

**FILE REF:** RM150521  
**TO:** Blair Devlin – Manager, Planning Practice  
**FROM:** Rebecca Holden  
**DATE:** 23 December 2015  
**SUBJECT:** **Requirement to hold a hearing pursuant to Section 100 of the Resource Management Act 1991 (RMA).**

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S McMaster and Winestock Trustees Limited have applied for resource consent to subdivide Lot 1 DP 300100 into three lots and identify residential building platforms (RBP) within each. Land use consent is also sought to construct a dwelling within the residential building platform identified on proposed Lot 3, to undertake associated earthworks and to breach internal boundary setbacks. The subject site has an area of 26.351 hectares.

The proposed RBPs will be subject to design controls associated with colours, reflectance, and building height. A landscaping identified on the Landscape Structure Plan is also proposed to be retained to help mitigate visual effects of the development.

The subdivision will result in setback infringements through the creation of new property boundaries in relation to proposed and existing buildings.

On 12 November 2015 the application was publically notified and notice of the application was served on surrounding properties in the near vicinity of the application site that may be adversely affected by the proposal, and to those properties that had provided affected party approval. The submission period closed on 10 December 2015 with no submissions being received.

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

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

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

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

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

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

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

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

Report prepared by

Approved by



Rebecca Holden  
**SENIOR PLANNER**



Blair Devlin  
**MANAGER PLANNING PRACTICE**



## DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

### UNDER S104 RESOURCE MANAGEMENT ACT 1991

<b>Applicant:</b>	S McMaster and Winestock Trustees Limited
<b>RM reference:</b>	RM150521
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a subdivision consent to create three lots and identification of residential building platforms on each.</p> <p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to construct a dwelling on one of the residential building platforms, to undertake associated earthworks, and to breach internal boundary setbacks.</p>
<b>Location:</b>	838 Lake Hawea – Albert Town Road, Hawea
<b>Legal Description:</b>	Lot 1 DP 300100 held on Computer Freehold Register 1399
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary Activity</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Decision Date</b>	<b>15 February 2016</b>

### SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Rebecca Holden, Senior Planner, on 10 February 2016 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the RMA. The consent only applies if the conditions outlined are met.
3. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met.

4. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Rebecca Holden, Senior Planner, as delegate for the Council.

## 1. PROPOSAL AND SITE DESCRIPTION

### Proposal

The applicant has provided a detailed description of the proposal and the site and locality in Section 3 of the report entitled 'Stuart McMaster and Winestock Trustees Ltd, Resource Consent Application, Land Use and Subdivision Consent – Three Building Platforms, House on Proposed Platform, Earthworks, Setback Infringements and Three Lot Fee Simple Subdivision, 838 Lake Hawea – Albert Town Road, Hawea', prepared by Duncan White of Paterson Pitts Partners (Wanaka) Ltd, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 3). This description is considered accurate and is adopted for the purpose of this report.

For completeness, a summary of the proposal is provided below.

### Subdivision

Consent is sought under section 88 of the RMA to subdivide Lot 1 DP 300100 into three allotments and to identify residential building platforms within each.

The proposed lots would have the following areas and building limitations:

	Area	Building platform size & dimensions	Building height limit
Lot 1:	5.38 ha	34m x 29m	-
Lot 2:	5.86 ha	25m x 30m	5m
Lot 3:	15.28 ha	20m x 25	4.5m



Figure 1: Proposed subdivision

Design controls are also volunteered by the applicant to restrict the design and appear future buildings contained within the residential building platforms. Furthermore, landscape controls are also proposed along with the identification of curtilage areas around each building platform to limit the spread of residential activities.

### Land use

Consent is also sought to construct a dwelling within the residential building platform on proposed Lot 3 and to undertake associated earthworks.

Land use consent is also sought for setback infringements as a result of creating new property boundaries. The proposed subdivision will result in proposed and existing buildings being located within the 15m setback from internal boundaries as follows:

- The existing dwelling on proposed Lot 1 will be located 12.5m from the boundary with proposed Lot 2, resulting in a 2.5 metre encroachment.
- The existing farm shed located in the south-western corner of proposed Lot 2 will be located 3.1m from the boundary of proposed Lot 1, resulting in a 11.9m intrusion.
- The proposed dwelling and carport on proposed Lot 3 will be located 11.3m from the southern boundary of this lot resulting in a 3.7m infringement.

The earthworks associated with the construction of the dwelling within the residential building platform on proposed Lot 3 will comprise the following:

*Cut*

Volume: 860m<sup>3</sup>  
Max height: 2.6m

*Fill*

Volume: 70m<sup>3</sup>  
Max height: 1.2m

**Total volume: 930m<sup>3</sup>**  
**Total area: 1,100m<sup>2</sup>**

*Resource Consent History*

RM940525 granted resource consent on 16 November 1994 to establish a forestry production block.

RM950331 granted resource consent on 8 August 1995 to construct a dwelling and garage.

RM960619 declined resource consent on 15 December 1996 for the installation of a kitchen in the garage/loft.

RM980113 granted resource consent on 15 April 1998 to construct a farm shed.

RM990650 granted resource consent on 4 April 2000 to subdivide Lot 1 DP 23051 into two allotments.

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

The application was publicly notified on 12 November 2015 with submissions closing on 10 December 2015. No submissions were received during this period. The consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Planning Practice) on 23 December 2015.

## **3. THE PLANNING FRAMEWORK**

This application must be considered in terms of Section 104 of the Resource Management Act 1991. The application must also be assessed with respect to Part 2 of the Act which is to promote the sustainable management of natural and physical resources.

An assessment in these respects follows.

### **3.1 THE DISTRICT PLAN**

The subject site is zoned Rural General. The purpose of the Rural General Zone is to manage activities so that they can be carried out in a way that:

- protects and enhances nature conservation and landscape values;
- sustains the life supporting capacity of the soil and vegetation;



- maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone;
- ensures a wide range of outdoor recreational opportunities remain viable within the Zone; and
- protects the on-going operations of Wanaka Airport.

The relevant provisions of the Operative District Plan that require consideration can be found in Part 5 – Rural Areas and Part 15 – Subdivision, Development and Financial Contributions.

Resource consent is required for the following reasons:

#### Land use

- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi) in regard to minimum setback from internal boundaries. The existing house contained within proposed Lot 1 will intrude the 15m internal boundary setback between proposed Lots 1 and 2 by 2.5m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi) in regard to minimum setback from internal boundaries. The existing farm shed contained within proposed Lot 2 will intrude the 15m internal boundary setback between proposed Lots 1 and 2 by 11.9m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi) in regard to minimum setback from internal boundaries. The proposed house and carport located within Lot 3 will intrude the 15m internal boundary setback from the adjoining site to the south by 3.7m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi) in regard to minimum setback from internal boundaries. The proposed building platforms on Lots 2 and 3 intrude the 15m internal boundary setback from the adjoining site to the south by 2.36m and 10.28 respectively. Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3i(a) for the addition, alteration or construction of any building and any associated physical activity such as roading, landscaping and earthworks. The proposal includes the construction of a dwelling and carport within the proposed residential building platform on proposed Lot 3.

#### Subdivision

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for subdivision in the Rural General zone and the identification of residential building platforms. It is proposed to create three allotments and identify three residential building platforms on each lot ranging between 500m<sup>2</sup> - 986m<sup>2</sup>.

### **3.2 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.

### **3.3 SUMMARY**

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

## **4. SUMMARY OF EVIDENCE HEARD**

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

## 5. PRINCIPAL ISSUES IN CONTENTION

The principal outstanding issues arising from the application, as identified by the s95 determination report (attached as *Appendix 2*) include:

- the effect on landscape and visual amenity values resulting from the colour of the proposed plaster cladding;
- cumulative effects resulting from further domestication of the landscape.

Taking the conclusions of the s95 report into consideration, the application has subsequently been amended to address these concerns. Accordingly, the findings relating to these principal issues of contention are outlined in Section 6 below.

## 6. ASSESSMENT

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

Section 4.4 of the s95 determination report provides an assessment of the effects on the environment to determine whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The relevant assessment matters are found in Part 5 (*Rural Areas*) and Part 15 (*Subdivision Development and Financial Contributions*) of the District Plan and have been taken into consideration in the assessment below.

In addition to the s95 report, the Assessment of Effects provided at section 4.2.1.4 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

A summary of the conclusions reached within the s95 report are as follows:

- Proposed Lot 2 is currently vacant and covered in improved pasture. The remainder of the subject site is partly covered by plantation forestry as approved by RM940525 which is largely contained within proposed Lot 3. It is considered that it is highly unlikely that vegetation of any significance will be affected by the proposed subdivision.
- The proposed development will not result in adverse visual effects on the environment given the mitigation measures proposed by the applicant including design controls and landscape mitigation.
- The development results in setback infringements for both proposed and existing buildings as a consequence of creating new property boundaries. These infringements will be indiscernible from the wider environment.
- The proposed development can be adequately serviced with a potable water supply, effluent disposal, stormwater and energy and telecommunication supplies.
- So long as the conditions of consent recommended by Council's Resource Management Engineer relating to vehicle access are adopted, adverse effects on the environment in terms of traffic generation and vehicle movements will be less than minor.
- The proposed earthworks are feasible with any resultant nuisance effect being temporary.
- The seismic risk associated with the proximity of the development to the Nevis-Cardrona Fault line is acceptable. Adverse effects on the environment in terms of natural hazards are less than minor.

Following notification of the application which was subsequently amended to address the concerns raised within the s95 report (those identified in Section 5 above), the following assessment outlines the actual and potential effects of the proposed development as amended.

#### Landscape and Visual Effects

Council's consultant Landscape Architect, Ms Michelle Snodgrass, raised concern about the use of the proposed plaster cladding coloured Watty 'Moa' on the exterior of the proposed dwelling on Lot 3 which has a Light Reflectivity Value (LRV) of 40%. This was considered by Ms Snodgrass to be too high a

level of reflectivity, not being in accordance with the Council's guide to "Suitable Building Colours and Materials in Rural Zones".

The applicant has subsequently amended the application to remove the portions of plaster cladding on the eastern and western elevations. The entire dwelling will now be clad in either vertical cedar or stacked schist.

This amendment fully addresses the concerns raised by Ms Snodgrass. As such, adverse effects in this regard are considered to be less than minor.

Ms Snodgrass recommended that the wording of the proposed Structural Landscape Plan be amended to ensure that in Area 1 (as exists for Area 2) eventual tree replacement is by species such as Mountain Beech to ensure that long term mitigation against potential visual effects is achieved. In accordance with Ms Snodgrass's recommendation, condition of consent can be imposed.

Ms Snodgrass also noted that no curtilage area surrounding the residential building platforms on Lots 1 and 3 had been identified. As such, the applicant has amended the scheme plan to identify curtilage areas for each lot, which addresses Ms Snodgrass' concerns.

Overall, taking into consideration the amendments to the proposed development, adverse effects on the environment in terms of landscape and visual effects are considered to be less than minor.

#### Cumulative effects

The s95 report notes that within the vicinity of the subject site, larger rural lots appear to have been subdivided to create a proliferation of smaller lots to the north and north-west of the subject site (on the western side of the Hawea River). These lots are generally between 3.5 - 4.5 hectares in area and include the development down Te Awa Road which the subject site overlooks, and that to the west of Albert Town – Lake Hawea Road.

The s95 report concluded that given the rural zoning of the subject site and the rural living character of the surrounding environment to the north and north-west (as described above), the proposed development will exacerbate the domesticity of the rural landscape to a minor degree.

Although it is considered that the proposed development would give rise to cumulative effects that are minor, no submissions were received following public notification of the proposal. Taking this factor into account, along with the proposed measures to mitigate the visual effects of the development as outlined in the applicant's AEE, the Landscape Assessment accompanying the application, and the recommendations provided by Ms Snodgrass, it is considered that the cumulative effects resulting from the proposal are acceptable.

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

The assessment against the relevant objectives and policies of the District Plan provided at section 6.0 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report in addition to the following assessment:

### Proposed District Plan

QLDC notified the Proposed District Plan on 26<sup>th</sup> August 2015, which contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA. In this case, the objectives and policies contained in Part 4, Chapter 21, and Part 5, Chapter 27 are relevant. It is considered the proposal would be in accordance with these objectives and policies.

Specifically, Objective 21.2.1 and supporting policies seek to enable farming, permitted and established activities, while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. Additionally, Objective 21.2.4 seeks to manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone, which is supported by Policy 21.2.4.2 which seeks to control the location and type of non-farming activities in the Rural

Zone to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.

As discussed above, the effects of this proposal are acceptable and the proposal is consistent with the objectives and policies of the Operative District Plan and those of the Proposed District Plan. Having considered the matters set out in section 104 of the Act, and subject to Part 2, it is considered that resource consent can be granted subject to appropriate conditions.

### **6.3 PART 2 OF THE RMA**

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. It is considered the development shall be undertaken in a sustainable manner without creating adverse environmental effects. Therefore, it is considered that the proposal is aligned with the Purpose set out in Part 2 of the RMA. As noted in Section 6.1 above, the proposal will not result in adverse effects to the environment with appropriate conditions of consent.

No matters of national importance listed in Section 6 of the RMA are considered relevant.

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

- (b) the efficient use and development of natural and physical resources:
- (c) the maintenance and enhancement of amenity values:
- (f) the maintenance and enhancement of the quality of the environment:

As outlined throughout this report, the proposal development would maintain amenity values and the quality of the environment experienced by adjacent occupiers and landowners.

Overall, it is considered that the proposal promotes sustainable management of natural and physical resources.

## **8.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

### **8.1 DECISION A: SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 220 of the RMA.

### **8.2 DECISION B: LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

## **9.0 OTHER MATTERS**

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

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

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

### *Administrative Matters*

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

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 if all conditions have been met.

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.

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 Rebecca Holden on phone (03) 441 0499 or email [rebecca.holden@qldc.govt.nz](mailto:rebecca.holden@qldc.govt.nz).

Report prepared by and decision made by:



Rebecca Holden  
**SENIOR PLANNER**

**APPENDIX 1 - Consent Conditions**

**APPENDIX 2 - s95 notification determination report**





# **APPENDIX 1**

# **CONSENT CONDITIONS**

## **APPENDIX 1 – CONSENT CONDITIONS**

### **Decision A: Subdivision Consent**

#### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans prepared by Paterson Pitts Group:

- 'Scheme Plan Lots 1-3 Being Subdivision of Lot 1 DP 300100' Rev D dated 12/05/15
- 'Scheme Plan Lot 2 Build Platform Contours & Access' Rev B dated 26/02/2015
- 'Scheme Plan Lot 3 Build Platform Building Location' Rev G dated 04/09/15
- 'Scheme Plan Curtilage Areas Lots 1, 2 & 3' Rev A dated 16/12/15

And the plans prepared by Vivian & Espie:

- 'Lot 2 – Structural Landscape Plan' dated 23.04.2015
- 'Lot 3 – Structural Landscape Plan' dated 06.08.2015

**stamped as approved on Wednesday, 23 December 2015**

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

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

#### **Engineering**

##### ***General***

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

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

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

4. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to undertaking the remedial works on the vehicle crossing within the State Highway, the consent holder shall submit an application to undertake works with the State Highway road reserve and traffic management plan to the Network Management Consultant at Opus International Consultants of Alexandra for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall

implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.

6. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to within Lots 2 and 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The existing right of way contained within easements 'A', 'B', 'C' and 'I' DP 300100 shall be upgraded to Council's standards. This shall include:
    - i) Passing bays or road widening shall be provided to prevent vehicle conflicts on narrow, steep and/or curved sections of the access. The number and design of passing areas shall form part of the overall access design with consideration given to available sight lines, vehicle safety and minimising earthwork cuts.
    - ii) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
    - iii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
    - iv) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
    - v) A vehicle crossing shall be formed to Lots 2 and 3 in accordance with Diagram 2 Appendix 7 of the District Plan.

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

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

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

8. 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, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey 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) The completion and implementation of all certified works detailed in Condition (6) above.
  - d) The consent holder shall undertake remedial work to repair the damage (pot holes) to the vehicle crossing from Lake Hawea – Albert Town Road (SH6) in accordance with Council's standards.

- e) The consent holder shall submit to the Principal Resource Management Engineer at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- f) In the event that the test results required in Condition 8(e) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
  - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM150521 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- g) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply associated with the subdivision

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

- h) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- i) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- j) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of the Land Use Consent: Earthworks, as outlined in Decision B: Land Use below.
- k) 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***

- 9. 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 residential buildings on Lot 2 and Lot 3 shall be contained within the Building Platform registered on the Computer Freehold Register (shown as Area XX as shown on Survey Plan XXXXX) and shall be designed, built and finished such that the following design controls shall be achieved:
- i) Roofs shall be finished in the range of browns, greens and greys, and shall have a reflectivity value of less than 36%. Materials shall have a matt finish.
  - ii) Exterior cladding shall be of timber weatherboards, stacked schist stone or solid plaster finish, or a combination of these finished in the range of browns, greens and greys, and shall have a reflectivity value of less than 36%. Materials shall have a matt finish.
- b) No more than one residential unit shall be established within the building platform.
- d) The maximum height of any residential buildings on Lot 2 shall be 5 metres above existing ground level (as denoted on the plan approved in Condition 1 entitled 'Scheme Plan Lot 2 Build Platform Contours & Access').
- e) The maximum height of any residential buildings on Lot 3 shall be 4.5 metres above existing ground level (as denoted on the plan approved in Condition 1 entitled 'Scheme Plan Lot 3 Build Platform Building Location').
- f) All water tanks on Lot 2 and Lot 3 shall be recessive, with a reflectivity value of less than 36% in the tones of grey, brown or green.
- g) All elements of domestic land use on Lots 1-3 associated with residential activity (such as (but not limited to) gardens, paving, outdoor living areas, furniture, and children's play equipment) shall be confined to the curtilage area shown as Area XX on Survey Plan XXXXX, as approved by Condition 1 above.
- h) Any further plantings on Lots 1 – 3 (with the exception of the production forestry area consented under RC940525 on 16 November 1994) shall not include wilding species being *Pinus contorta*, *P.nigra*, *P.sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Pseudotsuga menziesii*, *Acer psudoplatanus*, *Crataegus monogyna* and problematic weed species such as silver birch-Betula pendula.
- i) All planting within the areas identified on the Structural Landscape Plan for Lots 2 and 3 (stamped approved in Condition 1 above) (with the exception of the production forestry area consented under RC940525 on 16 November 1994) shall be maintained in perpetuity or shall be replaced with Mountain Beech tree species which perform the same screening function. Should any tree die or become diseased it is to be replaced with a tree of a similar species or which performs the same screening function within the next available planting season and irrigated and maintained as necessary. Replacement species shall not include wilding species being *Pinus contorta*, *P.nigra*, *P.sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Pseudotsuga menziesii*, *Acer psudoplatanus*, *Crataegus monogyna* and problematic weed species such as silver birch-Betula pendula.
- j) The area of existing trees to the west of the proposed building platform on Lot 3 (shown as Area XX as shown on Survey Plan XXXXX) is a production forestry area (under RC940525 dated 16 November 1994) and it will be harvested over time.

Prior to harvesting trees within Area XX a landscape plan shall be submitted to Council by the lot owner for certification. This plan shall ensure that a visual screen of at least 12 metres wide and in excess of 10 metres high is retained within Area XX to provide screening from public places to a similar degree to that provided by the existing trees in this area.

Once certified this planting shall be undertaken within the first available planting season after harvest, and shall be irrigated and maintained as necessary. Should any tree or shrub die or become diseased it shall be replaced within the next available planting season.

- k) Area XX east of the proposed house on Lot 3 contains existing mature pine trees that are to be incrementally replaced with Mountain Beeches to provide a permanent and continuous screen and be maintained in accordance with the Structural Landscape Plan approved by Condition 1 above.
- l) Any wilding tree seedlings found on any lot shall be removed to prevent further wilding tree spread.
- m) At the time a dwelling is erected on Lots 2 and 3, 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 2/07/2015. The proposed wastewater system shall be subject to Council approval prior to implementation and shall be installed prior to occupation of the dwelling.
- n) At the time that a dwelling is erected on Lots 2 and 3, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- o) At the time a dwelling is erected on Lots 2 and 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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



Firefighting 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 firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

#### Advice Notes

- i) *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 5km 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.*

#### **Decision B: Land Use Consent**

##### General Conditions

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

- 'Plan View', dated 06/07/2015
- 'v3 Elevations 15 December 15'
- 'Engineering Drawings, Earthworks Plans, Cut Fill Contours', Rev A dated 26/02/2015
- 'Engineering Drawings, Earthworks Plans, Natural & Design Contours', Rev A dated 12/03/2015
- 'Engineering Drawings, Earthworks Plans, Site Cross Sections', Rev A dated 12/03/2015
- 'Scheme Plan Curtilage Areas Lots 1, 2 & 3' Rev A dated 16/12/15 prepared by Patterson Pitts Group

And the plans prepared by Vivian & Espie:

- 'Lot 2 – Structural Landscape Plan' dated 23.04.2015
- 'Lot 3 – Structural Landscape Plan' dated 06.08.2015

##### **stamped as approved on Wednesday, 23 December 2015**

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.

##### Design and External Appearance

3. The colours and materials approved by this resource consent are as follows:

<b>Feature</b>	<b>Material</b>	<b>Colour</b>
Walls	Schist and Vertical cedar weatherboard	

Roof and guttering	Colorsteel	Ironsand
Garage Door	Colorsteel	Ironsand
Window and door joinery	Colorsteel	Ironsand
Spouting and downpipes	Colorsteel	Ironsand

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by Council, and confirmed as being in the natural range of greens, browns, or greys with an LRV of 36% or less, in accordance with the Queenstown Lakes District Council's "A Guide to Suitable Building Colours and Materials in Rural Zones" prior to being used on the building

## Engineering

### **General**

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

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

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

- The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
- At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

### **To be monitored throughout earthworks**

- No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):3(H).
- The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

### **On completion of earthworks**

- On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall ensure that either:
  - Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded. Note this will require supervision of the fill compaction by a chartered professional engineer;

or

  - The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

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

10. Prior to the occupation of the dwelling, the consent holder shall complete the following:
- a) The provision of an effluent disposal system in accordance with the Petherick Consultancy Ltd report, dated 17/08/2015, submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.
  - b) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - c) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - d) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

Firefighting 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.

Hours of Operation – Earthworks

11. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 8.00am to 6.00pm.

- Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

#### Accidental Discovery Protocol

12. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
  - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
  - (i) stop work within the immediate vicinity of the discovery or disturbance and;
  - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
  - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

#### Landscaping

13. All curtilage activities shall be restricted to within the curtilage area identified on the Vivian & Espie Structural Landscape Plans, and the 'Scheme Plan Curtilage Areas Lots 1, 2 & 3' approved in Condition (1) above. This includes but is not limited to vehicle parking; gardens; children's play equipment; and amenity tree planting.
14. Any further plantings on Lots 1 – 3 shall not include wilding species being *Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Pseudotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna* and problematic weed species such as silver birch-Betula pendula.
15. All planting within the areas identified on the Structural Landscape Plan for Lots 2 and 3 (stamped approved in Condition (1) above) (with the exception of the production forestry area consented under RC940525 dated 16 November 1994) shall be maintained in perpetuity or shall be replaced with Mountain Beech tree species which perform the same screening function. Should any tree die or become diseased it is to be replaced with a tree of a similar species or which performs the same screening function within the next available planting season and irrigated and maintained as necessary. Replacement species shall not include wilding species

being *Pinus contorta*, *P.nigra*, *P.sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Pseudotsuga menziesii*, *Acer psudoplatanus*, *Crataegus monogyna* and problematic weed species such as silver birch-*Betula pendula*.

