan from Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed.

To be completed before Council approval of the Survey Plan

3. 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. This shall include any new electricity or water easements that need to be created.

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

4. 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 to the Principal Resource Management Engineer 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 reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer 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.
- c) Provision of a minimum supply of 2,100 litres per day of potable water to Lots 1 to 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- d) The existing vehicle crossing to the site from Cardona Valley Road is to be upgraded and sealed 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.
- e) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- f) 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 net boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
- g) 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 net boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
- h) 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

5. 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 18 April 2013. The proposed waste water system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.

At such a time that Council’s drainage reticulation is available to service the lot in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.

- c) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results

forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.

- a) At the time a dwelling is erected on Lots 2 and 3, 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 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 NZS 4404:2004 with amendments adopted by QLDC in 2005). 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 4km 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 Lakes Environmental Ltd.

Prepared by:

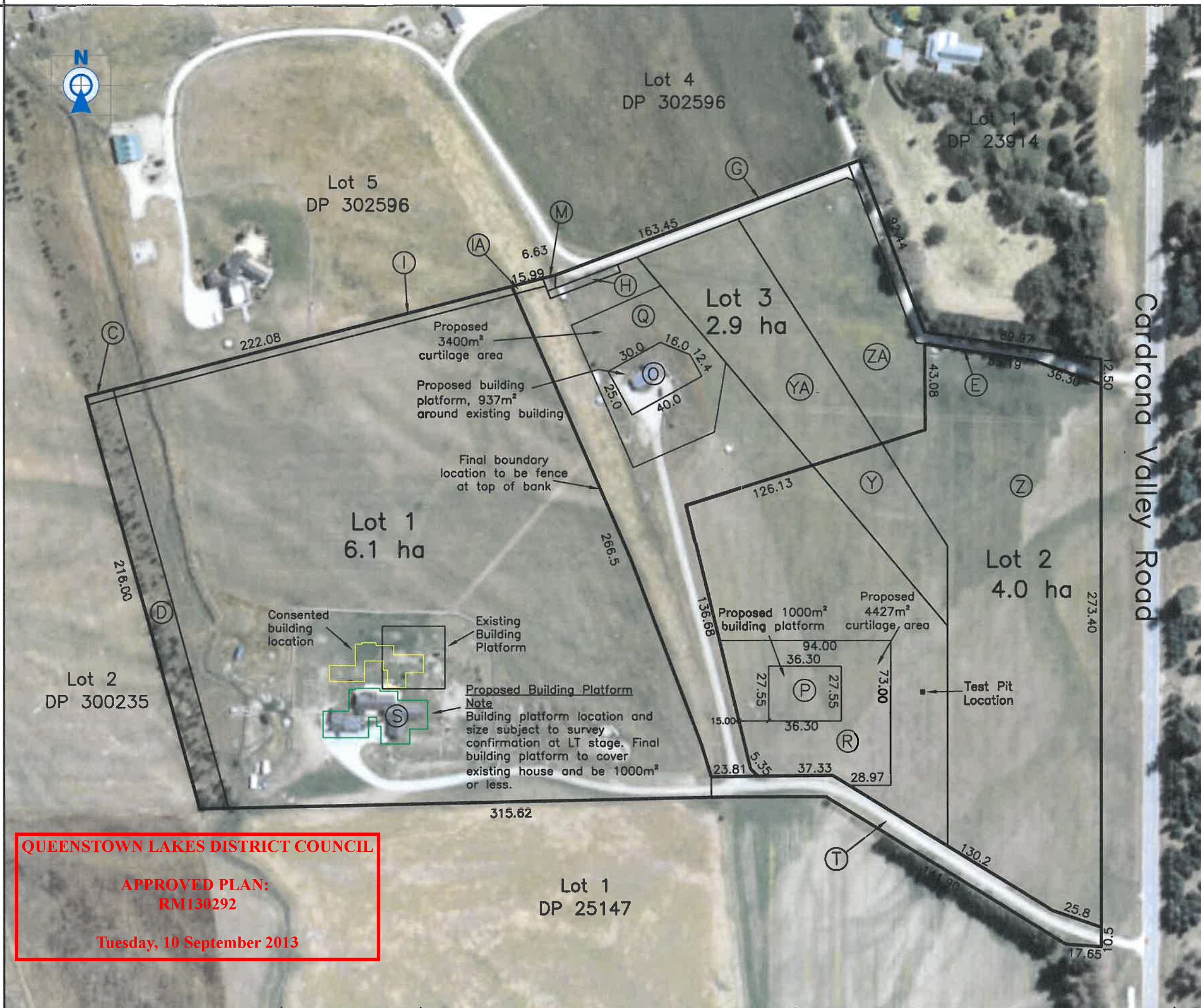


Lyn Overton
ENGINEER

Reviewed by:



Steve Hewland
PRINCIPAL: ENGINEERING



Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity, Telecommunications and Computer Media	T	Lot 1	Lots 2 & 3
NOTE: Additional service easement will be required for the supply of water to Lots 1 & 2. Exact location to be determined.			
Proposed Building Platforms O, P & S Areas subject to Consent Notice Q, R, Y, Z, YA, ZA			
Existing Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	E	Lot 3	Lots 3-5 DP 302596
	G, M	Lot 3	Lot 5 DP 302596
Right to Convey Telecom	E	Lot 3	Lots 4&5 DP 302596
	G, M	Lot 3	Lots 4&5 DP 302596
Right to Convey Water	M	Lot 3	Lots 1-5 DP 302596
Right to Take & Convey Water	H	Lot 3	Lots 4&5 DP 302596
Right of Access to Maintain & Service Bore	E	Lot 3	Lot 1 DP24645 CT16C/668
	G, M, IA	Lot 3	
	I, C	Lot 1	
Right to Convey Water & Electricity	C, D	Lot 1	Lots 4&5 DP 302596
Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to convey Electricity & Operate a Transformer	E, G, H, M	Lot 3	Dunedin Electricity Ltd