16. The area of existing trees to the west of the proposed building platform on Lot 3 (shown as Area 1 as shown on 'Lot 3 – Structural Landscape Plan' approved in Condition 1) above) is a production forestry area (under RC940525 dated 16 November 1994) and it will be harvested over time.

Prior to harvesting trees within Area 1 a landscape plan shall be submitted to Council by the lot owner for certification. This plan shall ensure that a visual screen of at least 12 metres wide and in excess of 10 metres high is retained within Area 1 to provide screening from public places to a similar degree to that provided by the existing trees in this area.

Once certified this planting shall be undertaken within the first available planting season after harvest, and shall be irrigated and maintained as necessary. Should any tree or shrub die or become diseased it shall be replaced within the next available planting season.

17. Any wilding tree seedlings found on Lot 2 shall be removed to prevent further wilding tree spread.

#### Advice Notes

- i) *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 5km 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.*

# **APPENDIX 2**

# **SECTION 95 ASSESSMENT**





## **DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

### **RESOURCE MANAGEMENT ACT 1991**

#### **SECTION 95 NOTIFICATION**

<b>Applicant:</b>	S McMaster and Winestock Trustees Limited
<b>RM reference:</b>	RM150521
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a subdivision consent to create three lots and identification of residential building platforms on each.</p> <p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to construct a dwelling on one of the residential building platforms, to undertake associated earthworks, and to breach internal boundary setbacks.</p>
<b>Location:</b>	838 Lake Hawea – Albert Town Road, Hawea
<b>Legal Description:</b>	Lot 1 DP 300100 held on Computer Freehold Register 1399
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary Activity</b>
<b>Decision Date</b>	<b>22 October 2015</b>

#### **SUMMARY OF DECISIONS**

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a notified basis given the findings of Section 4 of this report. The application will be notified in the WANAKA SUN and served on those parties identified in sections 6.4 of this report in accordance with section 2AA of the RMA. This decision is made by Blair Devlin, Manager Resource Consenting, on 22 October 2015 under delegated authority pursuant to Section 34A of the RMA.

## 1.0 PROPOSAL AND SITE DESCRIPTION

### Proposal

The applicant has provided a detailed description of the proposal and the site and locality in Section 3 of the report entitled '*Stuart McMaster and Winestock Trustees Ltd, Resource Consent Application, Land Use and Subdivision Consent – Three Building Platforms, House on Proposed Platform, Earthworks, Setback Infringements and Three Lot Fee Simple Subdivision, 838 Lake Hawea – Albert Town Road, Hawea*', prepared by Duncan White of Paterson Pitts Partners (Wanaka) Ltd, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 1). This description is considered accurate and is adopted for the purpose of this report.

For completeness, a summary of the proposal is provided below.

### Subdivision

Consent is sought under section 88 of the RMA to subdivide Lot 1 DP 300100 into three allotments and to identify residential building platforms within each.

The proposed lots would have the following areas and building limitations:

	Area	Building platform size & dimensions	Building height limit
Lot 1:	5.38 ha	34m x 29m	-
Lot 2:	5.86 ha	25m x 30m	5m
Lot 3:	15.28 ha	20m x 25	4.5m



Figure 1: Proposed subdivision

In addition, further design controls are volunteered by the applicant for future buildings contained within the residential building platforms on Lots 2 & 3, as follows:

- Roofs shall be finished in the range of dark greens, browns and greys such as "Ironsand", "Lignite", "Karaka", "Ironbark" and "Greyfriars".
- Exterior cladding shall be of timber weatherboards, stacked schist stone or solid plaster finish, or a combination of these finished in the range of browns, greens and greys and shall have a reflectivity value of less than 36% (Lot 2) or less than 40% (Lot 3).

On Lot 2, the applicant also proposes a condition to limit residential activities within the building curtilage area identified on the Survey Plan, proposing the following condition:

- All elements of domestic land use associated with residential activity (such as (but not limited to) gardens, paving, outdoor living areas, furniture, and children's play equipment) shall be confined to the curtilage area shown as Area XX on Survey Plan XXXXX.

The applicant has also volunteered landscape controls for Lot 3 as per the Landscape Structure Plan submitted with the application. As a result of Council's resource management engineer, Ms Lyn

Overton, assessing the proposal, changes were made to the landscape plan as submitted to take into consideration the fire risk presented by the close proximity of proposed vegetation to the proposed dwelling on Lot 3.

### Land use

Consent is also sought to construct a dwelling within the residential building platform on proposed Lot 3 and to undertake associated earthworks.

In addition, land use consent is sought for setback infringements as a result of creating new property boundaries. The proposed subdivision will result in proposed and existing buildings being located within the 15m setback from internal boundaries as follows:

- The existing dwelling on proposed Lot 1 will be located 12.5m from the boundary with proposed Lot 2, resulting in a 2.5 metre encroachment.
- The existing farm shed located in the south-western corner of proposed Lot 2 will be located 3.1m from the boundary of proposed Lot 1, resulting in a 11.9m intrusion.
- The proposed dwelling and carport on proposed Lot 3 will be located 11.3m from the southern boundary of this lot resulting in a 3.7m infringement.

The earthworks associated with the construction of the dwelling within the residential building platform on proposed Lot 3 will comprise the following:

#### *Cut*

Volume: 860m<sup>3</sup>

Max height: 2.6m

#### *Fill*

Volume: 70m<sup>3</sup>

Max height: 1.2m

**Total volume: 930m<sup>3</sup>**

**Total area: 1,100m<sup>2</sup>**

### *Resource Consent History*

RM940525 granted resource consent on 16 November 1994 to establish a forestry production block.

RM950331 granted resource consent on 8 August 1995 to construct a dwelling and garage.

RM960619 declined resource consent on 15 December 1996 for the installation of a kitchen in the garage/loft.

RM980113 granted resource consent on 15 April 1998 to construct a farm shed.

RM990650 granted resource consent on 4 April 2000 to subdivide Lot 1 DP 23051 into two allotments.

## **2. 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:

#### Land use

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3i(a) for the addition, alteration or construction of any building and any associated physical activity such as roading, landscaping and earthworks. The proposal includes the construction of a dwelling and carport within the proposed residential building platform on proposed Lot 3.

- A **restricted discretionary** activity pursuant to Rule 5.3.3.3xi as the proposal breaches site standard 5.3.5.1 (vi) in regard to minimum setback from internal boundaries. The existing house contained within proposed Lot 1 will intrude the 15m internal boundary setback between proposed Lots 1 and 2 by 2.5m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3xi as the proposal breaches site standard 5.3.5.1 (vi) in regard to minimum setback from internal boundaries. The existing farm shed contained within proposed Lot 2 will intrude the 15m internal boundary setback between proposed Lots 1 and 2 by 11.9m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3xi as the proposal breaches site standard 5.3.5.1 (vi) in regard to minimum setback from internal boundaries. The proposed house and carport located within Lot 3 will intrude the 15m internal boundary setback from the adjoining site to the south by 3.7m. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3xi as the proposal breaches site standard 5.3.5.1 (vi) in regard to minimum setback from internal boundaries. The proposed building platforms on Lots 2 and 3 intrude the 15m internal boundary setback from the adjoining site to the south by 2.36m and 10.28 respectively. Council's discretion is restricted to this matter.

#### Subdivision

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3vi for subdivision in the Rural General zone and the identification of residential building platforms. It is proposed to create three allotments and identify three residential building platforms on each lot ranging between 500m<sup>3</sup> - 986m<sup>3</sup>.

Overall, the application is considered to be 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 SECTION 95A NOTIFICATION**

The applicant has not requested public notification of the application (s95A(2)(b)).

No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)).

The consent authority is not deciding to publicly notify the application using its discretion under s95A(1) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)).

An assessment in this respect follows.

### **4.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)**

#### **4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)**

A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

B: *Trade competition and the effects of trade competition (s95D(d)).*

C: The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).

Ref	Person (owner/occupier)	Address (location in respect of subject site)
	Tony MacColl on behalf of the New Zealand Transport Agency	State Highway 6
1	J S C & S Gathercole	836 Lake Hawea – Albert Town Road
2	D W & S J Brundell	Lot 2 DP 419931
3	W F Hewson & WFH Trustee Services Limited	Lot 1 DP 419931
4	A M Henderson *	Lot 19 DP 300251
5	D W Goodisson on behalf of Gecko Property Investments Ltd	Lot 2 DP 315808
6	P G J & G C Steegh	Lot 1 DP 315808
7	R W & F I Horner	964 Lake Hawea – Albert Town Road
8	R J Marshall-Smith	66 Te Awa Road
9	B W Kennedy & A M Gibbs *	Lot 2 DP 303793
10	M R Plank *	Lot 8 DP 303860
11	C & G Murray on behalf of Parkbrae Estates Limited	124 Te Awa Road
12	H C Brown & G Haslam	122 Te Awa Road
13	D R & E A Morgan	Lot 2 DP 311830
14	T & D Berben	161 Lake Hawea – Albert Town Road
15	L G & C D Leith	1025 Lake Hawea – Albert Town Road
16	M S Oosterhuis	965 Lake Hawea – Albert Town Road

\* It is noted that these owner/occupiers (Ref 4 (pg 32), 9 (pg 96) & 10 (pg 108)) provided approval via email and not on the prescribed form. Signed plans were also not provided.



Figure 2: subject site in relation to landowner who have provided affected party approval.

#### 4.2 PERMITTED BASELINE (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all buildings or alterations to buildings in the Rural General Zone (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent.

#### 4.3 EXISTING ENVIRONMENT/RECEIVING ENVIRONMENT

In addition, there are no current but unimplemented resource consents for the subject site, however the existing dwelling and garage, and existing farm shed contained on site were granted resource consent by RM950331 and RM980113 respectively, and form part of the existing environment.

#### 4.4 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account sections 4.1 – 4.3 above, the following assessment determines whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The relevant assessment matters are found in Part 5 (*Rural Areas*) and Part 15 (*Subdivision Development and Financial Contributions*) of the District Plan and have been taken into consideration in the assessment below.

The Assessment of Effects provided at section 4.2.1.4 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

The District Plan sets out a mandatory process for landscape analysis and categorisation within the Rural General Zone. The application includes a 'Landscape and Visual Assessment Report' prepared



by Mr Paul Smith of Vivian + Espie (dated 25 June 2015 and attached as *Appendix 2*). Mr Smith has assessed the site as being a part of the Visual Amenity Landscape (VAL).

A review of this report has been provided from Queenstown Lakes District Council's consultant Landscape Architect, Ms Michelle Snodgrass. Ms Snodgrass concurs with Mr Smith's assessment, and accordingly, Ms Snodgrass's assessment is accepted and adopted for the purposes of this report, being attached as *Appendix 3*. The discussion below addresses matters where opinions differ between Mr Smith and Ms Snodgrass.

Further, as mentioned above, Council's resource management engineer, Ms Lyn Overton, has reviewed the proposal and provided comment on engineering matters relating to access, earthworks, servicing and natural hazard matters. Ms Overton's engineering assessment is attached as *Appendix 4* and is adopted for the purposes of this report.

**Land, Flora and Fauna:**

<b>Adverse Effects to Consider</b>	<b>Effects on the Environment</b>
Ecological / Vegetation & Fauna	Less than minor
Landform	Less than minor
Waterbodies & Groundwater	Nil

The application includes a proposed landscape mitigation plan for Lot 3 showing existing native planting to be retained and/or enhanced, as well as areas of proposed mountain beech along the southern boundary of the allotment adjacent to the proposed house and driveway.

Council records identify the subject site as being within a land environment classification which is potentially acutely threatened, meaning that if indigenous vegetation were present on the site, it would be likely contain some of New Zealand's most severely reduced and poorly protected ecosystem habitats and species.

However, proposed Lot 2 is currently vacant and covered in improved pasture. The remainder of the subject site is partly covered by plantation forestry as approved by RM940525 which will largely be contained within proposed Lot 3 if subdivision is approved. Given these combined factors, it is considered that it is highly unlikely that vegetation of any significance will be affected by the proposed subdivision.

Furthermore, the proposed earthworks are relatively minor in the context of this large site and will not affect any ridges, prominent slopes or other landscape features. Once the proposed dwelling on Lot 3 is constructed, the altered landform will be covered in built form.

Overall, adverse effects on the environment in terms of land, flora and fauna are likely to be less minor.

**People and Built Form:**

<b>Adverse Effects to consider</b>	<b>Effects on the Environment</b>
Character & Amenity	Less than minor
Density	Less than minor
Views and Outlook	Less than minor
Cumulative	Less than minor
Dominance and Scale	Less than minor
Safety	Less than minor

Mr Smith has provided an assessment against the relevant assessment matters of the District Plan relating to Visual Amenity Landscapes. This assessment is accepted and adopted for the purposes of this report.

As noted above, the following discussion addresses only those matters where opinions differ between Mr Smith and Ms Snodgrass.

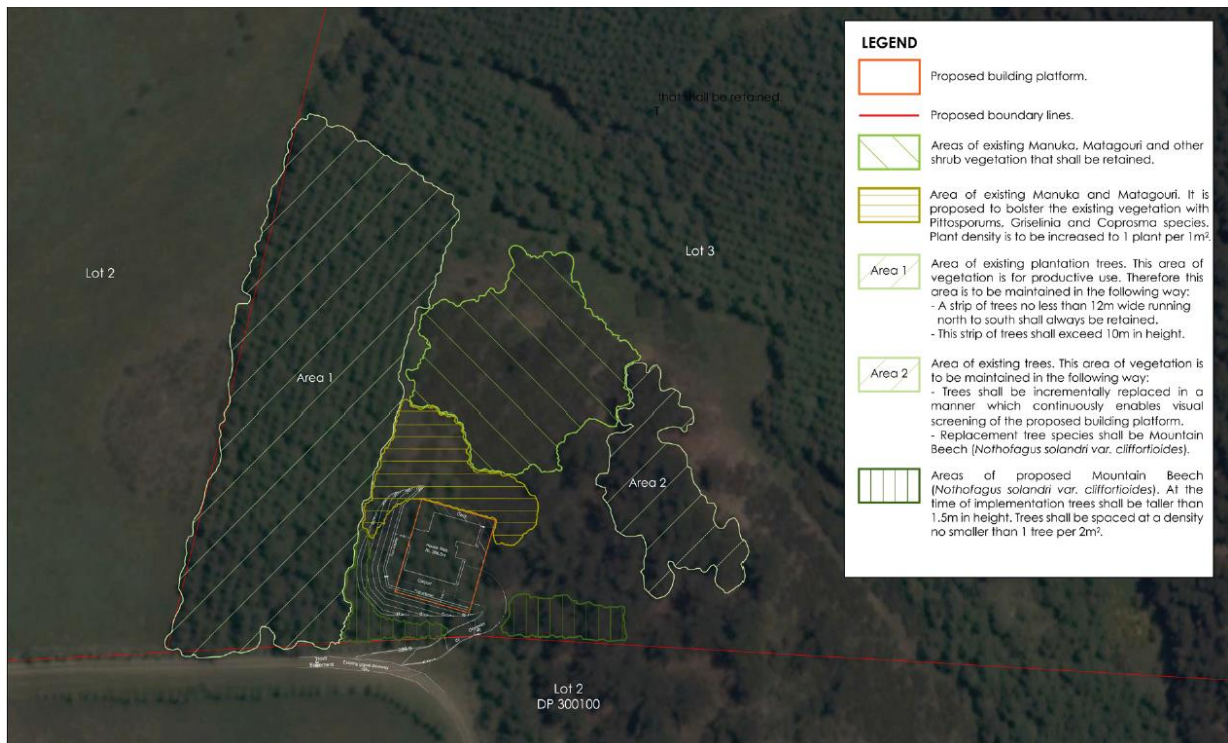
*Landscape and Visual Effects*

Ms Snodgrass agrees with Mr Smith's assessment that there are potential landscape effects on the forested and pastoral areas of the subject site. However, Ms Snodgrass further adds that there is a

potential effect on the ridgeline of the terrace. Ms Snodgrass also agrees that the visual effects are limited to the effects of the development when viewed from Lake Hawea-Albert Town Road, Te Awa Road, Domain Road and the Hawea River Track, all located to the north and north-east of the subject site.

Ms Snodgrass concurs with Mr Smith's assessment of the landscape and visual effects, however notes that as the subject site has an existing consent permitting the forestry use contained within proposed Lot 3, the removal of trees and their replanting with the resulting change to the landscape character, is anticipated through the granting resource consent RM940525 for the forestry activity.

The applicant proposes to clad the dwelling on Lot 3 in a mixture of stacked schist, vertical cedar, and plaster. In terms of the dwelling's design and appearance, Ms Snodgrass does not agree that it is entirely recessive, particularly the proposed plaster cladding coloured Watty 'Moa'. This plaster has a Light Reflectivity Value (LRV) of 40% which is considered to be too high a level of reflectivity, and is not in accordance with the Council's guide to "Suitable Building Colours and Materials in Rural Zones". This guide identifies suitable external cladding as being within the colour ranges of natural browns, greens and greys with a LRV of less than 36%. Ms Snodgrass notes that there is potential for the western or eastern elevations to be partially visible when trees in either Area 1 or Area 2 (see Figure 3 below) are removed, resulting in a larger area of the plaster elements being visible. Ms Snodgrass recommends that the proposed plaster colour is changed so that the entire cladding of the proposed dwelling is recessive to remove any potential adverse visual effects.



**Figure 3: proposed Structural Landscape Plan for Lot 3**

Ms Snodgrass recommends that the wording of the Structural Landscape Plan be modified to ensure that in Area 1 (as exists for Area 2); eventual tree replacement is by species such as Mountain Beech to ensure that long term mitigation against potential visual effects is achieved.

In Ms Snodgrass's opinion, there is the potential for dwellings on proposed Lots 2 and 3 to break a skyline. As such, Ms Snodgrass has recommended that a strip of evergreen trees to the south of the proposed dwelling on Lot 3 be retained to mitigate this effect. On Lot 2, the same potential effect could be mitigated by protecting the existing evergreen shelterbelt on the southern boundary of the allotment. Accordingly, to ensure that potential adverse visual effects of future dwellings breaking the skyline on proposed Lots 2 and 3 are mitigated, Ms Snodgrass recommends that the Structural Landscape Plan is modified to include wording that eventual tree replacement is by species such as Mountain Beech, ensuring long term mitigation is achieved.

In summary, Ms Snodgrass considers Mr Smith's assessment to be accurate in most respects, agreeing that the effects of the proposal will have a negligible to slight visual effect on surrounding public and private places, and a slight to moderate effect on users of Te Awa Road.

The application includes a Structural Landscape Plan for both Lots 2 and 3. The plan for Lot 2 identifies a proposed curtilage area around the building platform, which is accompanied by a volunteered condition of consent limiting domestic land use associated with the residential activity to be contained within this area (*attached as Appendix 5 for clarification*). However, it is noted that no such curtilage area is identified on the plan for Lots 1 and 3. It is assumed that the retention of planting on Lot 3 will act to limit the spread of domestic activities outside of the building platform, however without specifically identifying curtilage areas on these lots, the whole of proposed Lots 1 and 3 could potentially be scattered with domesticated land use (e.g. gardens, paving, outdoor living areas, furniture and children's play equipment). Ms Snodgrass has recommended a condition of consent restricting domestic activities associated with the residential use to be confined within the building platform of Lot 3. A similar condition could be volunteered to restrict the spread of domestication over the whole of Lot 1 to mitigate adverse visual effects and limit domestication.

Overall, given the proposed mitigation, the landscape and visual adverse effects on the environment resulting from the proposal are considered to be no more than minor.

#### Cumulative effects

Within the vicinity of the subject site, larger rural lots appear to have been subdivided to create a proliferation of smaller lots to the north and north-west of the subject site (on the western side of the Hawea River). These lots are generally between 3.5 - 4.5 hectares in area and include the development down Te Awa Road which the subject site overlooks, and that to the west of Albert Town – Lake Hawea Road.

In the applicant's landscape assessment of the proposal, Mr Smith considers that the proposal has the potential to cumulatively degrade the landscape character by spreading rural living development south from the existing rural living area. Mr Smith goes on to consider that this potential effect has been well mitigated by the proposal through the proposed landscaping and proposed restrictions for future buildings.

Further, proposed Lots 2 and 3 will result in an additional two dwellings between the existing dwelling to the west, and the dwelling located on the adjacent property to the east. These existing and future dwellings would be sited at a similar elevation resulting in four dwellings seen in a line from the north and north east. As such, both Mr Smith and Ms Snodgrass conclude that there will be an increase in the prominence of domesticity on the site and adjacent landscape, but that the increase in built form will be relatively small in scale. Ms Snodgrass notes that:

*“the retention of existing trees and shrubs around Lot 3 will assist in containing the effects from the proposed dwelling and also retain a key element of the forestry character while providing a recessive setting in which to locate the future dwelling”.*

Overall, both Mr Smith and Ms Snodgrass agree that the increase in development will degrade the existing landscape character of the site and surrounds through an increase in domestication. While Ms Snodgrass agrees with Mr Smith that the landscape is not at a threshold in terms of the landscape's ability to absorb development without becoming significantly degraded, in Ms Snodgrass's opinion, further development may breach that threshold.

Taking Mr Smith and Ms Snodgrass's opinions into consideration, it is noted that the subdivision proposal follows a series of previous subdivisions which have resulted in the creation of smaller lot sizes more akin to a rural-lifestyle development. The proposal will further exacerbate the intensification of residential activity within the rural environment, resulting in cumulative effects on the environment that are minor.

Further, the subject site is located on a terrace which forms a topographical marker between the smaller rural lots to the north, and the larger 20ha lots to the south. By approving this subdivision, the creation of smaller rural lot developments will creep further south eroding the character of the rural environment.

Overall, in terms of cumulative effects, adverse effects on the environment are considered to be minor.

#### Setback from Internal Boundaries

As described in section 1 above, the development results in setback infringements for both proposed and existing buildings as a consequence of creating new property boundaries.

With respect of the existing house located on proposed Lot 1 and the existing farm shed located within proposed Lot 2 breaching setback from internal boundaries, these infringements are created by the proposed subdivision and location of new property boundaries. As such, any effects are wholly contained within the subject site.

However, the proposed dwelling and carport to be located within the residential building platform on proposed Lot 3 are positioned within the internal boundary setback from the adjoining site to the south. Similarly, the proposed building platforms located on proposed Lot 2 and 3 are located within 15m of this same southern boundary of the subject site.

Running adjacent to the southern boundary of the subject site is an existing Right of Way (ROW) which provides access to the existing dwelling on proposed Lot 1 and will provide access to proposed Lots 2 and 3. Given the existing forestry located within proposed Lot 3, the distance of the building platforms and future built form within from Lake Hawea-Albert Town Road to the west, and the proposed structural landscaping screening the proposed and future buildings from views to the east, it is considered that this infringement will be indiscernible within the wider environment, resulting in adverse effects that are less than minor.

#### Summary

Overall, the proposed development is not considered to result in adverse visual effects on the environment given the mitigation measures outlined above. However, given the rural zoning of the subject site and the rural living character of the surrounding environment to the north and north-west, it is considered that the proposed development will exacerbate the domesticity of the rural landscape to a minor degree. As such, it is considered that the cumulative effects on the environment resulting from the proposal will be minor.

#### **Infrastructure:**

<b><i>Adverse Effects to consider</i></b>	<b>Effects on the Environment</b>
Water Supply	Less than minor
Effluent Disposal	Less than minor
Stormwater Provisions	Less than minor
Energy Supply & Telecommunications	Less than minor

In terms of potable water, Ms Overton is satisfied that there is capacity within the private water scheme to supply the proposed lots.

With respect of fire-fighting, Ms Overton notes that the plans for Lot 3 indicate that the firefighting water supply will be accessed from the ROW. Although the water tank will be located within 90m of the proposed dwelling, the applicant will need to ensure that the existing fence is removed and that a hard stand area is created near to the tank to enable a fire appliance to access the water supply.

In relation to effluent disposal, Ms Overton accepts the proposed design of the primary treatment via disposal to a trench into the deeper soil layers. Similarly, Ms Overton is satisfied that there are no issues on-site that would preclude stormwater disposal to ground. Letters from power and telecom utility providers have been provided which confirm that connections can be made to the site.

Overall, provided Ms Overton's conditions of consent are adopted, adverse effects on the environment in terms of infrastructure will be less than minor.

**Traffic Generation and Vehicle Movements:**

<b><i>Adverse Effects to consider</i></b>	<b><i>Effects on the Environment</i></b>
On-site / On street parking	Less than minor
Driver & Pedestrian Safety	Less than minor
Traffic Generation / Roading Capacity	Less than minor
Vehicle Movements & Noise	Less than minor

Access to the site is via an existing formed Right of Way. The applicant proposes to create an easement in favour of the new lots over the existing ROW. Ms Overton is satisfied that the existing ROW carriageway is formed to meet Council standards. However, Ms Overton has raised concerns about the width of the ROW with additional vehicle movements with widening being required in order for vehicles to pass and restricted sight distances over the crest of rises. However, this issue could be addressed through conditions of consent.

Ms Overton also notes that the existing vehicle crossing from the State Highway has several pot holes which again, could be addressed through a condition of consent requiring that prior to 224c certification, this seal is repaired.

Overall, in terms of traffic generation and vehicle movements, adverse effects on the environment will be less than minor.

**Nuisance:**

<b><i>Adverse Effects to consider</i></b>	<b><i>Effects on the Environment</i></b>
Noise	Less than minor
Hours of Operation	Less than minor
Dust	Less than minor
Vibration	Less than minor

Ms Overton is satisfied that the earthworks are feasible and has recommended conditions of consent to ensure appropriate site management and containment of works on site.

Ms Overton is satisfied that the proximity of the earthworks to the boundaries of the site will not impact the adjacent land, recommending appropriate conditions of consent to ensure this.

As the earthworks will occur over a limited time period, any nuisance effects will be temporary and conditions recommended by Ms Overton can be imposed which will ensure that any nuisance effects will be less than minor.

Overall, adverse effects on the environment in terms of nuisance are considered to be less than minor.

**Culture:**

<b><i>Adverse Effects to consider</i></b>	<b><i>Effects on the Environment</i></b>
Heritage / Heritage Precincts	Less than minor
Archaeology	Less than minor
Takata Whenua	Less than minor

The site is not a known heritage or archaeological site. However, any potentially adverse effects on heritage, archaeological sites or tangata whenua caused by earthworks can be avoided by way of condition which enforces an accidental discovery protocol. Any adverse effects in terms of culture are likely to be less than minor.

**Natural Hazards:**

<b><i>Adverse Effects to consider</i></b>	<b><i>Effects on the Environment</i></b>
Land Stability / Liquefaction/Ground rupture	Less than minor
Rock Fall	Less than minor
Flooding	Less than minor
Fire risk	Less than minor

It is noted that the Building Platform on proposed Lot 3 is located on or near the Nevis-Cardona Fault line. As such, the applicant provided a response prepared by Mr Fraser Wilson of GeoSolve addressing the seismic risk associated with the proximity of this fault to the proposed development.

In summary, Mr Fraser confirmed that following the Ministry of the Environment’s guidelines “Taking a Risk-Based Approach to Resource Consents”, given the return period for the Nevis – Cardrona Fault (5,000 - 10,000 years), dwellings are considered to be a permitted activity within close proximity to this fault system.

In terms of the proposed earthworks, Ms Overton has noted that there will be an area of fill placed within the building footprint which will need to be placed in accordance with the appropriate New Zealand Standard, or foundations will need to be designed appropriately according to the soil conditions. Supervision and certification of the fill will be required.

Ms Overton raised concerns regarding the proposed landscaping not being in accordance with the National Rural Fire Authority ‘FireSmart Homeowner’s Manual – Protecting your home from fire’ Following a request for further information, the applicant submitted a revised landscape plan to provide a fire buffer zone clear of the proposed dwelling on Lot 3 as recommended by the FireSmart manual. The applicant confirmed that the proposal was assessed against the FireSmart Hazards and Risk Assessment Checklist returning a risk score of zero, indicating a low fire hazard and risk.

Given the above, in terms of natural hazards, adverse effects on the environment are considered to be less than minor.

#### **4.4 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2))**

Overall, the proposed activity is likely to have adverse effects on the environment that are more than minor.

### **5.0 NOTIFICATION**

Given the decision made in section 4.4 above, the application is to be publicly notified.

#### **5.1 PUBLIC NOTIFICATION**

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

### **6.0 EFFECTS ON PERSONS**

#### **6.1 AFFECTED PERSONS**

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

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

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

Clause 10(2) therefore requires a decision as to persons affected (under s95E of the RMA) in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

#### **6.2 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)**

*A: The persons outlined in section 4.1 above have provided their **written approval** and as such these persons are not affected parties (s95E(3)(a)).*

### 6.3 ASSESSMENT: EFFECTS ON PERSONS

Taking into account sections 6.1 – 6.2 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

<b>Adverse Effects:</b>	<b>Effects on Persons</b>
Traffic Generation	Less than minor
Dominance / Privacy	Less than minor
Cumulative	Minor
Shading	Less than minor
Amenity / Density	Less than minor
Views and Outlook	Less than minor
Land Stability	Less than minor
Safety	Less than minor
Noise	Less than minor

The proposal will result in an intensification of residential activity within the Rural General zone. However, all of the immediately adjacent neighbours have provided written approval and therefore any adverse effects can be disregarded.

Further, Ms Overton notes that although the plans show that earthworks are required for the formation of access will breach the boundary, there will be no adverse effects on neighbouring properties associated with these.

No other party is considered to be affected by the proposal.

### 6.4 OTHER PARTIES TO BE SERVED (Clause 10(2))

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

J S C & S Gathercole – 836 Lake Hawea – Albert Town Road, Hawea Flat (ROW user)

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

**Queenstown Lakes District Council**  
**Otago Regional Council**

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

The iwi authorities to be served notice are as follows:

**Kai Tahu Ki Otago Limited**  
**Te Ao Marama Incorporated**  
**Ngai Tahu Management Group**

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

**Upper Clutha Environmental Society Incorporated**

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

**N/A**

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

**N/A**

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

**N/A**

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

**N/A**

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

**N/A**

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

**N/A**

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

**N/A**

**7.0 DECISION: PUBLIC NOTIFICATION AND SERVICE**

The application shall be notified in the Wanaka Sun and serviced on those persons identified in sections 6.3 and 6.4 above.

Report prepared by



Rebecca Holden  
**SENIOR PLANNER**

Decision made by



Blair Devlin  
**MANAGER, RESOURCE CONSENTING**



**APPENDIX 1** – Applicant's AEE

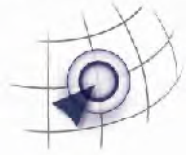
**APPENDIX 2** – Applicant's Landscape and Visual Assessment Report

**APPENDIX 3** – Council's Peer Review of Landscape and Visual Assessment

**APPENDIX 4** – Council's Engineering Assessment

**APPENDIX 5** – Volunteered design control conditions for Lots 2 and 3

**APPENDIX 1 – Applicant’s AEE**



Our Ref: W4505  
3 July 2015

**Stuart McMaster and  
Winestock Trustees Ltd**

**Resource Consent Application**

**Land Use and Subdivision Consent  
– Three Building Platforms, House on  
Proposed Platform, Earthworks, Setback  
Infringements and Three Lot Fee Simple  
Subdivision**

**838 Lake Hawea – Albert Town Road,  
Hawea**

**DUNEDIN:**

P.O. Box 5933,  
Dunedin 9058.

**T** 03 477 3245

**CHRISTCHURCH:**

P.O. Box 160094,  
Christchurch 8441.

**T** 03 928 1533

**ALEXANDRA:**

P.O. Box 103,  
Alexandra 9340.

**T** 03 448 8775

**CROMWELL:**

P.O. Box 84,  
Cromwell 9342.

**T** 03 445 1826

**QUEENSTOWN:**

P.O. Box 2645,  
Queenstown 9349.

**T** 03 441 4715

**WANAKA:**

P.O. Box 283,  
Wanaka 9305.

**T** 03 443 0110

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## 1.0 APPLICATION DETAILS

<b>Applicant:</b>	Stuart McMaster and Winestock Trustees Ltd as Trustees of the Stuart McMaster Family Trust
<b>Site Location:</b>	838 Lake Hawea – Albert Town Road, Hawea
<b>Legal Description:</b>	Lot 1 DP 300100
<b>CFR Reference:</b>	1399
<b>Area:</b>	26.3510 hectares
<b>Zoning:</b>	Rural General

## 2.0 EXECUTIVE SUMMARY

Resource consent is sought to subdivide the 26 hectare site at 838 Lake Hawea – Albert Town Road into three fee simple lots and establish a building platform on each lot. Land use consent is also required for the establishment of a house on Lot 3 and earthworks to create the building pad on which the house will sit.

Proposed Lot 1 is proposed to be a 5.38ha front site that contains the existing house and access. A 1,000m<sup>2</sup> building platform is proposed around the existing house and garage. Lot 2 is proposed as a 5.66ha parcel, with a vacant 750m<sup>2</sup> building platform. Lot 3 is proposed as a 15.29ha parcel containing the forestry operation and a vacant 500m<sup>2</sup> building platform.

The proposed boundaries generally follow existing fencelines. The location of the boundaries in relation to the existing house on Lot 1 and the existing shed on Lot 2 creates setback infringements. These infringements require land use consent.

Land use consent is also required for the construction of the house on the building platform on Lot 3. This is to be a single-storey four bedroom house of approximately 390m<sup>2</sup> and 3.7m above floor level.

The applicants have discussed the proposal with the adjoining neighbours and written affected party approval has been obtained from these neighbours and all the owners within a 1km radius to the north. As a result of the proposed location and design of the buildings and the proposed landscape mitigation it is considered these neighbours will not be adversely affected by the subdivision, identification of building platforms, the house and associated earthworks on this site. Other residents including those in elevated parts of Hawea are too far away from the development to be highly visible and generally face north, away from site and are therefore not considered to be adversely affected. Those passing by on Lake Hawea – Albert Town Road, Domain Road and the Hawea River track would not be adversely affected by the development as views from these points are distant, generally intermittent and limited views of small areas of development in a heavily wooded setting.

The environmental effects of the proposed development have been assessed and these effects are considered to be less than minor, or mitigated to a level that will be less than minor.

As the environmental effects of the development are considered to be less than minor, and no parties (other than those who have provided their affected party approvals) will be adversely affected by the application, it is considered that could be processed on a non-notified basis.

The application is considered to appropriately avoid, remedy or mitigate any adverse effects of the development. Overall, the application is considered to represent a sustainable management of natural and physical resources having had regard to the Resource Management Act 1991 section 6 and 7 matters.

The application has also been assessed against the objectives and policies of the District Plan. This assessment concludes that the application is not contrary to the objectives and policies and achieves the environmental outcomes sought in the Rural General zone. It is therefore considered that consent could be granted subject to appropriate conditions.

### **3.0 DESCRIPTION OF PROPOSAL**

#### **3.1 THE SITE**

The subject site is a 26 hectare Rural General zoned block on the eastern side of SH6 close to the top of the Maungawera hill. The site slopes down from the road to the Hawea River reserve along the site's eastern boundary. The front third of the property closest to the road is predominantly pasture, or exotic plantation trees and has a mature pine shelterbelt along the site's northern boundary. The house is located approximately 160m from the road and is surrounded by a mixture of exotic trees.

Access to the site is shared with the neighbour to the south (Lot 2 DP 300100) and comes along the southern boundary of the site before splitting into two at the shed. The northern branch extends to the house, while the southern branch crosses the southern boundary into the neighbouring property (Lot 2 DP 300100) and follows the boundary fenceline, serving the rear of the subject site, before turning south and heading to the house on the neighbouring property.

The rear two-thirds of the property is covered in a plantation of mature pines and Douglas Firs. These trees were planted prior to 2000.

The site has resource consent for forestry (RC940525), the construction of the house and garage (RC950331) and a kitchen in the garage loft (RM960619). There is no building platform around the existing house.

The CFR to this site is contained in Appendix A. There are no recorded interests that affect the proposed development.

### **3.2 PROPOSAL**

Subdivision resource consent is required to subdivide the site into three fee simple lots and establish a building platform on each lot, including around the existing house and garage on Lot 1. The scheme plan of the subdivision showing the proposed building platforms is contained in Appendix B. The applicant has owned the site since 1995 and intends to live in Lot 3 when the subdivision is completed.

Land use consent is also required for earthworks to create the pad on which the house will sit and the establishment of a house on Lot 3.

The purpose of the subdivision is to enable the separation of the forestry operation from the balance of the property. The applicant intends to sell Lots 1 and 2 to fund the construction of the house on Lot 3, and when this is completed move into the new house on Lot 3 and continue with the forestry operation.

Lot 1 is proposed to be a 5.38ha parcel. This parcel is to be a front site that contains the existing house and access. A 1,000m<sup>2</sup> building platform is proposed around the existing house and garage. Access and services to this site will remain unchanged.

Lot 2 is proposed as a 5.66ha parcel, with a vacant 750m<sup>2</sup> building platform set 15m off the southern boundary of the site. It is proposed to limit building height on the platform to 5 metres, introduce colour and material controls and a curtilage area as consent notice conditions. This site includes the existing corrugated steel shed adjacent to the right of way. The position of the proposed boundary between Lots 1 and 2 in relation to this shed results in a setback infringement that requires land use consent. The proposed subdivision does not affect the relationship between the shed and the boundary with Lot 2 DP 300100.

Lot 3 is proposed as a 15.29ha parcel containing the forestry operation and a vacant building platform. Details of the building platform and house are contained in subsequent paragraphs. The forestry operation will not be affected by the proposed subdivision.

The proposed boundaries generally follow existing fencelines.

#### **3.2.1 Lot 3 Building Platform and House**

A vacant 500m<sup>2</sup> (25m x 20m) building platform in the south-western corner of the site is to be created as part of the subdivision consent. The chosen platform location is located in an area covered by fir trees, immediately to the south of an area of kanuka (that predates 2000).

This area rises to the south and west and so it is proposed to excavate a flat pad into the slope upon which the house is to sit. This pad requires a total of approximately 930m<sup>3</sup> of earthworks including 860m<sup>3</sup> of cut and 70m<sup>3</sup> of fill. The cuts are up to 2.6m high and batter back into natural ground. The fill is located in the north-eastern corner of the house, has a maximum depth of 1.2m and will be retained by the northern and eastern walls of the house. The eastern part of the driveway and turning bay is also located in fill, this area of fill tapers into natural ground at 1:3. Plans for the earthworks are included in Appendix C.

The house is to be a low single-storey four bedroom house. The house is to consist of two wings, each with a roof that slopes down to the north or south respectively. Between the two wings is to be a section of flat roof. The roofs are approximately 3.7m above floor level, with a chimney extending above roof level. A carport is to be located along the southern wall of the house. The plans for the house and carport are contained in Appendix D.

The house is to be clad in stacked schist, vertical cedar, and plaster coloured Watty! Moa (or similar with an approximate LRV of 40%). With roof, garage doors, window and door joinery, fascias and guttering in Colorsteel Ironsand.

It is proposed to limit building height within the platform to 4.5 metres above ground level.

The building platform is 6.2m from the southern boundary with the carport and house set 11.3m from the southern boundary and therefore infringing the 15m setback.

As shown on the landscape design plans contained in Appendix E it is proposed to undertake some landscape planting to mitigate the visual effects of the proposed house and to help set the house into the site. This planting provides layers of planting to provide visual screening of the building, backdrop trees and set the house into the site.

Immediately adjacent and to the north of the building it is proposed to retain the existing native vegetation and to increase the plant density in this area to one plant per m<sup>2</sup> where the canopy cover is not already contiguous. This area curls to the west of the house and partially covers the earthworks batter slope.

Further north of this is an area of other native shrub vegetation that is to be retained.

To the south of the building platform it is proposed to replace the existing plantation trees and cover the remaining earthworks batter slope with 1.5m tall Mountain Beeches at a density of one tree per 2m<sup>2</sup>.

As shown on the landscape design plans contained in Appendix E it is proposed to manage an area of existing trees to the west of the proposed building platform (shown as Area 1) to enable the retention of a vegetative screen 12 metres wide and in excess of 10 metres high at all times. The removal and replanting of these forestry trees is provided for by the existing resource consent (RC940525). This consent will stage the works in this area to achieve additional screening to avoid adverse visual effects that may otherwise result from a house in this area and also screen views of the building platform on Lot 2 from views from the north-east. An area (Area 2) east of the proposed house contains existing mature pine trees. The mature pines in this area are to be incrementally replaced with Mountain Beeches to provide a permanent and continuous screen for the building platform.

Lot 3 is proposed to be subject to building design and landscaping controls as consent notice conditions including colour materials, height and landscaping.

Development of and on the building platform (ie the earthworks and the house) will occur under the land use consent.



### **3.3 SERVICES**

#### **3.3.1 Access**

Access to all three lots is to be via the existing driveway. The site currently has right of way over the existing gravelled access on Lot 2 DP 300100 as far as the corner where the access turns through 90°. Rights of way will be created over this area in favour of the proposed lots as shown on the scheme plan in Appendix B.

Approval of Lot 2 DP 300100 as the owner of the right of way for part of its length has been provided.

The site accesses onto SH 6 Lake Hawea – Albert Town Road. NZTA have therefore been consulted about the access and formation standard. NZTA's affected party approval is included in Appendix F. NZTA do not require any upgrade of the access from the road to the site.

#### **3.3.2 Water**

There is an existing bore close to the house on Lot 1. This bore currently supplies water to the subject site and Lot 2 DP 300100. There is a water permit (2000.095) that enables up to 22,000 litres per day of water to be extracted for communal and stock water. The bore was installed in January 2000, was test pumped at that stage and can supply more than this. The bore and the existing water permit provide for more water than will be required for domestic supply of the two existing houses and the two vacant lots proposed to be created by the subdivision. The water quality from the bore has recently been tested and complies with the drinking water standards, with the exception of turbidity. Treatment is proposed to remove this turbidity. A copy of the water permit and the recent water test results are contained in Appendix G.

The houses on Lots 2 and 3 will need to provide onsite domestic and firefighting water storage at the time they develop. This requirement could be a consent notice for Lot 2 and a condition of the land use consent for the house on Lot 3.

#### **3.3.3 Stormwater and Wastewater**

There are no reticulated waste or storm water networks nearby so onsite disposal for both stormwater and wastewater is proposed. The report in Appendix H confirms the suitability of the site for onsite wastewater disposal.

#### **3.3.4 Power and Telecommunications**

The proposed lots and building platforms will be serviced with the normal rural services. Confirmation of the availability of these services is provided in Appendix I.

### 3.4 NATURAL HAZARDS

Council's GIS system indicates that the Cardrona Fault passes through the site in proximity to the building platform on Lot 3. Geotechnical advice has been sought on this issue and under the Ministry for the Environment guidelines for "Planning for Development of Land on or Close to Active Faults", the fault is classed as Class IV active (return period 5,000-10,000 years). The fault's location is considered to be "Uncertain- constrained", as the fault position can only be defined to within a few hundred metres.

Proposed buildings on the new lots would be considered to fall into "Building Compliance Category 2". Under Table 11.1 of the Planning Guidelines, which covers greenfield sites, the Activity Status based on these characteristics is given as "Permitted". Buildings built in accordance Building Compliance Category 2 do not require any additional structural elements.

A band of approximately 15m in width along the eastern boundary of the site in proximity to the Hawea River has been identified as at risk from flooding due to rainfall and dam burst. The nearest proposed building platform is over 600m distant and 50m in height above the river. Accordingly it is considered that the building platforms will not be subject to any risk from river flood or dam burst. The subdivision will not result in increased flood risk, in that proposed buildings are several hundred metres away there will still be one lot subject to this risk and that the risk will be the same as current.

## 4.0 RELEVANT DISTRICT PLAN PROVISIONS

### 4.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General.

**Subdivision Consent** is required as a **Discretionary Activity** under Rule 15.2.3.3 (vi) for a three lot fee simple subdivision and rights of way in the Rural General zone with building platforms on each lot.

Land Use Consent is required for the following:

- **Discretionary Activity** under Rule 5.3.3.3 (i)(a) for the construction of a house and carport on the platform on proposed Lot 3.
- **Restricted Discretionary Activity** under Rule 5.3.3.3 (xi) for the existing house on proposed Lot 1 to be located 12.5 metres from the proposed boundary between Lots 1 and 2 and so infringe the 15 metre internal setback by 2.5 metres.
- **Restricted Discretionary Activity** under Rule 5.3.3.3 (xi) for the existing farm shed in the south-western corner of Lot 2 is located 3.1 metres from the proposed Lot 1 and 2 boundary and so infringes the 15m setback by approximately 11.9m.
- **Restricted Discretionary Activity** under Rule 5.3.3.3 (xi) for the proposed house and carport on proposed Lot 3 to be located 11.3 metres from the proposed southern boundary and so infringe the 15m setback by approximately 3.7m.

- **Controlled Activity** under Rule 5.3.3.2 (viii) for 930m<sup>3</sup> of earthworks for the formation of the driveway and building pad on proposed Lot 3.

Overall the application has been assessed as a Discretionary Activity.

#### 4.2 ASSESSMENT AGAINST DISTRICT PLAN RULES

The application has been assessed against the relevant site and zone standards as detailed below.

##### 4.2.1 Land Use Consent

##### 4.2.1.1 Rule 5.3.5.1 - Site Standards

Ref	Title	Standard	Comment
i	<i>Setback from Neighbours of Buildings Housing Animals</i>	<i>30m from internal boundary</i>	NA as no buildings housing animals proposed.
ii	<i>Access</i>	<i>Each residential unit shall have legal access to a formed road</i>	Each proposed site has legal and physical access to the Lake Hawea – Albert Town Road.
iii	<i>Scale and Nature of Activities</i>	<i>Applies to all activities except farming, forestry and residential: a) Max GFA of all buildings on site 100m<sup>2</sup> b) No goods, materials or equipment stored outside c) All manufacturing etc shall be carried out within a building.</i>	NA as all activities associated with this application are residential.
iv	<i>Retail Sales</i>	<i>Buildings &gt;25m<sup>2</sup> GFA to be used for retail sales shall be setback from road boundaries by 30m.</i>	NA as no retail sales.
v	<i>Significant Indigenous Vegetation</i>	<i>In areas identified on DP maps and included in App 5: a) no earthworks shall exceed 1000m<sup>3</sup> (volume) and/or 50m<sup>2</sup> (area) in any one hectare in any continuous period of 5 years; or be located on slopes with an angle &gt;20°. b) No clearance of indigenous vegetation shall exceed 100m<sup>2</sup> in area in any one hectare in any continuous period of 5 years. c) There shall be no exotic tree or shrub planting. d) No building shall be erected.</i>	NA as the site does not contain identified significant indigenous vegetation.
vi	<i>Minimum setback from internal boundaries</i>	<i>15m (except Closeburn Station).</i>	The existing house on Lot 1 is located approximately 12.5 metres from the proposed Lot 1 and 2 boundary and so infringes the 15m setback by approximately 2.5m.