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130292

Tuesday, 10 September 2013

PATERSONPITTSGROUP
 Your Land Professionals
 www.ppgroup.co.nz
 0800 PPGROUP

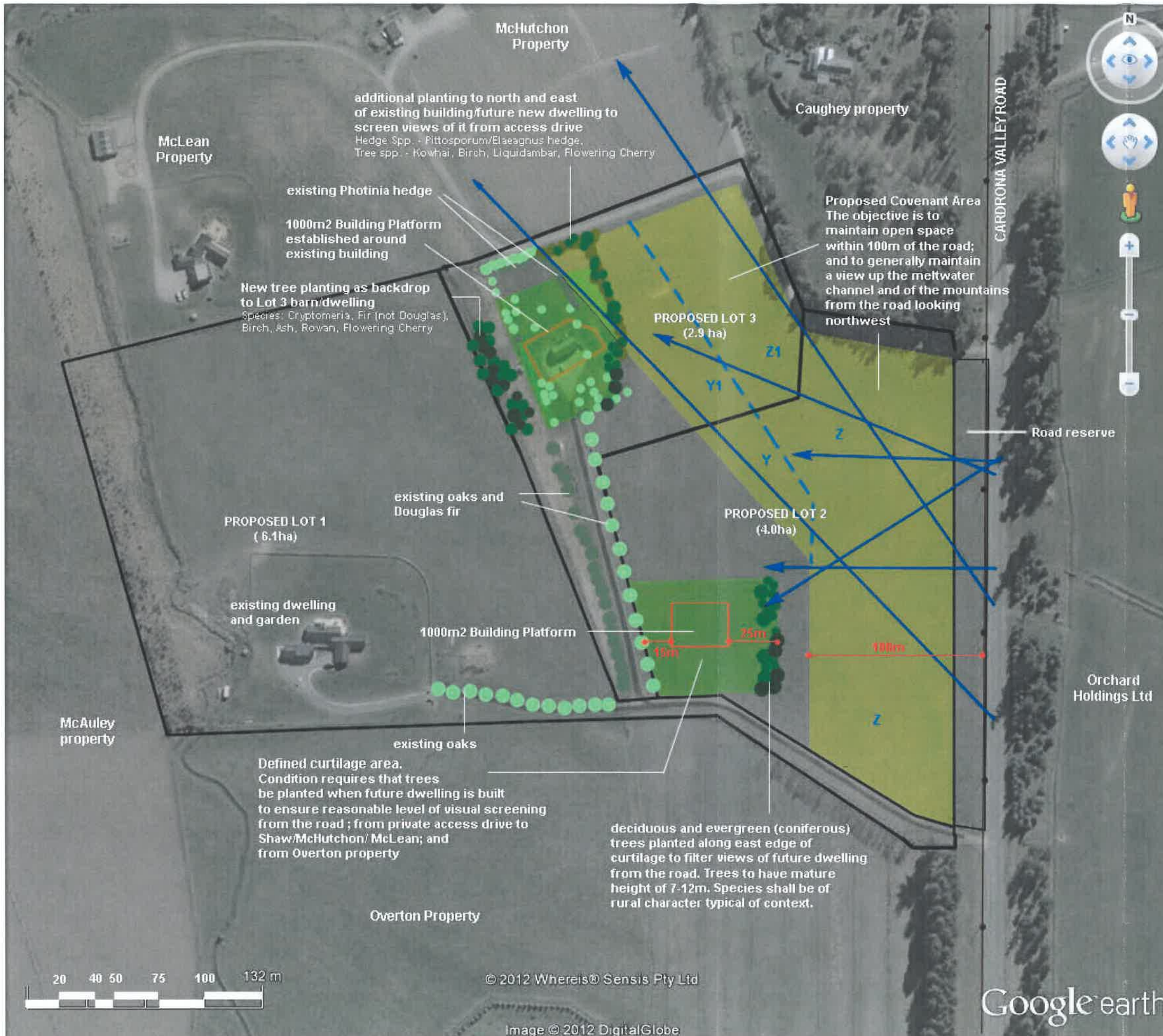
WANAKA BRANCH
 19 Reece Crescent
 or P.O. Box 283
 Wanaka 9343
 T 03 443 0110
 E wanaka@ppgroup.co.nz

Client & Location:
Great Estates Ltd

Purpose & Drawing Title:
**Scheme Plan
 Lots 1-3 Being a Subdivision
 of Lot 6 DP 302596**

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			Date Created:
			14/08/2013



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130292**

Tuesday, 10 September 2013

**Fig. 5
PROPOSED SCHEME LAYOUT
Great Estates Ltd
Cardrona Valley Road**



August 2013

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130292**

Tuesday, 10 September 2013



Existing House from the South 22/08/13



Existing House from the West 22/08/13



Existing House from the North 22/08/13



Existing House from the East 22/08/13

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E wanaka@ppgroup.co.nz

Client & Location:

Great Estates Ltd

Purpose & Drawing Title:

Photographs of
Existing House
on Lot 3

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			Date Created:
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