			<p>The proposed building platform on Lot 2 is set back more than 15 metres from internal boundaries and so complies. The existing shed in the south-western corner is located 3.1 metres from the proposed Lot 1 and 2 boundary and so infringes the 15m setback by approximately 11.9m. The subdivision does not affect the proximity of the shed to the southern boundary.</p> <p>The proposed building platform on Lot 3 is set back 6.2 metres from internal boundaries. The southern extent of the proposed house and carport is located 11.3 metres from the proposed southern boundary of Lot 3 and so infringes the 15m setback by approximately 3.7m.</p>
vii	Forestry and Shelterbelt Planting	<p>a) No forestry activity shall be undertaken within 20m of the boundary.</p> <p>b) No forestry or shelterbelt planting greater than 1070m ASL.</p>	<p>Forestry activities have already been approved on this site by RC940525. These operations will not be affected by the subdivision, or building platforms, except in the areas around the proposed building platform when additional controls are proposed to avoid or mitigate against visual effects.</p>
viii	Earthworks	<p>1. Limitations except in case of Ski Area Sub-Zone and where approved by a resource consent. Max area of bare soil exposed 2500m<sup>2</sup> per site within any one consecutive 12 month period.</p> <p>a) Max volume of moved earth 1000m<sup>3</sup> within any one consecutive 12 month period.</p> <p>b) Where any earthworks are undertaken within 7m of a water body volume shall not exceed 20m<sup>3</sup>.</p> <p>2. Height of cut and fill slope</p> <p>a) No road, track or access way shall have an upslope cut or batter</p>	<p>The subdivision and creation of building platforms on Lots 1 and 2 do not require any earthworks.</p> <p>The house on Lot 3 requires the formation of the driveway, turning area and the cutting / filling for the formation of the building pad. In total these works cover an area of 1,100m<sup>2</sup>, require 860m<sup>3</sup> of cut, 70m<sup>3</sup> of fill, a maximum cut height of 2.6m and a maximum fill height of 1.2m.</p> <p>1(a) The total volume of</p>

		<p><i>greater than 1m in height.</i></p> <p>b) <i>All cuts and batters shall be laid back so angle less than 65° from horizontal.</i></p> <p>c) <i>Max height of fill 2m.</i></p> <p><b>3. Environmental Protection Measures</b></p> <p>a) <i>Implement erosion and sediment control measures to avoid soil erosion or sediment entering water body.</i></p> <p>b) <i>Revegetate exposed soil within 12 months.</i></p> <p>c) <i>Cut or fill shall not expose groundwater aquifer.</i></p> <p><b>4. Protection of Archaeological Sites</b>  <i>The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological site identified in App 3. See note on Ngai Tahu Statutory Acknowledgement Areas.</i></p>	<p>earthworks 930m<sup>2</sup> is less than 1,000m<sup>3</sup> and so complies.</p> <p>(b) the earthworks are not within 7m of a watercourse.</p> <p>2(a) The access has batters of less than 1m in height. Complies</p> <p>(b) Cut and fill batters are to be 1:3 or approximately 18° so complies.</p> <p>(c) Max height of fill is 1.2m, this is less than 2m so complies.</p> <p>3(a) Appropriate erosion and sediment control measures will be implemented to avoid soil erosion or sediment entering water body.</p> <p>(b) The landscape plan provides for the revegetation of the batter slopes. Other areas will be beneath the house or landscaped as part of the construction of the house.</p> <p>4. The site does not contain known archaeological sites or sites of cultural significance.</p>
ix	Commercial Recreation	<i>No commercial recreation shall be undertaken except where the recreation is outdoors, the scale recreation is limited to five people in any one group.</i>	NA as no commercial recreation proposed.
x	Indigenous Vegetation	<p><i>There shall be no clearance of indigenous vegetation except for:</i></p> <p>a) <i>The clearance of indigenous vegetation that is:</i></p> <p>i) <i>Totally surrounded by pasture and other exotic species; and</i></p> <p>ii) <i>less than 0.5 hectares in area and more than 200m from any other indigenous vegetation which is greater than 0.5 hectares in area and</i></p> <p>iii) <i>less than 1070m ASL, and</i></p> <p>iv) <i>more than 20m from a water body; and</i></p> <p>v) <i>not listed in App 9 as a threatened species.</i></p> <p>b) <i>The clearance of indigenous</i></p>	No indigenous vegetation is proposed to be removed as part of this application.

		<p>vegetation for the operation and maintenance of existing roads, tracks, drains, utilities structures and fencelines, excluding their expansion.</p> <p>c) The clearance of indigenous vegetation for the construction of public walkways up to 1.5m in width provided that is not listed as a threatened species in App 9.</p> <p>d) The clearance of dangerous windthrown or dead standing trees as a result of natural causes.</p>	
	<i>Farm Buildings</i>	<p>a) No farm buildings shall be replaced, extended or constructed:</p> <p>i) on any holding &lt;100ha in area; or</p> <p>ii) at a density of more than one farm buildings per 50 ha; or</p> <p>iii) On any land above 600m ASL; or</p> <p>iv) Within the ONL – WB or an ONF within the WB; or</p> <p>v) On an ONF outside WB if:</p> <ul style="list-style-type: none"> <li>• there is already a farm building within that holding or if there is land within that holding that is not on an ONF; or</li> <li>• the site containing all or part of the ONF was not contained in a separate CT prior to 10 June 2005.</li> </ul> <p>b) The existence of a farm building approved under Rule 5.3.3.2(i)(d) shall not be considered the permitted baseline for development within the Rural General zone.</p>	No farm buildings are proposed.
<i>xii</i>	<i>Alpine Environments</i>	<i>Only any land &gt;1070m ASL, there shall be no exotic tree or shrub planting and no clearance of indigenous vegetation.</i>	NA as site is below 1070 masl.
<i>xiii</i>	<i>Planting of Species with Wilding Potential</i>	<i>No planting of listed species.</i>	No planting of species with wilding potential is proposed as part of this application.

Site Standard Summary

The proposed development complies with all applicable Rural General Site Standards, with the exception of the setback infringements of the existing house on proposed Lot 1 and shed on Lot 2 in relation to the proposed boundary between Lots 1 and 2. The proposed house on Lot 3 also infringes to the southern boundary with Lot 2 DP 300100.

4.2.1.2 Rule 5.3.5.2 - Zone Standards

Ref	Title	Standard	Comments
i	Building Height	<p>a) No part of any building, other than non-residential building ancillary to viticultural or farming activities shall exceed 8m AGL.</p> <p>b) No part of any non-residential building ancillary to viticultural or farming activities shall exceed 10m AGL.</p>	Complies – Building height on all the proposed platforms is less than the maximum of 8 metres above ground level so complies.
ii	Setback from Roads	Minimum set back from roads – 20m	The proposed building platforms are set back greater than 20m from the road and so will comply with the 20m setback.
iii	Retail Sales	No retail sales from sites by way of access to any State Highway	No retail sales proposed.
iv	Surface of Lakes and Rivers	Surface of lakes and rivers only	NA
v	Noise	<p>Non-residential activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit, other than residential units on the same site as the activity:</p> <p>(a) during daytime (0800 to 2000 hrs) L10 50dBA.</p> <p>(b) during night time (2000 to 0800 hrs) L10 40dBA and Lmax 70dBA.</p> <p><b>except:</b></p> <p>(i) When associated with farming and forestry activities, this standard shall only apply to noise from stationary motors and stationary equipment.</p> <p>(ii) Noise from aircraft operations at Queenstown Airport is exempt from the above standards. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.</p>	NA as no noise from building platform or the house and other buildings.
vi	Lighting	All fixed exterior lighting shall be directed away from adjacent sites and roads	Exterior lighting will be directed away from adjacent sites and roads
vii	Airport Noise	Queenstown airport only	NA
viii	Wanaka Airport Building Line	No building shall be erected, constructed or relocated within the area defined by a line 150m on the western side of the centre line of the Wanaka Airport main runway, the Airport Purposes Designation boundary at either end of the main runway, and a line 200m on the on the eastern side of the centre line	NA as outside the building line area.



		<i>of the Wanaka Airport main runway.</i>	
ix	Screening	<i>Storage areas for waste materials, outdoor display areas and parking associated with commercial activities, wineries and other productive activities shall be generally be positioned and managed to minimize any adverse visual effect.</i>	NA.
x	Airport Noise – Wanaka Airport	<i>(a) On any site within the Outer Control Boundary as indicated on the District Plan Maps, any buildings or part of a building to be used for residential activities, visitor accommodation or community activities shall be insulated from aircraft noise so as to meet an indoor design sound level of 40 dBA Ldn, except for non-critical listening environments where no special insulation is required. (b) This control shall be met in either of the following two ways: EITHER: (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.OR (ii) The building shall be constructed and finished in accordance with the provisions of Table 1 in part 5.3.5.2.</i>	NA as site is outside the Outer Control Boundary.
xi	Residential Density	<i>Closeburn Station only</i>	Not applicable
xii	Building Coverage	<i>Tucker Beach Road only</i>	Not applicable
xiii	Building Line Restriction		Not applicable

Zone Standard Summary

The proposed development complies with all applicable Rural General Zone Standards.

4.2.1.3 Rule 5.4.2.1 Landscape Assessment Matters

The landscape assessment (Appendix J) contains a comprehensive assessment of the proposal against the landscape assessment criteria found in Part 5.4.2.2 (3) of the District Plan. The site has been assessed as being within a Visual Amenity Landscape.

4.2.1.4 Assessment Matters – Other

In addition to the assessment against the assessment criteria of Rule 5.4.2.2(3) the land use application has been assessed against the other relevant Rural General assessment criteria contained in Rule 5.4.2.3 as described below.



<i>i) General – Nature Conservation Values</i>	
<i>The extent to which activities will result in opportunities for the protection and enhancement of indigenous bio-diversity or indigenous ecosystems.</i>	The application protects and enhances areas of indigenous vegetation on Lot 3. Proposed screen and backdrop plantings include a mix of native and exotic species (as described in section 3.2.1).
<i>Any adverse effects of the activity on indigenous ecosystems from animal pests and domestic animals.</i>	The proposed earthworks, building platforms and building will not affect indigenous ecosystems.
<i>Any need to avoid, contain, manage and/or monitor the adverse effects of introduced plant species/forms, which have potential to spread and naturalise.</i>	The building platform and buildings will not result in the introduction of wilding species.
<i>The extent to which the activity provides opportunities for making available information regarding indigenous ecosystems</i>	NA
<i>The extent to which activities will protect and enhance the survival and well being of indigenous plants and/or animals that are rare, vulnerable or endangered, or significant within the District, Region or nationally.</i>	NA
<i>In the case of activities proposed in the vicinity of rock outcrops, the extent to which the activity will adversely affect, or provide opportunities to enhance, the protection of lizard populations and their habitat.</i>	There are no rock outcrops in close proximity to the proposed building platforms.
<i>The extent to which the inherent values of the site, and its ecological context, have been recognised and provided for.</i>	NA

<i>ii) Natural Hazards General</i>	
<i>Whether the activity will exacerbate any natural hazard, including erosion, sedimentation, subsidence and landslips.</i>	<p>Geotechnical advice has been sought as a result of the identified location of the Cardrona Fault. Under the Ministry for the Environment guidelines for “Planning for Development of Land on or Close to Active Faults”, the fault is classed as Class IV active (return period 5,000-10,000 years). The fault’s location is considered to be “Uncertain- constrained”, as the fault position can only be defined to within a few hundred metres.</p> <p>Proposed buildings on the new lots would be considered to fall into “Building Compliance Category 2”. Under Table 11.1 of the Planning Guidelines, which covers greenfield sites, the Activity Status based on these characteristics is given as “Permitted”. Buildings built in accordance Building Compliance Category 2 do not require any additional structural elements in order to adequately mitigate against hazards that may arise from this fault.</p> <p>The building platforms and house are not identified as being subject to, and will not exacerbate other natural hazards.</p>

<i>iv) Controlled and Discretionary Activities – All Buildings</i>	
<i>(a) The extent to which the location of buildings and associated earthworks, access and landscaping breaks the line and form of the landscape with special regard</i>	The proposed building platforms and the house on Lot 3 have been located so as not to break the line and form of the landscape, or any skyline, ridges, hills or

<p>to skylines, ridges, hills and prominent slopes.</p>	<p>prominent slopes. The building platform on Lot 2 will not be visible from SH6 and sit below the ridgeline and the screen planting when viewed from the north and north-east. The extent of visibility is shown on the map in Appendix 2 to Appendix J. The proposed house and building platform on Lot 3 will be intermittently visible from SH6 and the Hawea River Track when travelling southwards. From SH6 this visibility is limited by plantings on Lot 13 DP300251 required by conditions of consent (RM010623). It should also be noted that this planting will continue to grow and provide enhanced screening over time, lessening the length of time that the house on Lot 3 will be visible. The building platforms on Lots 2 and 3 have existing mature plantings to the south to provide a backdrop. Additional plantings are proposed and conditions of consent will cover the treatment of existing vegetation.</p>
<p>(b) Whether the external appearance of buildings is appropriate within the rural context.</p>	<p>The size of the building platforms and the proposed design controls will ensure that the external appearance of proposed or future buildings will be appropriate within the rural context and consistent with the surrounding development. The context of this site is rural lifestyle rather than rural pastoral, and as such the presence of a house and domestic structures is a reasonable expectation and so appropriate. The proposed house and future houses will be of a nature, bulk, scale, colour and location with landscaping that is generally consistent with surrounding development.</p>

<p><i>xxvi) Residential Units – Discretionary and Non-Complying Activities</i></p>	
<p><i>The extent to which the residential activity maintains and enhances:</i>  <i>rural character</i>  <i>Landscape values</i>  <i>Heritage values</i>  <i>Visual amenity</i>  <i>Life-supporting capacity or soils, vegetation and water</i>  <i>Infrastructure</i>  <i>Traffic safety</i>  <i>Public access to and along lakes and rivers.</i></p>	<p>The proposed location of the building platforms and house is consistent with development on surrounding sites, the comprehensive planting proposed and design controls offered have been specifically designed to ensure that building platform and the buildings are sufficiently mitigated to ensure that the area’s character, its landscape and visual amenity character are not adversely affected by the proposed development.</p> <p>The building platforms have been located in positions that can be serviced by power, water and access infrastructure.</p> <p>The current forestry operation is a rural activity and an activity expected in the Rural General area.</p>
<p><i>The extent to which the residential activity may adversely affect adjoining land uses.</i></p>	<p>The proposed development of the site is consistent with adjacent rural living and rural uses and so will not adversely affect adjoining land uses.</p>
<p><i>The extent to which the residential activity or residential unit may be adversely affected by natural</i></p>	<p>See previous comments.</p>

<i>hazards or exacerbate a natural hazard situation.</i>	
<i>The extent to which the location of the residential unit and associated earthworks, access and landscaping affects the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.</i>	As a result of existing plantings on the site and surrounding sites, and proposed planting on Lot 3 no skylines or ridgelines will be broken by building on the building platforms. The access is at or below ground level and will have a screen of mature trees in front and behind so will not affect the line and form of the landscape or prominent slopes.
<i>Whether the bulk, design, external appearance and overall form of the residential unit is appropriate within the rural context.</i>	The buildings have been specifically located, sized and are proposed to be subject to the design controls and proposed landscape planting contained in Appendix E to ensure that the buildings on the platform are appropriate in the context of their surroundings.
<i>The extent to which the residential unit has the ability to:</i> <i>(i) supply potable water</i> <i>(ii) connect to a reticulated public or community sewage treatment and disposal system, or otherwise can be provided with a suitable system for the treatment and disposal of domestic sewage effluent, in a manner which avoids nuisance or danger to public health, or contamination of ground or surface waters, and</i> <i>(iii) connect to available telecommunications and electricity systems to domestic levels of service</i>	Discussed previously (see section 3.3 for details), potable water in accordance with the NZ Drinking Water Standard 2008 will be supplied to the buildings, a suitable on-site wastewater treatment system can be provided for the site (Appendix H), and power and telephone provided in accordance with Council's standards.
<i>The extent to which the location of the residential unit and associated earthworks, access and landscaping has the potential to interfere with irrigation infrastructure</i>	NA – the irrigation race at the eastern end of the property will not be affected by the proposed development.

<b>xxvii) Earthworks</b>	
<p>1. Environmental Protection Measures:</p> <p>(a) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.</p> <p>(b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.</p> <p>(c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.</p> <p>(d) Where earthworks are proposed on a site gradient &gt; 18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.</p> <p>(e) Whether measures to minimise dust emissions are proposed and to what extent these mitigation measures are effective.</p> <p>(f) Whether and to what extent any groundwater is likely to be affected, and if any mitigation measures are proposed to address likely effects.</p> <p>(g) Whether and to what extent earthworks are necessary in order to undertake flood protection</p>	Standard sediment/erosion/dust and noise control methods will be implemented and will be effective and adequate to avoid creating adverse effects. The works for the formation of the driveway and building pad can be undertaken so as to avoid creating stormwater and overland flow effects. The works for the formation of a driveway and building pad will be completed in as short a period of time as possible. The earthworks are on a grade that is flatter than 1 in 3. Groundwater is expected to be at depths considerably below earthwork levels. The works are not for flood protection.

<p>works recognising the long-term benefits of effective flood mitigation measures on the surrounding environment.</p>	
<p>2. Effects on landscape and visual amenity values, in particular Outstanding Natural Features and Outstanding Natural Landscapes.</p> <p>(a) Whether and to what extent the scale and location of any cut and fill will adversely affect:</p> <ul style="list-style-type: none"> <li>• the visual quality and amenity values of the landscape;</li> <li>• the natural landform of any ridgeline or visually prominent areas;</li> <li>• the visual amenity values of surrounding sites.</li> </ul> <p>(b) Whether the earthworks will take into account the sensitivity of the landscape.</p> <p>(c) The potential for cumulative effects on the natural form of existing landscapes.</p> <p>(d) The proposed rehabilitation of the site and to what extent revegetation will mitigate any adverse effects.</p> <p>(e) Whether and to what extent the earthworks create an area that is inconsistent with the character of the surrounding landscape.</p> <p>(f) Whether the location and/or design of any new tracking can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape</p>	<p>The earthworks on Lot 3 are necessary to create the pad upon which the house will be constructed, as such the majority of the works will be covered by the house. Batter slopes not covered by the house will be replanted in a mixture of native species. As a result any effects from the scale and location of the earthworks will not adversely affect the visual quality and amenity values of the landscape, the natural landform of any ridgeline or visually prominent areas, or the visual amenity values of surrounding sites will adequately mitigate adverse effects.</p>
<p>3. Effects on adjacent sites</p> <p>(a) Whether the earthworks will adversely affect the stability of neighbouring sites</p> <p>(b) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.</p> <p>(c) Whether cut, fill and retaining are done in accordance with engineering standards.</p>	<p>The earthworks are shallow, will be done in accordance with engineering standards and distant from neighbouring sites to the extent that they will not adversely affect the stability or drainage of surrounding sites.</p>
<p>4. General Amenity Values</p> <p>(a) Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.</p> <p>(b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.</p> <p>(c) Whether natural ground levels will be altered.</p>	<p>The work area is distant from the road and neighbouring houses and therefore the works will not affect neighbours of the roading network. Noise, dust and vibration can be controlled by the standard conditions of consent and hours of operation.</p>
<p>5. Impacts on sites of cultural heritage value:</p> <p>(a) The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether tangata whenua have been notified.</p> <p>(b) The extent to which the activity affects Ngai Tahu’s cultural and traditional association with the Statutory Acknowledgment Area.</p> <p>(c) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic</p>	<p>The site does not contain known cultural or heritage sites.</p>

Places Trust has been notified.	
<p>6. Activities</p> <p>(a) Whether the proposed tracking or other earthworks is necessary or desirable for the ongoing and reasonable maintenance and use of the land.</p> <p>(b) Whether the proposed tracking or other earthworks are necessary or desirable to achieve a reasonable or appropriate use of the land for the proposed activity.</p>	<p>The driveway and earthworks are necessary to provide the level surface for the construction of the house and access to the proposed house site.</p>

**4.2.2 Subdivision Application**

The application has been assessed against the District Plan rules and each of the Subdivision Site and Zone Standards of the Rural General Zone as detailed below.

The application has been assessed as a Discretionary Activity, and has been assessed against the assessment matters contained in Rule 15.2.3.5. It is noted that Council’s discretion is not restricted to these matters.

**Rule 15.2.3.6 - Assessment Matters**

<b>(b) Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)</b>	
<p><i>(i) The extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and enhances:</i></p> <p><i>(a) rural character</i></p> <p><i>(b) landscape values</i></p> <p><i>(c) heritage values</i></p> <p><i>(d) visual amenity</i></p> <p><i>(e) life supporting capacity of soils, vegetation and water</i></p> <p><i>(f) infrastructure, traffic access and safety</i></p> <p><i>(g) public access to and along lakes and rivers</i></p>	<p>This assessment matter is the same as Rule 5.4.2.3 xxvii so is covered in a preceding paragraph.</p>
<p><i>(ii) The extent to which subdivision, the location of residential building platforms and proposed development may adversely affect adjoining land uses.</i></p>	<p>The subdivision and building platforms do not adversely affect adjoining uses.</p>
<p><i>(iii) The extent to which subdivision, the location of residential building platforms and proposed development may be serviced by a potable water supply, reticulated sewerage or on-site sewage disposal within the lot, telecommunications and electricity.</i></p>	<p>The proposed lots can be serviced in accordance with Council’s standards.</p>
<p><i>(iv) The extent to which subdivision, the location of residential building platforms and proposed redevelopment may be adversely affected by</i></p>	<p>See previous assessment on this issue.</p>

<p><i>natural hazards or exacerbate a natural hazard situation, particularly within the Rural Lifestyle Zone at Makarora. Also refer to Part 15.2.10.1.</i></p>	
<p><i>(v) Consideration of the long term development of the entire property.</i></p>	<p>The proposed subdivision represents the likely ultimate long-term development of the site under the current zoning.</p>
<p><i>(vi) Whether the subdivision will result in the loss of the life supporting capacity of soils.</i></p>	<p>The subdivision will not affect the life supporting capacity of soils.</p>
<p><i>(vii) In the Bendemeer Special Zone the extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and does not compromise the ice sculptured legibility of the land within the zone particularly when viewed from State Highway 6 to the south of the zone, Morven Ferry and Arrow Junction Roads and any other public places to the south, excluding the Crown Range Road.</i></p>	<p>N/A</p>
<p><i>(viii) Subdivision and location of residential building platforms in R2 (Design Urban Edge) Activity Area of the Quail Rise Zone – Controlled Activity</i></p> <p><i>In considering the subdivision design of the R2 (Design Urban Edge) Activity Area the Council shall consider:</i></p> <p><i>a. The location of residential building platforms in positions where future houses will not be visible from State Highway 6. In determining this the Council shall take into account the deferment of residential development within the R2 (Design Urban Edge) Activity Area for five years from the completion of the landscaping works in the G (Design Urban Edge) Activity Area to allow growth in the vegetation screening;</i></p> <p><i>b. Structure landscaping work within the R2 (Design Urban Edge) Activity Area to compliment the purpose of the G (Design Urban Edge) Activity Area landscaping work, including the protection of any existing trees proposed landscaping and earthworks;</i></p> <p><i>c. Street lighting designed to avoid any potential effects of street lighting when viewed from State Highway 6 by means of design, location and height of such street lighting;</i></p>	<p>N/A</p>



<p><i>d. The need for covenants or consent notices on the resultant titles as follows:</i></p> <p><i>(i) Acknowledging that the purpose of landscaping work within the G (Design Urban Edge) and R2 (Design Urban Edge) Activity Area is to make buildings within the R2 (Design Urban Edge) Activity Area not visible from SH 6; and</i></p> <p><i>(ii) Prohibiting and future landowner from making complaints, request or resource consent applications to the Council for the topping or removal of vegetation from the G (Design Urban Edge) Activity Area.</i></p>	
<p><i>(ix) In considering the appropriateness of the form and density of development in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:</i></p> <p><i>a. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (ie. open space held in one title whether jointly or otherwise).</i></p> <p><i>b. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas which are more sensitive in their natural state.</i></p>	<p>N/A</p>

**5.0 RMA SECTION 104 MATTERS**

The application has been assessed against the relevant provisions of the documents referred to in RMA section 104(1)(b) as detailed below. The application has also been assessed against the relevant provisions of the Queenstown Lakes District Plan as detailed in previous sections.

**(i) National Environmental Standards**

The following National Environmental Standards are not relevant to the current application:

- Air Quality 2004
- Sources of Human Drinking Water 2008
- Telecommunications Facilities 2008
- Electricity Transmission 2010

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 is relevant to this application and an assessment against this standard is contained in section 8 of this application.

**(ii) Other Regulations**

No other regulations are relevant to this application.

**(iii) National Policy Statements**

The following National Policy Statements are not relevant to the current application:

- Freshwater Management 2014
- Renewable Electricity Generation 2011
- Electricity Transmission 2008

**(iv) New Zealand Coastal Policy Statement**

The New Zealand Coastal Policy Statement 2010 is not relevant to this application as the site is not in a coastal area.

**(v) Otago Regional Policy Statement**

The Otago Regional Policy Statement is an overview of the Otago region's resource management issues and the policies and methods to achieve the integrated management of its natural and physical resources. Other resource management plans (the various regional plans and the District Plan) reflect the provisions of the Otago Regional Policy Statement and cannot be inconsistent with it. These policies give effect to the Regional Policy Statement.

Of relevance to this application are the objectives and policies relating to land, water quality and natural hazards. These objectives seek to promote the sustainable management of Otago's land and water resources, to avoid, remedy or mitigate degradation of Otago's natural and physical resources and maintain and enhance Otago's land resource through avoiding, remedying or mitigating the adverse effects of activities which have the potential to create adverse effects.

The Regional Policy Statement is given effect to by the regional plans and the District Plan. The objectives and policies of the land and natural hazard section of the Regional Policy Statement are primarily given effect to by the District Plan and the Regional Plan: Water. An assessment of the application against the provisions of the District Plan is contained in previous sections, while an assessment against the Regional Plan: Water is provided below.

**(vi) Regional Plan: Water**

The discharge of treated wastewater to ground is a permitted by Rule 12.A.1.4 of the Regional Plan: Water and so does not require consent.



## **6.0 RELEVANT OBJECTIVES AND POLICIES**

As a Discretionary Activity the application has been assessed against the relevant District Plan objectives and policies as outlined below.

The site has been assessed as being within a Visual Amenity Landscape. The key resource management issues for visual amenity landscapes (from District Plan 4.2.2 (3) are *“managing the adverse effects of subdivision and development (particularly from public places including public roads) to enhance natural character and enable alternative forms of development where there are direct environmental benefits.”*

The relevant objectives and policies of the District Plan are found in three sections:

- Part 4 – District Wide Issues
- Part 5 – Rural Areas
- Part 15 - Subdivision

Objectives, policies and assessment matters not mentioned below have been considered, but are not considered pertinent to the application and so have not been included in this report for the sake of conciseness.

### **Part 4 – District Wide Issues**

The District Wide objectives and policies under Part 4.2 of the District Plan provide specific guidance for managing the effects of development on landscape and visual amenity values.

#### **4.2.5 Objective:**

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

#### **Policies**

##### **1 Future Development**

- (a) *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.*
- (b) *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.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

The open paddock adjoining the road contributes to the general rural character of the area and provides a sense of open space, enabling distant views across the landscape to surrounding hills and

mountain ranges. The application does not result in any change of this area when viewed from the section of road adjacent to the site.

The creation of a building platform on Lot 1 will not create any adverse environmental effects as this is around an existing house and garage and is not visible from the road.

The location of development on Lot 2 has been designed to avoid creating adverse effects as this is not visible from the road, screened from the north and south by the existing shelterbelts.

Development on proposed Lot 3 has been located and designed so as to avoid or mitigate against loss of visual amenity values.

The proposed subdivision boundaries follow existing fencelines, topography and the boundary of the existing forestry block.

These issues are covered further in following objectives and policies.

#### **4 Visual Amenity Landscapes**

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

- *Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- *Visible from public roads.*

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

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

The site has been identified as being within a visual amenity landscape.

The building platform on Lot 2 is located at base of a saddle and obscured from views from the north and south by the existing shelterbelts. Development on Lot 2 will be distantly and intermittently visible from some northern parts of the Hawea River Track. When the future house is visible it will be perceived as a small, recessively coloured element that is not highly visible from public places.

The proposed house on Lot 3 will be intermittently visible for users of: Lake Hawea – Albert Town Road as they travel south, Te Awa Road, and obliquely from parts of the Hawea River Track and part of Domain Road as well as distantly from elevated parts of Hawea (approximately 3.5km distant). These views will be distant, of a small, low, recessively coloured house obscured by foreground indigenous vegetation against a backdrop of native and exotic plantings. Te Awa Road is a no exit rural road that does not provide access to the Hawea River and so is only used for property access. As a result of these factors it is considered that this proposed house on Lot 3 will not be highly visible from public places.

For additional information see pages 18-20 of the Landscape Assessment (Appendix E).

The landscape effects of the building platform on Lots 2 and 3 are proposed to be mitigated by height and colour controls, foreground and backdrop planting (Lot 3 only), and controls on the removal of existing vegetation (Lot 3 only).

The character of Lot 2 is not visible from outside the site to the north. Lot 3 is mostly covered in exotic plantation forestry and so has very little natural character. This natural character is limited to the area of indigenous vegetation to the north of the proposed building platform. This area of natural character is to be enhanced in area and species variety by additional native planting. This planting is considered appropriate in the context, and is not linear planting.

## **8      *Avoiding Cumulative Degradation***

(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.*

The proposed development is considered to be a comprehensive and sympathetic development within the rural area.

The landscape assessment (p18) considers that *“the proposed development will not degrade the arcadian pastoral character of the landscape by causing over-domestication.”*

## **9      *Structures***

*To preserve the visual coherence of:*

(a)      *outstanding natural landscapes and features and visual amenity landscapes by:*

- *encouraging structures which are in harmony with the line and form of the landscape;*
- *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
- *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
- *encouraging placement of structures in locations where they are in harmony with the landscape;*
- *promoting the use of local, natural materials in construction.*

The proposed subdivision and building platform locations preserve the visual coherence of the landscape as the development is not located on the skyline, or ridge and not in a prominent position on a slope and that the structures will be in harmony with the line and form of the landscape. The materials for the house on Lot 3 are common in houses in the surrounding area, and a local material in the case of the schist.

**17 Land Use**

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

The proposed use of the site is consistent with neighbouring properties and is considered to have adverse effects on the open character and visual coherence of the landscape that will be appropriately mitigated to the extent that such effects will be less than minor.

**Part 5 - Rural Areas**

The following objectives and policies from Part 5 – Rural Areas are relevant and have been considered for this proposal.

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

As previously discussed, development within the subject site has been positioned to be consistent with the existing amenity and character of the directly adjoining area with adverse environmental effects appropriately mitigated to the extent that effects will be less than minor.

**Objective 3 – Rural Amenity**

*Avoiding, remedying or mitigating adverse effects of activities on rural amenity.*

**Policies**

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.5 *Ensure residential buildings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

The rural living style development is the same as is occurring on surrounding sites and so will not be incompatible or create an effect on surrounding sites. The existing house on Lot 1 and the proposed house on Lot 2 are setback less than the 15m yard required in the Rural General zone. Both these infringements have the approval of the affected parties and are therefore considered to avoid adverse effects on neighbouring properties. In the case of the house on proposed Lot 3 the setbacks are supported by existing and proposed plantings.

**Part 15 - Subdivision**

The following objectives and policies from Part 15 –Subdivision are relevant and have been considered for this proposal.

**Objective 1 – Servicing**

*The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.*

**Policies:**

- 1.1 *To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.*
- 1.2 *To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.*
- 1.5 *To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*

- 1.9 *To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.*
- 1.10 *To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.*
- 1.11 *To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.*

Lots 2 and 3 will be provided with services in accordance with Council's engineering standards for future rural living uses. Access to all sites is to be via a right of way using the existing access point onto SH6. NZTA have confirmed their acceptance of the existing access point (Appendix F). Power and phone are to be reticulated underground in accordance with Council's standards. Water supply is from the bore on Lot 1, of suitable quality (subject to filtration to remove turbidity) and sufficient storage for firefighting is proposed, or can be provided, for each site. On-site treatment and disposal of wastewater is proposed. Stormwater is also to be disposed of to ground.

**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 levels of open space and density of built development anticipated in each area.*
- 5.2 *To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*

Proposed lot sizes are consistent with surrounding lots, and of sufficient size for rural lifestyle uses. The design of the subdivision has been assessed as not adversely affecting landscape, visual or amenity values.

Summary of Objectives and Policies:

The above assessment of the proposal against the objectives and policies demonstrates this development and subdivision is consistent with the objectives and policies within the Rural General zone and within the Visual Amenity Landscape.

The subdivision can be provided with all services including water supply, storm water and foul sewer disposal (at the time of dwelling construction), telecommunication and electricity supply. It is considered that the development can be adequately serviced in accordance with applicable Council

standards and will therefore be in accordance with the objectives and policies that relate to servicing and infrastructure.

With the landscape mitigation proposed and the inclusion of design restrictions by consent notice, the subject site can absorb the level of change proposed while providing for the establishment quality rural living environments.

**7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

The environmental effects of the proposed building platforms, house and subdivision have been assessed under the following headings:

Neighbourhood/Community

Effect	Effects on the Environment	Other Comments
Rural character and amenity	Less than minor	Properties in this area are rural living in character, with some continued productive rural uses. The proposed development is consistent with the character and amenity of surroundings sites. The proposed buildings are distant from viewpoints, located, designed and landscaped to ensure the retention of the area’s character amenity and views. The immediate neighbours and those for some distance north have provided their affected party approvals (see section 8). Consequently, effects on rural character and amenity are considered to be less than minor and that the proposal will not have an adverse effect on the amenity of the neighbours.
Over-domestication	Less than minor	The landscape assessment (p18) considers that <i>“the proposed development will not degrade the arcadian pastoral character of the landscape by causing over-domestication.”</i>
Cumulative effects	Less than minor	The landscape report (p26) notes that due <i>“to the proposed development being relatively similar in scale to the development within the neighbouring properties, I do not consider that the proposed development will degrade or domesticate the landscape to a degree where a threshold with respect to the vicinity’s ability to absorb further change will be created or breached.”</i>
Precedent effect	Nil	



Reverse sensitivity	Nil	The proposed activity (rural living) is the same as surrounding activities to the north, west and east and so will not create any reverse sensitivity effects.
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Locality and Landscape/Visual

Effect	Effects on the Environment	Other Comments
Visibility	Less than minor	<p>The building platform on Lot 2 is located at base of a saddle and generally obscured from views from the north and south by the existing shelterbelts. Development on Lot 2 will be distantly visible from the more northern parts of the Hawea River Track. When the future house is visible it will be perceived as a small, recessively coloured element that is not highly visible from public places.</p> <p>The proposed house on Lot 3 will be intermittently visible for users of: Lake Hawea – Albert Town Road as they travel south, Te Awa Road, parts of the Hawea River Track, elevated parts of Hawea and Domain Road. These views will be distant, of a small, low, recessively coloured house obscured by foreground indigenous vegetation and set against a backdrop of native and exotic plantings. As a result of these factors it is considered that this proposed house on Lot 3 will not be highly visible from public places.</p> <p>For additional information see pages 18-20 of the Landscape Assessment (Appendix E).</p> <p>The landscape effects of the building platform on Lot 3 are proposed to be mitigated by height and colours controls, foreground and backdrop planting, and controls on the removal of existing vegetation.</p> <p>The character of Lot 2 is not visible from outside the site to the north. Lot 3 is mostly covered in exotic plantation forestry and so has very little natural character. This natural character is limited to the area of indigenous vegetation to the north of the proposed building platform. This area of natural character is to be enhanced in area and</p>



		<p>species variety by additional native planting. This planting is considered appropriate in the context, and is not linear planting.</p> <p>The location, scale and use of the proposed development is in keeping with that of surrounding sites. These factors will ensure that the visibility effects from the road, other public places and neighbours will be less than minor. See also the comments below on views and outlook.</p>
Views and outlook	Less than minor	The approvals of surrounding owners who can see the proposed development indicate that the effect on their views and outlook will be less than minor.
Landscape and visual	Less than minor	See above.
Landform	Less than minor	<p>Earthworks for the development will be limited to the formation of the driveway to the building platforms on Lots 2 and 3 and the earthworks for the buildings on Lot 3 limited to the pad beneath and immediately surrounding the proposed house.</p> <p>The proposed subdivision and building platform locations preserve the visual coherence of the landscape as the development is not located on the skyline, ridges or prominent slopes and that the structures will be in harmony with the line and form of the landscape.</p> <p>The effects on landform are therefore considered to be less than minor.</p>
Aesthetic values	Less than minor	See above for consideration of the effect of views and outlook on amenity values.

Ecosystems

Effect	Effects on the Environment	Other Comments
Vegetation	Less than minor	The area of Lot 2 is pasture only. The building platform and earthworks on Lot 3 require the removal of some of the forestry. This will be partially replaced by native remediation plantings. The landscape plan for Lot 3 shows an area of existing trees to the west of the proposed building platform that will be managed to enable the retention of a vegetative screen 12 metres wide and in excess of 10 metres high at all times. The removal and

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		replanting of these forestry trees is provided for by the existing resource consent (RC940525). This consent will stage the works in this area to achieve additional screening to avoid adverse visual effects that may otherwise result from a house in this area. An area (Area 2) east of the house contains existing mature pine trees. The mature pines in this area are to be incrementally replaced with mountain beeches to provide a permanent and continuous screen for the building platform.
Wildlife	Nil	
Waterbodies	Nil	
Groundwater	Nil	
Contamination	Less than minor	Onsite wastewater disposal in accordance with specific design at building consent stage to ensure this is in accordance with AZS/NZS 1547/2012 is a permitted activity. Stormwater will also be disposed of onsite. There are no other contaminants or hazardous substances anticipated as part of this activity, beyond those for permitted domestic or agricultural use.

Natural and Physical Resources

Effect	Effects on the Environment	Other Comments
Recreational values	Nil	
Scientific values	Nil	
Sites of Heritage Significance	Nil	
Sites of Cultural Significance	Nil	
Protected Customary Rights	Nil	
Other values	Nil	

Discharge of Contaminants

Effect	Effects on the Environment	Other Comments
Odour	Nil	
Noise	Nil	
Hours of Operation	Nil	
Lighting	Nil	
Dust	Nil	
Air Discharges	Nil	
Vibration	Nil	
Onsite wastewater disposal	Less than minor	Disposal to ground subject to specific design at building consent stage. See Appendix H.

Hazards

Effect	Effects on the Environment	Other Comments
Flooding	Nil	
Seismic Hazards	Nil	
Erosion	Nil	
Falling Debris	Nil	
Subsidence	Nil	
Slippage	Nil	
Hazardous Substances	Nil	

Infrastructure

Effect	Effects on the Environment	Other Comments
Water supply	Less than minor	Water from an existing onsite bore on Lot 1.
Effluent disposal	Less than minor	On-site disposal is proposed for each lot. In the case of Lot 1 this is existing and not changing as a result of the subdivision. Effluent disposal for Lots 2 and 3 will be subject to specific design at building consent stage to ensure this is in accordance with AZS/NZS 1547/2012. See Appendix H.
Stormwater control	Less than minor	Stormwater from Lot 1 is already disposed of to ground and will not change as a result of the subdivision. Disposal to ground for Lots 2 and 3 will be subject to specific design at building consent stage. See Appendix H.
Energy supply	Less than minor	Lot 1 is already serviced. The existing power network can be extended to service Lots 2 and 3 in accordance with normal rural standards. See Appendix I.
Telecommunication	Less than minor	Existing phone network can be extended to service Lots 2 and 3. See Appendix I.
Pollution	Nil	

Traffic Generation and Vehicle Movements

Effect	Effects on the Environment	Other Comments
On-Site Parking	Nil	Sufficient on-site parking can be provided for residential uses.
On-Street Parking	Nil	
Vehicle Safety	Nil	
Pedestrian Safety	Nil	

Cyclist Safety	Nil	
Traffic generation	Less than minor	Vehicle movements from two additional dwellings.
Roading capacity	Nil	
Noise	Nil	
Vehicle movements	Less than minor	Vehicle movements from two additional dwellings.

Scale of Environmental Effects

Nil Effects	No effects at all.
Less than Minor Adverse Effects	Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.
More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

The above assessment concludes that the environmental effects of the proposed subdivision, building platforms and house, as a result of the location, screening and distance from likely public and private viewpoints will be less than minor, with mitigation screening proposed to ensure that character and visibility effects are no more than minor.

**8.0 AFFECTED PARTIES, CONSULTATION AND NOTIFICATION**

**8.1 CONSULTATION AND AFFECTED PARTIES**

Discussions have been undertaken with all immediate neighbours about the subdivision, the building platforms and the proposed house. Discussions have also been undertaken with all property owners within at least 1km radius to the north. Affected party approval has been provided by all of these parties. These approvals are contained in Appendix K, a location diagram of these approvals is also included in that appendix.

At beyond 1km radius the house on Lot 3 and the future house on Lot 2 will be a very small component of a much larger landscape and not highly visible. Predominate views from these properties will be to the north and away from the proposed development. The effects on residents outside this 1km radius are considered to be less than minor. However if effects on these parties are considered to be minor then the applicant will approach these residents for their affected party approval.

As a result of the proposed location, the existing trees, the design of the house and the proposed landscape mitigation proposed it is considered that neighbours or those passing by on the Lake Hawea – Albert Town Road, in Hawea or using the Hawea River Track as a result of limited intermittent views and the distance would not be adversely affected by the development and subdivision.

## **9.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991**

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. The Act defines sustainable management 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 effects of activities on the environment.”*

This application seeks to develop the natural and physical resources of the site to subdivide, create building platforms and construct a house. Residential use of the site is a sustainable use of the resources of the site. The application is considered to appropriately avoid, remedy or mitigate any adverse effects of the development.

Section 6 of the Act requires for the following matters of national importance to be recognized and provided for:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights.*

The application does not affect any outstanding natural features or landscapes, areas of significant indigenous vegetation or habitats, or historic heritage. There are therefore no matters of national importance that are relevant to this application.

Section 7 of the Act requires:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*

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

The only section 7 matters of particular relevance to this application are (c) the maintenance and enhancement of amenity values, and (f) maintenance and enhancement of the quality of the environment. The application is considered to enhance the internal amenity value of the site while maintaining or enhancing the site's external amenity values. It is therefore considered that the proposed development provides for the relevant matters of section 7 of the Act.

The proposed development is therefore considered to be a sustainable use of the resources of the site. The application is considered to appropriately avoid, remedy or mitigate any adverse effects of the development. Overall, the application is considered to represent a sustainable management of natural and physical resources having had regard to the section 6 and 7 matters.

**10.0 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH REGULATIONS 2011**

The establishment of a building platform and residential buildings is a land use change and so falls within the scope of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.

A search of the most up to date of council information from the Otago Regional Council or Queenstown Lakes District Council indicates no record of any HAIL activities occurring on the application site.

**11.0 CONCLUSION**

This application seeks resource consent to subdivide the 26 hectare site at 838 Lake Hawea – Albert Town Road into three fee simple lots and establish a building platform on each lot. Land use consent is also required for the establishment of a house on Lot 3 and earthworks to create the building pad on which the house will sit.

The purpose of the subdivision is to enable the separation of the forestry operation from the balance of the property. The applicant intends to sell Lots 1 and 2 to fund the construction of the house on Lot 3.

Lot 1 is proposed to be a 5.38ha parcel. This parcel is to be a front site that contains the existing house and access. A 1,000m<sup>2</sup> building platform is proposed around the existing house and garage. Lot 2 is proposed as a 5.66ha parcel, with a vacant 750m<sup>2</sup> building platform set 15m off the southern boundary of the site. Lot 3 is proposed as a 15.29ha parcel containing the forestry operation and a vacant building platform. This platform is to be created as a vacant pad at the time of subdivision with the building to occur separately.

The location of the proposed boundaries generally follow existing fencelines. The location of the boundaries in relation to the existing house on Lot 1 and the existing shed on Lot 2 creates setback infringements. These infringements require land use consent.

Land use consent is also required for the construction of the house on the building platform on Lot 3. This is to be a single-storey four bedroom house. The house is to consist of two wings, each with a roof that slopes down to the north or south respectively. Between the two wings is to be a section of flat roof. The roofs are approximately 3.7m above floor level, with a chimney extending above roof level. A carport is to be located along the southern wall of the house.

The environmental effects of the proposed development have been assessed and these effects are considered to be less than minor, or mitigated to a level that is considered to be less than minor.

The applicants have discussed the proposal with the adjoining neighbours and written affected party approval has been obtained from these neighbours and all the owners within a 1km radius to the north. As a result of the proposed location and design of the buildings and the proposed landscape mitigation it is considered these neighbours would not be adversely affected by the subdivision, identification of building platforms, the house and associated earthworks on this site. Other residents are too far away for the development to be highly visible and generally face north. Those passing by on Lake Hawea – Albert Town Road, Domain Road and the Hawea River track would not be adversely affected by the subdivision, identification of building platforms, the house and associated earthworks on this site as views from these points are distant, intermittent and limited views of small areas of development in a heavily wooded setting.

As the environmental effects of the development are considered to be less than minor and no parties will be adversely affected the application it is considered that could be processed on a non-notified basis.

The application is considered to appropriately avoid, remedy or mitigate any adverse effects of the development. Overall, the application is considered to represent a sustainable management of natural and physical resources having had regard to the Resource Management Act 1991 section 6 and 7 matters.

The application has also been assessed against the objectives and policies of the District Plan. This assessment concludes that the application is not contrary to the objectives and policies and helps to achieve the environmental outcomes sought in the Rural General zone. It is therefore considered that consent could be granted subject to appropriate conditions.

Duncan White  
**Planner**  
**Paterson Pitts Partners (Wanaka) Ltd.**



**APPENDIX 2 – Applicant’s Landscape and Visual Assessment Report**

**MCMASTER SUBDIVISION PROPOSAL  
LAKE HAWEA – ALBERT TOWN ROAD (SH6), WANAKA  
LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT**

Paul Smith (Landscape Planner)

**vivian+espie**

25<sup>th</sup> June 2015

## INTRODUCTION

- 1 This report identifies and quantifies the landscape and visual effects likely to arise from a proposal to subdivide Lot 1 DP300100 (the site), which is approximately 26.35ha in area and is located at 838 Lake Hawea-Albert Town Road. The site is rectangular in shape and runs perpendicular between SH6 and the Hawea River.
- 2 The methodology for this assessment has been guided by the landscape related Objectives, Policies and Assessment Matters of the Queenstown Lakes District Plan, by the Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment<sup>1</sup>, and by the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note<sup>2</sup>.

## DESCRIPTION OF THE PROPOSAL

- 3 The details and layout of the proposed activities are set out in the resource consent application and its various appendices including a number of plans and elevations. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues:
  - The site is to be subdivided into three lots.
    - Lot 1 is to be 5.38ha in area. It is proposed to place a 986m<sup>2</sup> building platform around the existing dwelling within the site. I understand that conditions of consent would mean that no future built form within this building platform can exceed the height of the existing dwelling.
    - Lot 2 is to be 5.66ha in area. It is proposed to locate a 750m<sup>2</sup> building platform near the southern boundary of Lot 2, with a maximum height of 5m above existing ground level. Lot 2 is to also contain a shed located south of the existing dwelling.

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<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment; 2013; 'Guidelines for Landscape and Visual Impact Assessment – 3<sup>rd</sup> Edition'; Routledge, Oxford.

<sup>2</sup> New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

- External roofing and cladding materials for Lot 2's building platform shall be of dark recessive colours with a light reflectivity value (LRV) of less than 35% and shall accord with the QLDC's "A guide to reducing glare and reflection in the Queenstown Lakes District" document.
- Lot 3 is to be 15.29ha in area. It is proposed to locate a 500m<sup>2</sup> building platform around a 386.8m<sup>2</sup> specifically proposed dwelling near the south-west corner of Lot 3. A maximum height limit of 3.7m above RL386.80 is proposed. No more than one chimney can exceed the maximum height limit. This chimney may not exceed 1.2m above the maximum height limit.
  - Lot 3's dwelling is proposed to be clad in a Colorsteel roof finished in the colour Ironsand, schist stone, cedar weatherboards and plaster finished in the colour Watty Moa with a LRV 40%. The garage door, entrance door, guttering and down pipes will be finished in the colour Ironsand.
- A curtilage area is proposed within Lot 2 as outlined on Lot 2's Structural Landscape Plan (appended to this report). All domestic outdoor living activities shall be confined within the designated curtilage area such as lawns, gardens, car-parking, paving, decking, outdoor furniture, play equipment and the like. All domestic outdoor living activities within Lot 3 are to be confined within the proposed building platform.
- Earthworks will bench future dwellings within Lot 2 and 3 into sloping parts of the site. Earthworks will also include the formation driveways and turning bays within these two lots.
- Structural landscaping is proposed in the form of retaining existing treed vegetation, proposing stands of native beech trees and areas of shrub vegetation. The proposed vegetation is configured to create an immediate foreground and backdrop to the proposed Lot 3 building platform and dwelling as seen from the public and private places north of the site.
- Vehicle access to all three proposed lots is via an existing access-way off Lake Hawea-Albert Town Road. All proposed driveways are to have a tar-seal or gravel finish.
- Fencing that will demarcate the proposed boundary lines are restricted to post-and-wire fencing, including deer fencing.

- 4 In essence, the proposal will allow for two additional dwellings with recessive appearances and their associated activities to be situated within the site.
- 5 The proposed activities will most likely develop through the following stages:
  - i. Earthworks associated with the construction of the access-ways and the construction of future dwellings.
  - ii. The construction of future dwellings within the proposed building platforms.
  - iii. The implementation and retention of the proposed landscaping.
  - iv. An ongoing operational period, during which the future dwellings within the proposed building platforms and their associated activities are used on a day to day basis.
- 6 In relation to the mitigation of potential effects of the proposal, primary mitigation measures involve locating Lot 3's dwelling and Lot 2's building platform in areas of the site that are less visible from surrounding public places. Secondary mitigation measures include:
  - i. The exterior cladding of the future built form will be finished in dark recessive colours.
  - ii. Proposed vegetation and existing vegetation that is to be retained will visually screen and soften the visual prominence of future built form.
  - iii. Setting floor and maximum roof levels in order to avoid visual prominence of built form.

## THE EXISTING LANDSCAPE CONTEXT

### The landscape baseline

- 7 The site is located in the north eastern part of the Upper Clutha Basin. The western half of the site is situated on an elevated terrace that extends south of Mt Maude. The eastern half of the site is at a similar elevation to the majority of the floor of the Upper Clutha Basin. The site, in general terms, has an underlying gradient that descends to the north east. The site is contained to the west by Lake Hawea-Albert Town Road and is contained to the east by the Hawea River. The northern and southern boundaries do not follow nor are contained by any significant land forms.

- 8 The management of the site is split between pastoral activities within the western third of the site and forestry activities within the eastern two thirds of the site. I note that from outside, the site appears more forested due to a large shelterbelt that is located along the entire length of its northern boundary. Pastoral and forestry activities similar to those within the site occur on a number of neighbouring properties south of the site.
- 9 The forestry activities within the site reduce ability to fully understand the contour layout of the land. An understanding of this sloping landform is gained through the visual elevation of the tops of the trees. These activities also reduce the ability to gain an understanding of any landscape features. The two terraces located within the site are separated by relatively even slopping topography. By viewing the tree cover within and surrounding the site, it appears that this evenly sloping topography extends south of the site.
- 10 The pastoral part of the site currently surrounds the existing dwelling and two areas of forestry planting adjacent to the existing dwelling (as can be seen on the Lot 2 Structural Landscape Plan appended to this report). The pastoral area will contain Lot 2's proposed building platform and its associated activities. The pastoral character of this part of the site is potentially affected by the proposed development.
- 11 The majority of the site is comprised of a forestry plantation. Lot 3's proposed dwelling is to be located in the south-west corner of the large forestry plantation. The forested character of this part of the site is potentially affected by the proposed development.
- 12 The application site is identified on District Plan Maps 8 and 18 as being within the Rural General Zone. Development of the proposed sort within this zone requires discretionary activity resource consent. The District Plan does not identify a landscape category for the area of the site. I am aware of maps and reports made public by the Council setting out their position regarding the landscape categorisation of the relevant area that is proposed to be formalised by the District Plan Review. Dr Marion Read produced a report<sup>3</sup> outlining the landscape categorisation line between the Outstanding Natural Landscape (ONL) of Mt Maude and the Visual Amenity Landscape (VAL) of the Upper Clutha Basin. I concur with Dr Read's

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<sup>3</sup> *Read Landscapes; Dr Marion Read; 1<sup>st</sup> April 2014; Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features.*

assessment and findings regarding the location of the landscape categorisation between Mt Maude and Upper Clutha Basin. Therefore the site is located within the VAL.

- 13 Regarding aspects of the landscape resource that are potentially affected by the proposal (landscape receptors), the landscape character of the forested and pastoral parts of the site are potentially affected by the proposal, as is the character of the broader surrounding landscape.

### **The visual baseline**

- 14 The site, as discussed above, is located on the north-east edge of a terrace that extends south from Mt Maude and is heavily vegetated containing a forestry plantation. Lot 2's proposed building platform and Lot 3's dwelling are located on the upper terrace within the site. The topography and vegetation within the site and its surrounds screen the proposed development from the east, west and south.
- 15 The proposed development is potentially visible from a zone of theoretical visibility (ZTV) that includes both public and private places north of the site. This includes nearby locations along Lake Hawea-Albert Town Road, Te Awa Road, Domain Road, the Hawea River Track and more distant locations within Hawea township, the surface of Lake Hawea and the very northern extent of the Upper Clutha Basin.
- 16 Observers within the ZTV that are potentially affected by the proposal (visual receptors) include:
- Users of Lake Hawea-Albert Town Road.
  - Users of Te Awa Road.
  - Users of Domain Road.
  - Users of the Hawea River Track.
- 17 The visual effects of the activities will be discussed in relation to these various potential observers subsequently.
- 18 Occupiers of private land adjacent to these roads are also potentially affected. Affected party approval has been obtained from the following neighbours:
- 1 Mr & Mrs Gathercole, Lot 2 DP 300100, 836 Lake Hawea-Albert Town Road, Wanaka.
  - 2 Mr & Mrs Brundell, Lot 2 DP 419931, Lake Hawea-Albert Town Road, Wanaka.

- 3 Mr Hewson, Lot 1 DP 419931, Lake Hawea-Albert Town Road, Wanaka.
- 4 Mr Henderson, Lot 19 DP 300251, Lake Hawea-Albert Town Road, Wanaka.
- 5 Gecko Property Investments Ltd, Lot 2 DP315808, Lake Hawea-Albert Town Road, Wanaka.
- 6 Mr & Mrs Steegh, Lot 1 DP 315808, Lake Hawea-Albert Town Road, Wanaka.
- 7 Mr & Mrs Horner, Lot 11 DP 303860, 964 Lake Hawea-Albert Town Road, Wanaka.
- 8 Mr Smith, Lot 1 DP 311830, 66 Te Awa Road, Wanaka.
- 9 Mr Kennedy & Ms Gibbs, Lot 1 DP 303793 & Lot 2 DP 303793, Lake Hawea-Albert Town Road, Wanaka.
- 10 Mr Plank, Lot 8 DP 303860, Lake Hawea-Albert Town Road, Wanaka.
- 11 Parkbrae Estates Ltd, Lot 7 DP 303860, 124 Te Awa Road, Wanaka.
- 12 Mr Haslam & Ms Brown, Lot 6 DP 303860, 122 Te Awa Road, Wanaka.
- 13 Mr & Mrs Morgan, Lot 2 DP 311830, Lake Hawea-Albert Town Road, Wanaka; & Lot 3 DP 311830, 92 Te Awa Road, Wanaka.
- 14 Mr Berben & Ms Lawson, Lot 13 DP 300251, 161 Lake Hawea-Albert Town Road, Wanaka.
- 15 Mr & Mrs Leith, Lot 2 DP 27175, 1025 Lake Hawea-Albert Town Road, Wanaka.
- 16 Mrs Oosterhuis, Pt Lot 3 DP 27175, 965 Lake Hawea-Albert Town Road, Wanaka.





Figure 1: A location map outlining the locations of the neighbouring properties that have given their affected party approval.

## THE LANDSCAPE EFFECTS OF THE PROPOSAL

19 When describing effects, I will use the following hierarchy of adjectives:

- Nil or negligible;
- Slight;
- Moderate;
- Substantial;
- Severe.

20 Landscape effects are the effects that an activity may have on the landscape as a resource in its own right. Landscape effects relate to landscape character and the elements and patterns that make up that character, rather than visual issues. Appendix 1 to this report gives full assessment of the proposed activities in relation to the relevant assessment matters of Part 5.4.3.2(3) of the District Plan. In this part of my report I summarise the findings of that assessment that relate to landscape effects.

- 21 The pastoral paddock that Lot 2's proposed building platform is located within is located between the forested plantation surrounding the existing dwelling and the large forestry plantation within the eastern part of the site. This paddock land joins onto another area of paddock land west of the existing dwelling. These paddocks are separated from the neighbouring pastoral paddocks by a hedgerow along the site's northern boundary and an access way and rows of vegetation along the southern boundary.
- 22 The area to contain this built form is located in a small saddle on the upper terrace within the vicinity of the southern boundary. The proposed development will change the current use of this area. The proposed building platform and its associated activities will bring about a reduction to the agricultural use of the pastoral paddock land. The overall area of paddock land within the site is relatively small and does not form part of a larger farming operation. Also the proposed development is situated so as not to split or create multiple paddocks within the site. Retaining the paddock land as a single unit creates a more cohesive landscape pattern within the site compared with splitting this paddock land in two.
- 23 The reduction in the pastoral character of the site is limited to a relatively small area. The shared use of an existing access-way, retaining the paddock land as one area and locating boundary lines where they follow practical lines within the landscape allow the majority of the landscape character of the site to be retained.
- 24 Lot 3's proposed dwelling is located within the south-west corner of the forested part of the site. It is proposed that a minimum width of 12m of an approximate 42m wide strip of the existing forestry plantation located immediately west of Lot 3's proposed dwelling will be retained at all times, as outlined on Lot 3's Structural Landscape Plan (which is appended to this report). This vegetation separates Lot 3's proposed dwelling from the pastoral paddock land contained within the site.
- 25 Lot 3's proposed dwelling will bring about a small reduction to the forestry activities within the site. The forestry activities within the site do not form an important part of the arcadian or pastoral landscape character of the Upper Clutha Basin. Due to this, I do not consider that the reduction in forestry activities will affect the pastoral landscape character within the site or its surrounds.
- 26 In summary, Lot 2's proposed building platform will bring about a slight decrease to the pastoral paddock land within the site and Lot 3's proposed dwelling is situated within an area of the site

that does not form part of the broader pastoral landscape character of the Upper Clutha Basin. The site is located at the southern edge of a large-lot rural living area that lies south of the Hawea Golf Course. The proposal will place two new dwellings between two existing dwellings so as to create a line of four dwellings in a relatively elevated location. A development of this sort has the potential to cumulatively degrade landscape character by spreading rural living development south from the existing rural living area. I consider that this potential effect has been well mitigated in this case by the various restrictions that will be associated with future dwellings and by their specific locations. Overall, I consider the proposed development will have a slight effect on the pastoral landscape character of the site and the surrounding landscape. Character will largely remain as it currently is.

## THE VISUAL EFFECTS OF THE PROPOSAL

- 27 Visual effects are the effects that an activity may have on specific views and on the general visual amenity experienced by people. Again, Appendix 1 sets out a full assessment of the proposal. In this part of my report I summarise the findings of that assessment that relate to visual effects.
- 28 Paragraph 16 sets out the observers that gain potential views of the proposed development that may be affected by the proposal. I discuss the visual effects brought about by the proposal in relation to potential observers below:

### *Users of Lake Hawea-Albert Town Road*

- 29 Lake Hawea-Albert Town Road runs in a north-south direction, adjacent to the western boundary of the site, north to Lake Hawea and south to Albert Town. Glimpses of visibility of parts the site and parts of Lot 3's proposed dwelling can be gained intermittently from Lake Hawea-Albert Town Road north of Te Awa Road, as can be seen on Appendix 2, Viewpoint Location 1.
- 30 The northern stretch of Lake Hawea-Albert Town Road (north of the site), for the most part is lined with hedge rows and large groupings of exotic vegetation along its eastern edge. This vegetation screens views out over the Upper Clutha Basin and the site. Visibility towards the site, as gained by users of this road travelling south, becomes slightly more open within the vicinity of Te Awa Road. The upper part of Lot 3's proposed dwelling is visible above and between the tree tops that line Lake Hawea-Albert Town Road, as can be seen on Appendix 2, Viewpoint Location 1. Lot 3's dwelling's dark recessive cladding when viewed against the

proposed and existing vegetation that is located adjacent to it will reduce its potential visual prominence. I consider that the built form, when intermittently seen, cannot be described as highly visible.

- 31 Lot 2's proposed building platform is not visible from Lake Hawea Road. Also, users of the stretch of Lake Hawea-Albert Town Road that is adjacent to the western boundary and south of the site do not gain visual access of the proposed development or the existing dwelling. At most, users of this stretch of road may visually experience a slight increase in the use of the sites existing access-way.
- 32 Overall, I consider that small increase in visible built form brought about by Lot 3's proposed dwelling will have a negligible to slight degree of visual effects on users of Lake Hawea-Albert Town Road.

### *Users of Te Awa Road*

- 33 Te Awa Road is accessed off Lake Hawea-Albert Town Road, is located approximately 800m north of the site and runs parallel with the site's northern boundary. Te Awa Road is a no exit road and accesses 22 properties. Visibility of Lot 3's proposed dwelling is gained from the majority of the length of Te Awa Road, as can be seen on Appendix 2, Viewpoint Locations 2 and 3. Lot 2's proposed building platform is not visible from Te Awa Road.
- 34 The upper two thirds of the northern façade of Lot 3's proposed dwelling will be visible directly above proposed and existing manuka, matagouri and other shrub vegetation. This vegetation will screen the lower part of the proposed dwelling. The proposed dwelling will be seen directly in front of, and beside, proposed beech trees and existing forestry vegetation that is to be retained. The dark recessive cladding of the proposed dwelling will reduce its potential visual prominence when viewed against and beside this vegetation.
- 35 The elevated location of Lot 3's proposed dwelling and the constant nature of the visibility gained from the majority of Te Awa Road will increase the proposed dwellings visual presence. I consider that the proposed dwelling will be experienced to a similar degree as the Gathercole dwelling. However, I consider that the visual effects will be of a lesser degree to that of the Gathercole dwelling, as Lot 3's proposed dwelling is smaller in size and is to be finished in dark recessive colours.

- 36 Affected party approval has been obtained from the 13 properties nearest the site that are accessed off Te Awa Road. Te Awa Road does not give access to the Hawea River or any public places. It appears to be primarily used by the owners and occupiers of the properties accessed off this road. Due to the number of affected party approvals obtained from the primary users of this road, the potential visual effects of Lot 3's proposed dwelling will only affect a small portion of these users.
- 37 Overall, I consider that the visual effects brought about by Lot 3's proposed dwelling, as experienced by a small portion of the users of Te Awa Road, will be of a slight to moderate degree.

### ***Users of Domain Road***

- 38 Domain Road is located east of the Hawea River, runs in a south-east to north-west direction between McCarthy Road and Lake Hawea and, for the most part, has a gravel surface. Visibility of the site and the proposed development is gained at a distance of approximately 2.5kms, as can be seen on Appendix 2, Viewpoint Location 7.
- 39 Visibility of part of Lot 2's proposed building platform and part of the northern façade of Lot 3's proposed dwelling can be gained from Domain Road, as can be seen on Appendix 2, Viewpoint Location 7. Proposed mitigation measures will ensure built form that arises within the north-west corner of Lot 2's proposed building platform cannot be described as visually prominent when viewed from this distant location along Domain Road. The northern façade of Lot 3's proposed dwelling will be visible to a similar degree to users of Te Awa Road, as discussed above, however is experienced at a more significant distance. Due to this, I consider Lot 3's proposed dwelling will have less of an effect on users of Domain Road than users of Te Awa Road.
- 40 Due to the gravel surface finish of the majority of Domain Road, I consider that this road is not highly frequented by the public. The site is also experienced as a small part of a large landscape vista from this road..
- 41 Overall, I consider that the visual effects brought about by the proposed development will have a negligible to slight degree on users of Domain Road.

### *Users of the Hawea River Track*

- 42 The Hawea River Track is a public cycle/walking track located along the eastern side of the Hawea River between Lake Hawea and Albert Town. The northern length of the trail (north of the site) is undulating. Visibility of the site and the proposed development is gained while looking across a rural living area containing numerous dwellings and pastoral areas that are situated north of the site.
- 43 Visibility of the north-west corner of Lot 2's proposed building platform and the upper part of the northern façade of Lot 3's proposed dwelling can be gained from the more northern elevated locations along this trail, as can be seen on Appendix 2, Viewpoint Locations 5 - 6. South of Viewpoint Location 5, Lot 2's proposed building platform is screened by vegetation that is to be retained within Lot 3, as can be seen on Appendix 2, Viewpoint Location 4. The upper part of the northern façade of Lot 3's proposed dwelling is gained from the Hawea River Track within the vicinity of Viewpoint Location 4. Further south of Viewpoint Location 4, visibility of all of the proposed development becomes screened by vegetation that is proposed to be retained.
- 44 The majority of Lot 2's proposed building platform is screened by vegetation located within Lot 3, which is proposed to be retained. The north-west corner Lot 2's proposed building platform is more clearly visible when viewed from a more northerly direction. Gaining this more northerly view means users of the trail are more distant from the site. These more distant views take in sweeping vistas over the Upper Clutha Basin, the Hawea River and their surrounds. Due to this I consider that the small increase in visual built form within Lot 2 cannot be described as visually prominent when viewed from these distant locations along the Hawea River Track.
- 45 The upper part of the northern façade of Lot 3's proposed dwelling is visible from the elevated locations along the Hawea River Track north of the site to a similar degree as experienced from Te Awa Road, as discussed above. Its low height and dark recessive cladding will reduce its potential prominence to a degree where it is less prominent than the existing dwelling within Lot 1, as can be seen on Appendix 2, Viewpoint Locations 4-6. The intermittent visibility of the proposed development as gained by a user of this trail travelling south will mean that future built form will not be constantly visible for a long duration of time.
- 46 In summary, the proposed development will result in parts of two future dwellings being intermittently visible by users travelling south along the Hawea River Track. Built form will not appear as being highly visible due to proposed mitigation measures. Overall, I consider that the



proposed development will have a slight to moderate degree of visual effect on users of the Hawea River Trail.

***Occupiers of private land within the vicinity of Lake Hawea-Albert Town Road, Te Awa Road, Domain Road and the Hawea River Track***

- 47 Affected Party Approval has been obtained from 15 neighbouring properties located north of the site and the adjacent neighbouring property located south of the site, as outlined on Figure 1 and paragraph 19.
- 48 A number of rural living properties accessed via Te Awa Road and Lake Hawea-Albert Town Road that have not given written approval will gain views of the site and the proposed development at a distance of no less than 1.4kms. Visibility of the proposed development will be similar to the views gained from the northern part of the Hawea River Track, as discussed above and as can be seen on Appendix 2, Viewpoint Locations 4 - 6. Properties located adjacent to the Hawea River are less elevated compared with Te Awa Road and parts of the Hawea River Track. The more developed properties contain mature amenity planting and the like. I consider that this internal vegetation and lower elevation will reduce the potential visual prominence of the proposed development when experienced from these properties.
- 49 The private access-ways that access these properties also gains views of the proposed development. Visibility of the proposed development, when travelling south will be gained to a similar degree to views gained from the Hawea River Track, and Te Awa Road, but from a slightly closer location, (as discussed above and as can be seen on Appendix 2, Viewpoint Locations 3, 4, 5 and 6).
- 50 A large farming property is located immediately east of the Hawea River and the Hawea River Track. The western half of this property is free of any substantial structures as it comprises of large pastoral paddocks and a pivot irrigator. Visibility of the proposed development will be gained to a similar degree as from the northern part of the Hawea River Track, as discussed above and as can be seen on Appendix 2, Viewpoint Locations 4, 5 and 6. Due to the activities that occur within this portion of this property, I consider that it is not a highly frequented area and therefore the proposed development will have little visual effect on users of this property.
- 51 Overall, I consider that the proposed development will have a slight to moderate degree of visual effects on the owners and occupiers of the private properties north of the site.

## CUMULATIVE EFFECTS

- 52 Visibility of part of Lot 2's proposed building platform and Lot 3's proposed dwelling situated alongside Lot 1's existing dwelling and the Gathercole dwelling can be gained from Domain Road, the Hawea River Track and private land within the vicinity of these public places.
- 53 Visibility of two additional dwellings seen alongside Lot 1's existing dwelling and the Gathercole dwelling will bring about a small line of visual built form dotted along the elevated terrace, as can be seen on Appendix 2, Viewpoint Locations 5, 6 and 7. This line of built form will increase the prominence of domesticity. The increase in domestication will be similar in size and scale to the properties located north of the site. I consider that the proposed development will appear on the edge of the development that lies north of the site. Due to this, I do not consider that the increase in domestic activities within the site will significantly degrade or domesticate the landscape to a degree where it creates or breaches a threshold with respect to the vicinity's ability to absorb further change. However, I consider that any significant future development in this vicinity may create significant cumulative degradation.

## CONCLUSIONS

- 54 It is proposed to subdivide Lot 1 DP300100 into three lots; Lot 1 is to contain the existing dwelling, Lot 2 is proposed to contain a building platform and Lot 3 is proposed to contain a specifically designed dwelling. The site is located within the VAL of the Upper Clutha Basin and is situated on both a terrace that extends south from Mt Maude and on the lower flats that form the Upper Clutha Basin.
- 55 In relation to landscape character, Lot 2's proposed building platform will bring about a slight decrease to the relatively small amount of pastoral farming land use that currently occurs within the site. The proposed building platform has been situated to retain the pastoral paddock land as a single entity as to retain a cohesive landscape pattern within the site. Lot 3's proposed dwelling is located within the forestry plantation part of the site. Overall, I consider the small reduction to the pastoral farming land use brought about by the proposed development will have a slight effect on the pastoral landscape character of the site and its surrounds. The proposal will slightly increase domestic character (and reduce rural character) at the southern edge of the existing rural living area.



56 In relation to visual effects:

- The visibility of Lot 2's proposed building platform, from the surrounding public places, will be of its north-west corner which is to be clad and finished in dark recessive colours.
- The visibility of Lot 3's proposed dwelling, from the surrounding public places, will be of the upper two thirds of its northern façade's dark recessive cladding. The lower third of its northern facade will be screened by proposed vegetation. It will also be viewed with an immediate back drop and flanked on both sides by tall stands of proposed beech trees and the existing forestry plantation.
- Users of Lake Hawea-Albert Town Road, when travelling south, for a few hundred metres north of the Te Awa Road intersection, will gain intermittent glimpses of the upper part of Lot 3's proposed dwelling.
- Visibility of the upper part of Lot 3's proposed dwelling can be gained from the majority of the length of Te Awa Road. Affected party approval has been obtained from the 13 properties nearest the site. These properties are accessed via Te Awa Road. A small portion of users of Te Awa Road are potentially affected by the proposed development.
- Users of a stretch of Domain Road will gain visual access of the north-west corner of Lot 2's proposed building platform and the upper part of Lot 3's proposed dwelling. Visibility of future built form is gained at a distance of approximately 2.5kms.
- Intermittent visibility of the proposed development can be gained from the more elevated parts of the Hawea River Track.
- Affected party approval has been obtained from 16 neighbouring properties. A small number of additional neighbouring properties located between the Hawea River, Lake Hawea-Albert Town Road and the Lake Hawea Golf Club will gain visual access to a similar degree to these surrounding public places.

57 Overall, I consider that the visual effects of the proposed development are limited to a small number of surrounding public and private places. When experienced from these surrounding public and private places I consider future built form will generally be visually recessive to a degree where it will have a negligible to slight degree of visual effect. However, the visual effects on users and occupiers of the Te Awa Road area (that have not given written approval) will be more pronounced. I consider these to be of a slight to moderate degree.

**Paul Smith**

**25<sup>th</sup> June 2015**

**vivian+espie**

**Reviewed by Ben Espie**

**APPENDIX 1: QUEENSTOWN LAKES DISTRICT PLAN ASSESSMENT MATTERS RELATING TO A VISUAL AMENITY LANDSCAPE**

HEADING	ASSESSMENT CRITERIA		ASSESSED EFFECTS
<p><b>(a) Effects on natural and pastoral character</b></p>	<p>In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:</p>	<p>(i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;</p>	<p>The site is located on the north eastern side of a terrace that extends south from Mt Maude. A report produced by Dr Marion Read<sup>4</sup> for the purpose of the District Plan Review locates the landscape categorisation line separating the ONL from the VAL around the toe of the mountainous slopes of Mt Maude. I concur with Dr Read's findings.</p> <p>The site is located east of the Lake Hawea-Albert Town Road and is relatively distant from the toe of the mountain slopes of Mt Maude. The site is therefore not located within close proximity of an ONL or ONF.</p>
		<p>(ii) whether and the extent to which the scale and nature of the development will compromise the natural or arcadian pastoral character of the surrounding Visual Amenity Landscape;</p>	<p>The proposed development will result in three future dwellings situated on lots with an approximate average size of 8.8ha.</p> <p>Lot 2's proposed building platform is located within the more arcadian pastoral landscape part of the site. It is situated on the upper terrace, allowing the escarpment and lower terrace to retain their current pastoral character. Neighbouring land to the north is comprised of large rural living lots. Existing and consented development within these neighbouring lots retains (to a large extent) the pastoral character of the area. The existing and proposed development within Lot's 1 and 2 will appear similar in scale to the northern neighbouring sites.</p> <p>Lot 3's proposed dwelling is located within an area of the site that is not characteristic of an arcadian pastoral landscape. The heavily vegetated surrounds of Lot 3's proposed dwelling will mitigate the potential ability for a future dwelling to compromise the arcadian pastoral character of the surrounding VAL.</p> <p>The scale and nature of the proposed development is similar to the land use activities within the neighbouring properties. Therefore I do not consider the proposal will compromise the</p>

<sup>4</sup> Read Landscapes; Dr Marion Read; 1<sup>st</sup> April 2014; Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features.

			natural or arcadian pastoral character of the surrounding VAL in this regard.
		(iii) whether the development will degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape;	As discussed above, the three proposed lots will all contain a single dwelling and will have an approximate average size of 8.8ha. The proposed development will be similar in scale to properties within the vicinity of the site. An increase in built form and domesticity will result from the proposed development. This increase in built form is relatively small in scale. Therefore, I consider, the proposed development will not degrade the arcadian pastoral character of the landscape by causing over-domestication. It will be something of a continuation of the landscape character that exists to the north of the site.
		(iv) whether any adverse effects identified in (i) - (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;	The location of the building platforms, the restrictions placed on them and the proposed use of vegetation all contribute to the mitigation of potential effects on landscape character. The bulk of the site will stay in its current use.
<b>(b) Visibility of Development</b>	Whether the development will result in a loss of the natural or arcadian pastoral character of the landscape, having regard to whether and the extent to which:	(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	<p><b><i>Users of Lake Hawea-Albert Town Road</i></b></p> <p>Lake Hawea-Albert Town Road runs in a north-south direction, adjacent to the western boundary of the site through to Lake Hawea and Albert town.</p> <p>Users of the stretch of Lake Hawea-Albert Town Road that is adjacent to the western boundary of the site and south of the site do not gain visual access to the proposed development or the existing dwelling within the site.</p> <p>Hedge rows and large groupings of exotic vegetation are located along the eastern edge of the stretch of Lake Hawea-Albert Town Road north of the site. Small glimpses of the site and Lot 3's proposed dwelling can be gained from this stretch of road, as can be seen on Appendix 2, Viewpoint Location 1. These small glimpses are primarily gained from this particular viewpoint location and south to the Te Awa Road intersection. The upper two thirds of the northern façade of Lot 3's proposed dwelling will be visible and will appear in an</p>

		<p>elevated location. The dark recessive appearance of Lot 3's proposed dwelling will reduce the potential prominence of its built form. Due to the above, I do not consider that the Lot 3's proposed dwelling could be described as highly visible.</p> <p><b><i>Users of Te Awa Road</i></b></p> <p>Te Awa Road is accessed off Lake Hawea-Albert Town Road and runs parallel with the sites northern boundary. The site is approximately 800m south of Te Awa Road. Te Awa Road is a no exit road. Three private access-ways extend to the north, east and south off Te Awa Road accessing 22 properties. I will discuss the visual effects of the proposed development from these properties and these access-ways subsequently in my report.</p> <p>Visibility of Lot 3's proposed dwelling can be gained from the majority of Te Awa Road, as can be seen on Appendix 2, Viewpoint Locations 2 and 3. The proposed dwelling's northern façade will appear recessive against its surrounding vegetation. However, its elevated location and the constant nature of the visibility gained from the majority of Te Awa Road will increase its visual presence. This road only accesses 22 properties. Affected party approval has been obtained from the 13 properties nearest the site. Due to this only a small number of users of Te Awa Road are potentially affected. Visual effects brought about by Lot 3's proposed dwelling will be experienced to a lesser degree than the neighbouring Gathercole dwelling because the Gathercole dwelling is not finished in a dark recessive colour and it is larger than Lot 3's proposed dwelling. Due to the above, I do not consider that the proposed development will be highly visible; however, it will have a slight to moderate degree of visual effects on some users of Te Awa Road.</p> <p><b><i>Users of Domain Road</i></b></p> <p>Domain Road is located east of the Hawea River and runs in a south-east to north-west direction between McCarthy Road and Lake Hawea and has a gravel surface.</p> <p>Visibility of part of Lot 2's proposed building platform and the upper two thirds of the northern façade of Lot 3's proposed dwelling can be gained from Domain Road, as can be seen on Appendix 2, Viewpoint Location 7. Visibility of the proposed development is gained at an approximate distance of 2.5kms. Development within Lot 2 and 3 will be less prominent than the existing dwelling within Lot 1 and the Gathercole dwelling due to the low height of Lot 3's dwelling and height restrictions for future built form within Lot 2's proposed building platform, and the requirement that all built form is to be finished in dark recessive cladding.</p>
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			<p>Due to the above, I do not consider that the proposed development will be highly visible from Domain Road.</p> <p><b><i>Users of the Hawea River Track</i></b></p> <p>The Hawea River Track is a public cycle/walking track located along the eastern side of the Hawea River between Lake Hawea and Albert Town. The northern length of the trail (north of the site) is undulating. Visibility of the site and the proposed development is gained over a rural living area and pastoral areas situated north of the site.</p> <p>Visibility of parts of Lot 2's proposed building platform and Lot 3's proposed dwelling can be gained from the more northern elevated locations along this trail, as can be seen on Appendix 2, Viewpoint Locations 5 - 6. South of Viewpoint Location 5, visibility of Lot 2's proposed building platform becomes screened by vegetation that is to be retained within Lot 3 and visibility of Lot 3's proposed dwelling can be gained, as can be seen on Appendix 2, Viewpoint Location 4. Further south of Viewpoint Location 4, visibility of all of the proposed development becomes screened by vegetation that is proposed to be retained.</p> <p>The north-west corner of Lot 2's proposed building platform is visible from the elevated locations along the trail north of the site. The majority of Lot 2's proposed building platform is screened by vegetation located within Lot 3 which is proposed to be retained. It is evident that Lot 2's proposed building platform is more visible when viewed from a more northerly direction. Gaining this more northerly view means users of the trail are more distant from the site, and visibility of the north-western corner of Lot 2's building platform is gained at a distance of approximately 2.5kms. Due to this I consider that the dark recessive cladding of a future dwelling will not be seen as prominent when viewed from these distant locations along the Hawea River Track.</p> <p>The upper two thirds of the northern façade of Lot 3's proposed dwelling is visible from elevated locations along the trail north of the site. The lower third of the northern façade will be screened by proposed vegetation, as can be seen on Lot 3's Structural Landscape Plan. The upper part of the proposed dwelling will appear as a small line of built form located within an elevated location. Its low height and dark recessive nature will reduce its potential prominence to a degree where it is less prominent than the existing dwelling within Lot 1. Due to this, I do not consider that its built form will be highly visible; however I consider it will have a slight to moderate degree of visual effects on users of the Hawea River Track.</p>
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		<p>(ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;</p>	<p>Visibility of the proposed development when experienced from surrounding public places is discussed above. In relation to occupiers of private land within the vicinity of Lake Hawea-Albert Town Road, Te Awa Road, Domain Road and the Hawea River Track, I note that Affected Party Approval has been obtained from 15 neighbouring properties located north of the site and the adjacent neighbouring property located south of the site, as outlined on Figure 1 and paragraph 19 within the main body of the report.</p> <p>A number of rural living properties accessed via Te Awa Road and Lake Hawea-Albert Town Road that have not given written approval will gain distant views towards the site and the proposed development. Views towards the site exceed 1.4kms in distance and will be similar to the views gained from the northern part of the Hawea River Track, as discussed above and as can be seen on Appendix 2, Viewpoint Locations 5 and 6. I have not accessed these private properties. It is apparent that properties located adjacent to the Hawea River are less elevated compared with Te Awa Road. I also note that the more developed properties contain mature amenity vegetation. Due to these factors, I consider that the proposed development will not be highly visible nor will be seen as prominent when viewed from these properties.</p> <p>A large farming property is located immediately east of the Hawea River and the Hawea River Track. The western half of this property does not contain a farm dwelling, sheds, barns or the like. This part of the property contains pastoral paddocks and a pivot irrigator. Visibility of the proposed development will be gained to a similar degree as the northern part of the Hawea River Track, as discussed above and as can be seen on Appendix 2, Viewpoint Locations 4, 5 and 6. Due to the activities that occur within this portion of this property, I consider that it is not a highly frequented area and therefore the proposed development will have little visual effect on users of this property.</p> <p>The site is located at the southern edge of a node of large lot rural living development contained by the Lake Hawea Golf Club, the Hawea River, Mt Maude and the terrace that the site is situated on. The development north of the site is characterised by both a pastoral landscape and a large lot rural living character. The site's heavily treed state and change in topography creates an edge to the landscape character of this part of the Upper Clutha Basin. Due to the above, I consider that the proposed development will not be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes.</p>
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		<p>(iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;</p>	<p>Lot 2's Structural Landscape Plan outlines the hedge row located along the site's northern boundary to be retained at a minimum height of 10m. Lot 3's Structural Landscape Plan outlines areas of existing manuka, matagouri and other shrubs to be retained and proposed, two areas of existing trees that are to be retained and two areas of proposed mountain beech. The proposed planting consists of the same and similar species to those currently located within the site. Due to the site's heavily treed state, I consider that the proposed vegetation will not detract from or obstruct views of the existing natural topography or cultural plantings within and surrounding the site.</p>
		<p>(iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;</p>	<p>The site is located on a terrace that extends south of Mt Maude. On a broad scale, the northern part of the Upper Clutha Basin is enclosed by this terrace, the Hawea River and Mt Maude. On a smaller scale, the site is enclosed to the east, west and south by undulating topography on the terrace and the heavily treed vegetation within and surrounding the site.</p>
		<p>(v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;</p>	<p>The north-western corner of Lot 2's proposed building platform is visible from a small number of public places north of the site. When visible, the rise in topography immediately south of the proposed building platform can be seen. The upper two thirds of the northern façade of Lot 3's proposed dwelling is visible from public places north of the site. It is proposed to locate mountain beech and retain tall vegetation south of Lot 3's proposed dwelling. Landform and the proposed and existing vegetation within the site will ensure that future built form that will arise from the proposed development will not break the line and form of any skylines, ridges, or hills.</p>
		<p>(vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;</p>	<p>Proposed driveways are very short and are not visible from the surrounding public places. Earthworks are to situate future built form into the site. No earth mounds are proposed. The proposed structural landscaping is described above and can be seen on Lot 2 and 3's Structural Landscape Plans. The proposed landscaping retains areas of existing vegetation and proposes areas of vegetation that are of the same and similar species to the vegetation that exists within the site. Due to the above, I consider that the proposed roads, earthworks and landscaping will not change the line of the landscape, nor affect naturalness.</p>
		<p>(vii) any proposed new boundaries and the</p>	<p>The proposed boundary located between Lots 2 and 3 is located adjacent to an area of trees</p>

		<p>potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;</p>	<p>that is to be retained and is on an existing fence line. The proposed boundary located between Lots 1 and 2 is located adjacent to an area of trees and Lot 1's existing dwelling. Due to the heavily vegetated state of the site and its surrounds, and the proposed boundary lines following the edges of areas of vegetation, I consider that the proposed boundaries will not give rise to any arbitrary lines and patterns on the landscape.</p>
		<p>(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;</p>	<p>As discussed above, the proposed boundary lines follow the edges of large areas of vegetation.</p>
		<p>(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.</p>	<p>The proposed development locates future built form between Lot 1's existing dwelling and the Gathercole dwelling located immediately south of the site. The proposed development utilises the site's existing access way to gain access to proposed Lot's 2 and 3. Due to this, I do not consider that the proposed development constitutes sprawl of built development along the roads of the District.</p>
<p><b>(c) Form and Density of Development</b></p>	<p>In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:</p>	<p>(i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;</p>	<p>Visibility of the proposed development from the surrounding public and private places has been discussed above.</p> <p>Lot 2's building platform and Lot 3's dwelling are situated on the upper terrace within the site. The topography and vegetation within and surrounding the site reduces the visual catchment of Lot 2's building platform and Lot 3's dwelling so that they are only potentially visible from the north. The topography descends north of the proposed development. This has reduced the ability to utilise topography to screen the proposed development's visual prominence when viewed from the north. I note the proposed development has utilised other mitigation techniques to reduce the visual prominence of future built form when viewed from the north.</p>
		<p>(ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or</p>	<p>An existing access-way is located along the southern boundary of the site enabling access to Lot 1's existing dwelling and the Gathercole dwelling within the neighbouring site to the south. It is proposed to access Lots 2 and 3 via this existing access-way.</p>



		otherwise);	
		(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;	The proposed development is situated on the southern edge of an area of the Upper Clutha Basin that is characterised by both a pastoral landscape and a rural living area. I consider the proposed development is situated within an area that has a higher ability to absorb development of this type due to its rural living characteristics.
		(iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.	The density of development will result in three rural living properties that have an approximate average size of 8.8ha. I do not consider that this density will reflect characteristics of an urban area.
		(v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:  (a) within a 500 metre radius of the centre of the building platform, whether or not:  (i) subdivision and/or development is contemplated on those sites;  (ii) the relevant land is within the applicant's ownership; and  (b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken	Lot 2's proposed building platform and Lot 3's dwelling are not located within 50m of two or more houses or existing building platforms.  I note that at the time of preparing this report, the application has not been subject to public submissions. However, 16 affected party approvals have been obtained from neighbouring properties, as outlined on Figure 1 and paragraph 19 in the main body of my report.  Potential locations within 500 metres of the proposed location include areas situated on the lower terrace within site. These locations would offer less amenity for future occupiers in terms of views and solar access. I am informed that some of these locations would also be a hindrance to the forestry operation.

		<p>into account as a significant improvement on the proposal being considered by the Council</p> <p>- must be taken into account.</p>	
		<p>(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.</p>	<p>The proposed development cannot be regarded as achieving high densities.</p>
<p><b>(d) Cumulative effects of development on the landscape</b></p>	<p>In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:</p> <p><b>Note:</b> For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from:</p> <ul style="list-style-type: none"> <li>from any other public road or public place frequented by the public and which is readily visible from that public road or public place; or</li> </ul>	<p>(i) the assessment matters detailed in (a) to (d) above;</p>	
		<p>(ii) the nature and extent of existing development within the vicinity or locality;</p>	<p>The site and its surrounds are zoned Rural General under the Operative District Plan. Existing development within the vicinity of the site includes the following:</p> <ul style="list-style-type: none"> <li>North of the site accessed via Te Awa Road and Lake Hawea – Albert Town Road are 15 lots approximately 4-5ha in size; And 13 lots ranging in size up to a maximum size of approximately 20ha. Further north of these properties is the Lake Hawea Golf Course.</li> <li>The neighbouring property to the south is similar in size to the site. Further south, neighbouring properties are significantly larger than the site.</li> <li>East of the site, east of the Hawea River are large farming properties.</li> <li>West of the site, west of Lake Hawea – Albert Town Road are a large number of properties that are similar in size to the properties north of the site.</li> </ul>
		<p>(iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that</p>	<p>The proposed development will result in an increase in domestic activities within the site and its surrounds. The increase in domestication will be similar in size and scale to the properties north and west of the site. The increase in development will slightly degrade the current</p>

<ul style="list-style-type: none"> <li>from adjacent or nearby residences.</li> </ul> <p>The "vicinity or locality" to be assessed for cumulative effect will vary in size with the scale of the landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction, but maybe halved in the finer scale landscapes of the inner parts of the Wakatipu basin, but greater in some of the sweeping landscapes of the upper Wakatipu and upper Clutha.</p>	<p>the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;</p>	<p>landscape character of the site and its surrounds. Due to the proposed development being relatively small and similar in scale to the development within the neighbouring properties, I do not consider that the proposed development will degrade or domesticate the landscape to a degree where a threshold with respect to the vicinity's ability to absorb further change will be created or breached.</p>
	<p>(iv) whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;</p>	<p>Visibility of the proposed development when experienced from surrounding public and private places has been discussed above.</p>
	<p>(v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;</p>	<p>Lot 2's building platform and Lot 3's dwelling are situated on the upper terrace within the site. The topography of the site descends north to the Upper Clutha Basin and the rural living development situated along Te Awa Road. The terrace that the development is situated on is approximately 40m above the surrounding development. The gentle gradient of the escarpment face softens the height difference between these two terraces. Due to this, I consider the proposed development will appear alongside the existing and consented development to the immediate north. The increase in development will spread the development situated along Te Awa Road on to the north part of the terrace. The development area is contained by topography in relation to areas south, west and east of the site.</p>
	<p>(vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;</p>	<p>No infrastructure consistent with urban landscapes will result from the proposal.</p>
	<p>(vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal</p>	<p>No restrictive covenants are offered. Any further applications for proposed development in the future will need to be assessed on their own merits. It appears likely that any significant further development in this vicinity will begin to have adverse cumulative effects on</p>

		instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).	landscape character.
<b>(e) Rural Amenities</b>	In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent:	(i) the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;	The proposed development is situated on the southern edge of an area of the Upper Clutha Basin that is characteristic by both a pastoral landscape character and a rural living area. The proposed development does not hinder visual access to the surrounding pastoral landscapes from the surrounding public roads or trails.
		(ii) the proposed development compromises the ability to undertake agricultural activities on surrounding land;	The proposed development will not compromise the ability to undertake agricultural activities on neighbouring land.
		(iii) the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;	No infrastructure of an urban nature (e.g., curb and channel, street lighting) is proposed or required.

		<p>(iv) landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.</p>	<p>It is not proposed to alter the existing entrance way accessed via Hawea-Albert Town Rd. Fencing that will demarcate the proposed boundary lines restricted to post-and-wire fencing.</p>
		<p>(v) buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties.</p>	<p>Lot 2's proposed building platform is approximately 15.2m north of the site's southern boundary. The building platform that is to contain Lot 3's proposed dwelling is approximately 6.2m north of the sites southern boundary. The proposed dwelling is approximately 11.3m north of the sites southern boundary.</p> <p>Affected party approval has been obtained from Mr and Mrs Gathercole located immediately south of the site at 836 Hawea-Albert Town Rd, Lot 2 DP300100.</p>





**APPENDIX 2: VIEWPOINT LOCATION MAP AND PHOTOGRAPHS**

Stretches of Te Awa Road and Domain Road that gain relatively constant visual access to the proposed development are shown in blue and include Viewpoint Locations 2, 3 and 7. Intermittent visual access to the proposed development can be gained from Lake Hawea - Albert Town Road and the Hawea River Track. Viewpoint Locations 1, 4, 5, and 6 represent intermittent views gained from Lake Hawea - Albert Town Road and the Hawea River Track. Photographs have been taken using a 50mm fixed focal length.

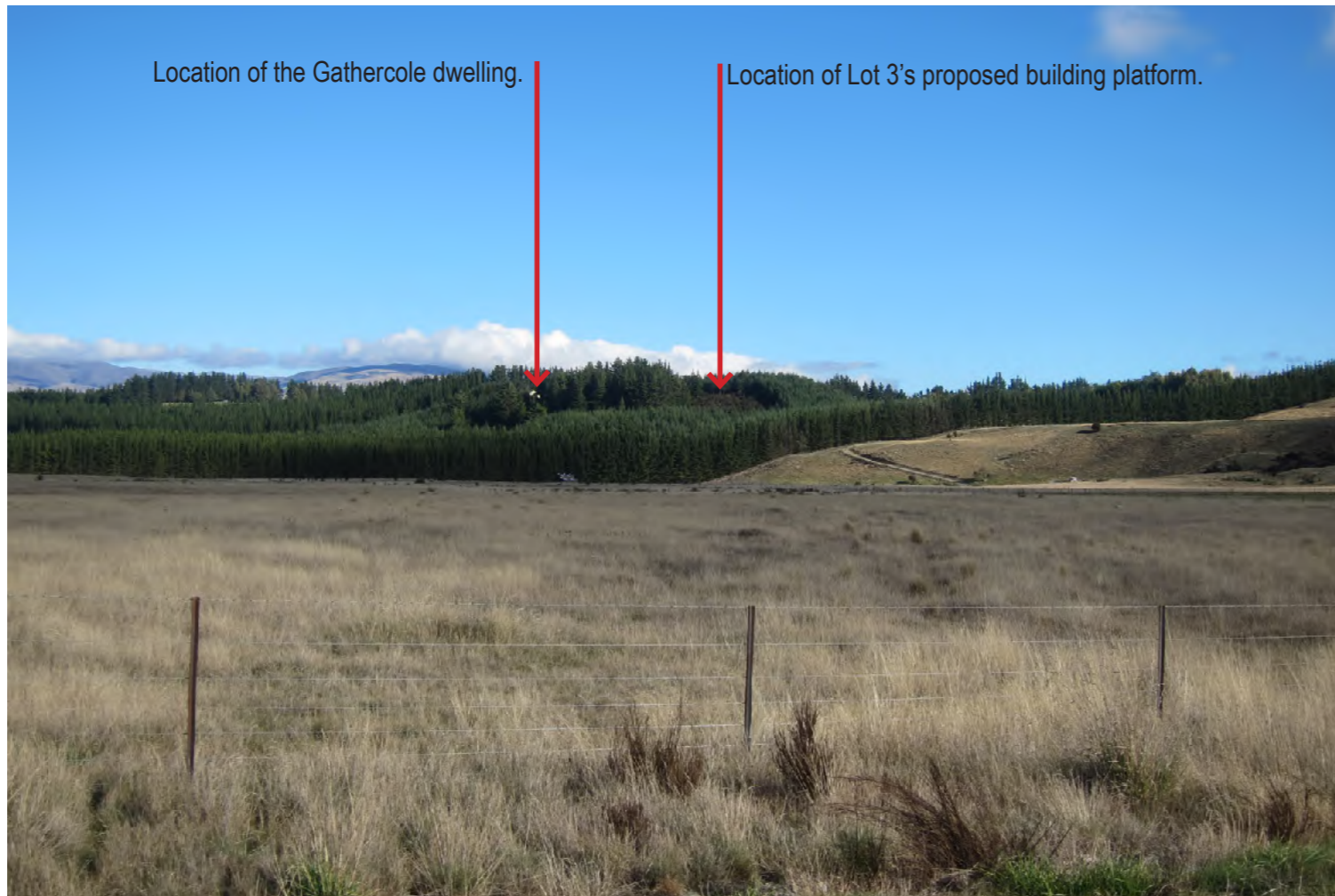




Location of Lot 3's proposed building platform.

**APPENDIX 2: VIEWPOINT LOCATION 1**

Located on Lake Hawea-Albert Town Road approximately 500m north of the Te Awa Road intersection.



Location of the Gathercole dwelling.

Location of Lot 3's proposed building platform.

**APPENDIX 2: VIEWPOINT LOCATION 2**

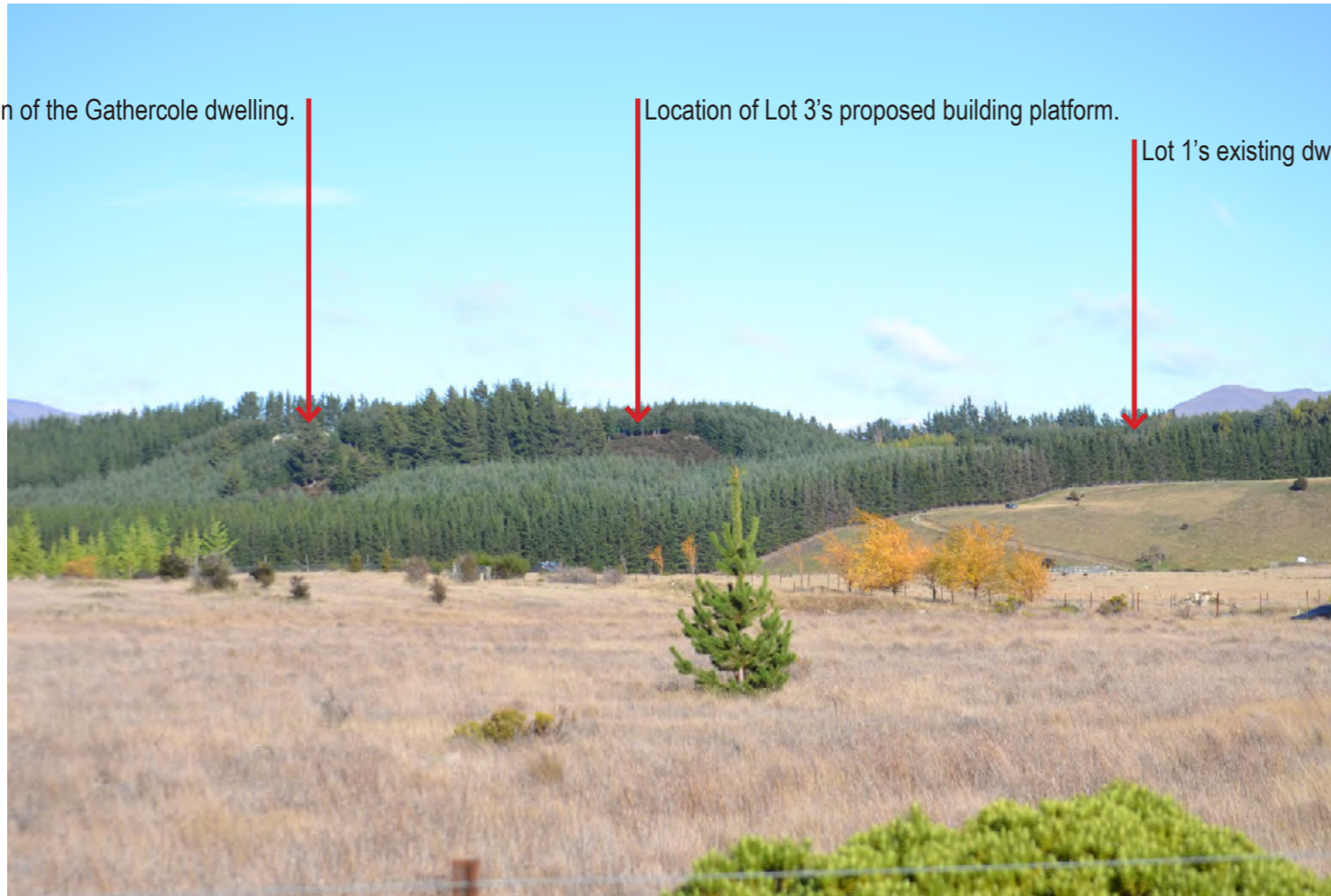
Located on Te Awa Road approximately 400m west of Lake Hawea-Albert Town Road.



Location of the Gathercole dwelling.

Location of Lot 3's proposed building platform.

Lot 1's existing dwelling.



**APPENDIX 2: VIEWPOINT LOCATION 3**  
Located at the cul-de-sac on Te Awa Road.

Location of the Gathercole dwelling.

Location of Lot 3's proposed building platform.

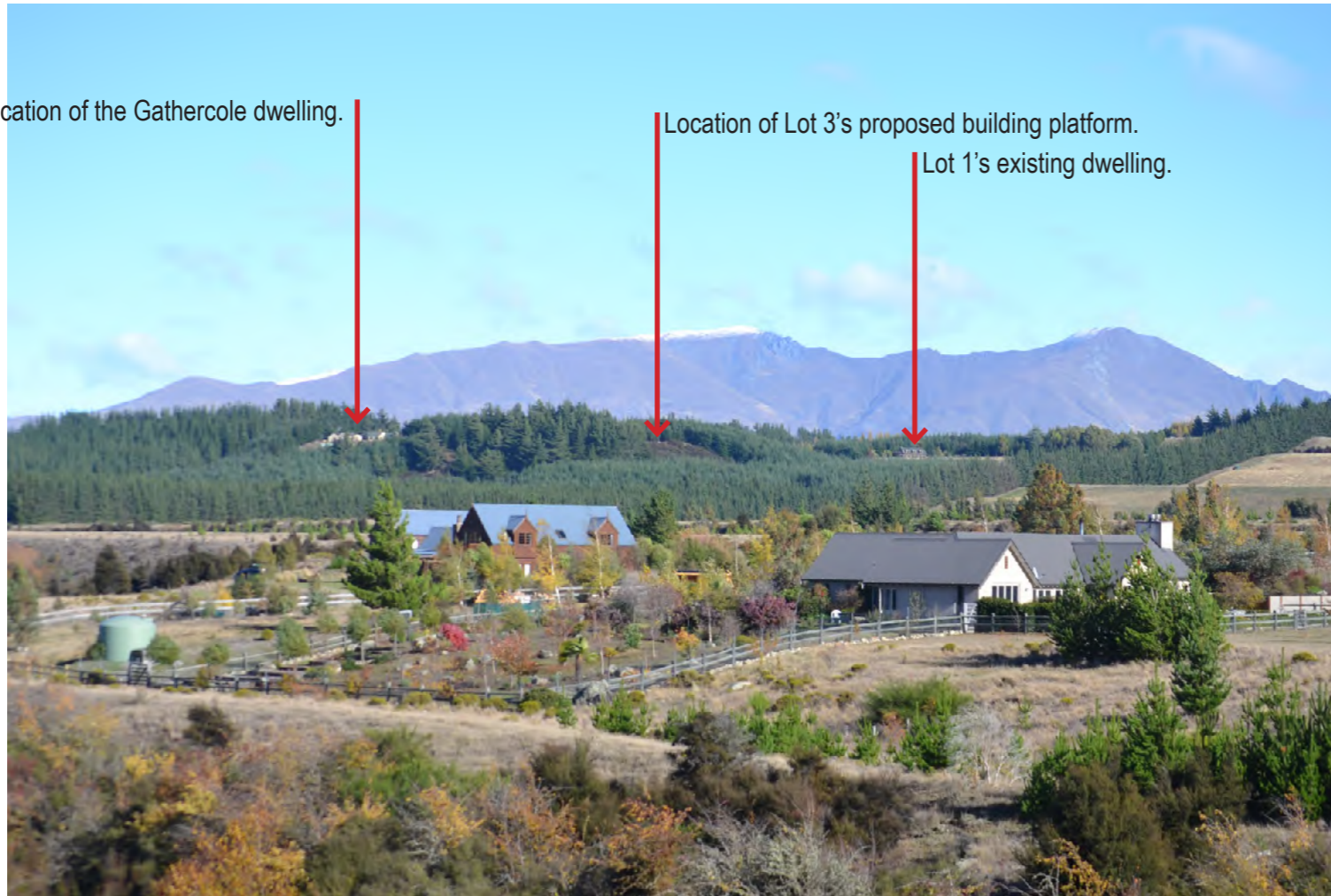
Lot 1's existing dwelling.



**APPENDIX 2: VIEWPOINT LOCATION 4**  
Located along the Hawea River Trail.



Location of the Gathercole dwelling.

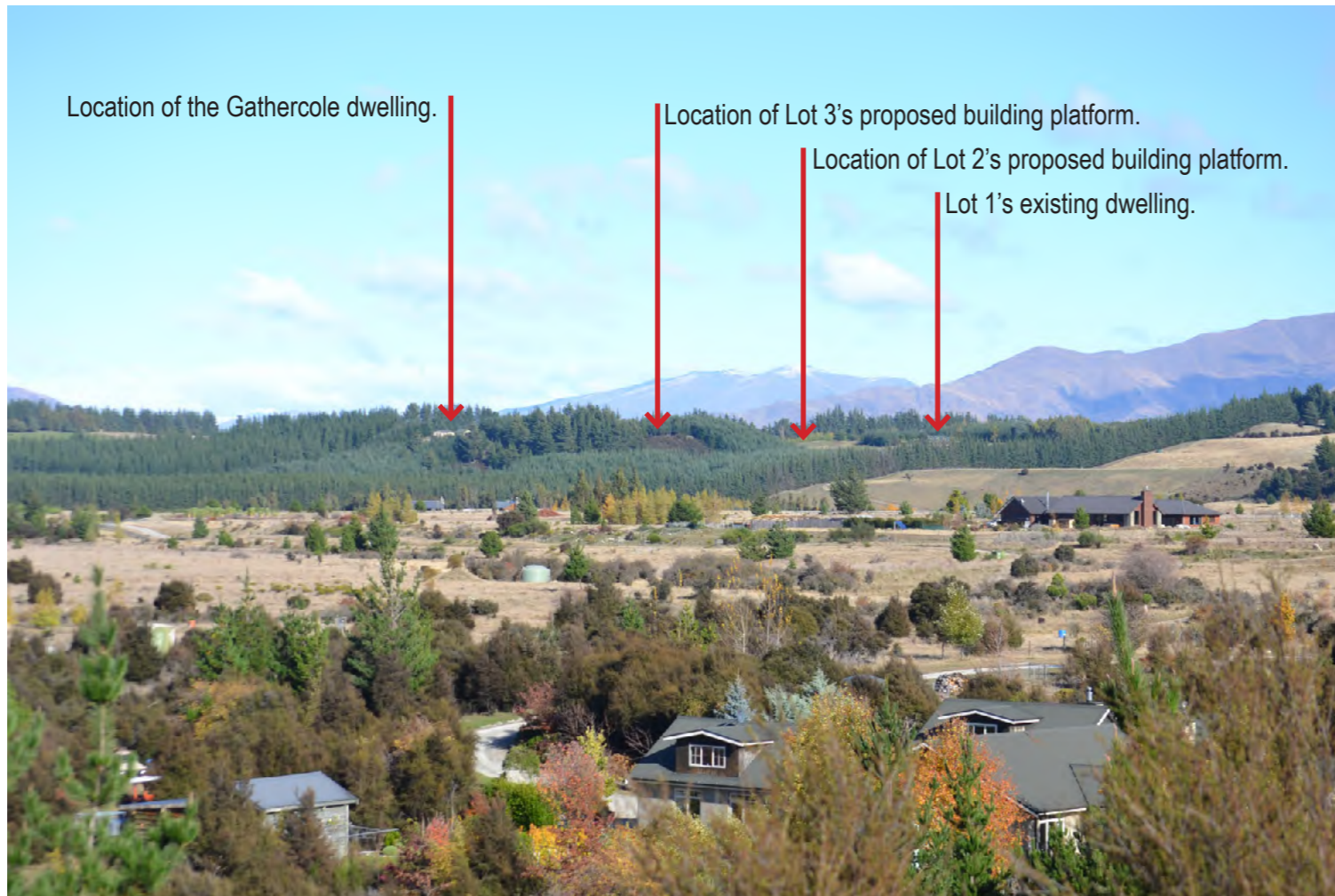


Location of Lot 3's proposed building platform.

Lot 1's existing dwelling.

**APPENDIX 2: VIEWPOINT LOCATION 5**  
Located along the Hawea River Trail.

Location of the Gathercole dwelling.



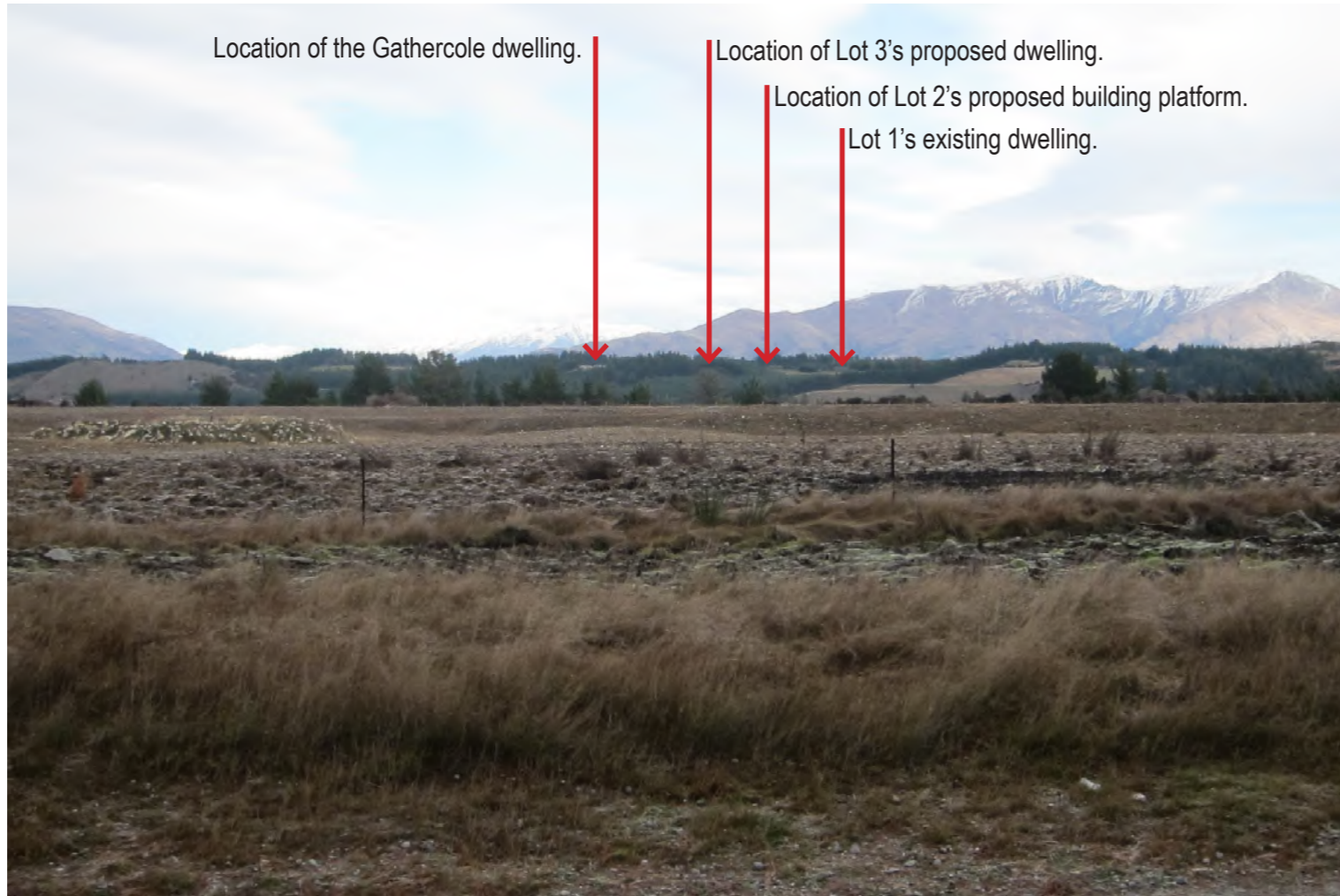
Location of Lot 3's proposed building platform.

Location of Lot 2's proposed building platform.

Lot 1's existing dwelling.

**APPENDIX 2: VIEWPOINT LOCATION 6**  
Located along the Hawea River Trail.





**APPENDIX 2: VIEWPOINT LOCATION 7**  
Located along Domain Road approximately 1km south-west of the Cemetery Road intersection.





**LEGEND**

- Lot 2's Proposed building platform.
- Lot 1 and 3's proposed building platforms.
- Proposed boundary lines.
- Proposed curtilage area.
- Existing shelter belt to be retained at a minimum height of 10m.



REF: 0932 - L2 - SLP1  
 DATE: 23.04.2015  
 SCALE: 1:1500 @ A3








**Lot 2 - Structural Landscape Plan**  
 McMaster - Lake Hawea - Albert Town Road, Wanaka

**vivian+espie**  
resource management and landscape planning  
 vivian+espie Limited Resource Management and Landscape Planning  
 PO Box 2514, Queenstown  
 Physical Address: Unit 15, 70 Glenda Drive, Frankton, Queenstown  
 Tel: +6434414189 Fax: +6434414190 Web: www.vivianespie.co.nz





**LEGEND**

-  Proposed building platform.
-  Proposed boundary lines.
-  Areas of existing Manuka and other shrub vegetation that shall be retained.
-  Area of existing and proposed Manuka, Matagouri, Pittosporum's, and Coprosma species. Plant density is to be increased to 1 plant per 1m<sup>2</sup>.
-  **Area 1** Area of existing plantation trees. This area of vegetation is for productive use. Therefore this area is to be maintained in the following way:
  - A strip of trees no less than 12m wide running north to south shall always be retained.
  - This strip of trees shall exceed 10m in height.
-  **Area 2** Area of existing trees. This area of vegetation is to be maintained in the following way:
  - Trees shall be incrementally replaced in a manner which continuously enables visual screening of the proposed building platform.
  - Replacement tree species shall be Mountain Beech (*Nothofagus solandri var. cliffortioides*).
-  Areas of proposed Mountain Beech (*Nothofagus solandri var. cliffortioides*). At the time of implementation trees shall be taller than 1.5m in height. Trees shall be spaced at a density no smaller than 1 tree per 2m<sup>2</sup>.



REF: 0932 - L3 - SLP1  
 DATE: 23.04.2015  
 SCALE: 1:800 @ A3

**Lot 3 - Structural Landscape Plan**  
 McMaster - Lake Hawea - Albert Town Road, Wanaka

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**APPENDIX 3 – Council’s Peer Review of Landscape and Visual Assessment**



**REPORT TO:** **Rebecca Holden** (Senior Planner)

**FROM:** **Michelle Snodgrass** (Consultant Landscape Architect)

**REFERENCE:** RM140903 McMaster & Winestock Trustees Ltd, 838 Lake Hawea-Albert Town Road, Hawea

**SUBJECT:** Peer Review Memo

**DATE:** 11<sup>th</sup> September 2015

## **INTRODUCTION**

1. An application has been received for resource consent application to subdivide to create three residential lots with building platforms on each lot, and a land use consent to construct a dwelling including earthworks on one of the building platforms. The site is legally described as Lot 1DP 300100 and is 26.3510 ha in area, and in terms of the Queenstown Lakes District Council - District Plan (the District Plan) is zoned Rural General.
2. I visited the site on the 27<sup>th</sup> of July.
3. I have been asked by the planner to undertake a peer review of the landscape assessment report provided as part of the consent application. The report was prepared by Vivian & Espie. This report will include a review of the landscape and visual assessment of the proposal with regards to its adequacy and robustness, and whether the conclusions are credible and justifiable.

## **PROPOSAL**

4. The proposal is summarised as follows:
  - To subdivide the site into three lots of 5.38ha (Lot 1), 5.66ha (Lot 2) and 15.20ha (Lot 3). All three lots are also proposed to have building platforms. Lot 1 will include the existing dwelling and access and is proposed to have 1000m<sup>2</sup> platform around the existing dwelling and garage. Lot 2 is proposed to have a 750m<sup>2</sup> building platform and will include an existing shed, while Lot 3 will have a 500m<sup>2</sup> platform. The land use consent is for a new dwelling to be built on the Lot 3 building platform.
  - The new dwelling on the proposed Lot 3 building platform is to have a 390m<sup>2</sup> footprint and be 3.7m above a finished floor level of 386.80masl. 930m<sup>3</sup> of earthworks are proposed to establish the building platform for Lot 3 of which the majority is cut (860m<sup>3</sup>). The maximum proposed cut is 2.6m high and a small area of fill, to a height of 1.2m, is proposed in the north-eastern corner of the site. The resulting earthworks will sit the proposed dwelling back into the rising slope.
  - Landscape and design controls are proposed for all three lots. Lot 2 is to have a curtilage area around the building platform, and a maximum height of 5m from existing ground level. A future dwelling on Lot 2 is proposed to have roofing and cladding controls with a LRV of 35% or less. An existing shelter belt on the northern boundary of Lot 2 is proposed to be

retained at a minimum height of 10m to continue to provide screening of a future dwelling from outside of the site.

- The design and landscape controls for Lot 3 include proposed planting and protection of existing vegetation blocks around the proposed dwelling. The dwelling is proposed to be roofed in Colousteel 'Ironsand' and clad in schist, cedar weatherboards and a plaster finish in the Wattle colour 'Moa' which has a LRV of 40%. The garage door, entrance door, guttering and downpipes are also proposed to be coloured 'Ironsand'. Detailed landscape controls are proposed for Lot 3 in the form of protection of existing vegetation, augmentation of existing vegetation areas and new planting. The objective of the planting is to provide foreground and background vegetation to the proposed new dwelling and mitigate views from outside of the site.
  - Access to all three lots is via an existing access-way off Lake Hawea-Albert Town Road.
  - Boundary fencing is restricted to post and wire farm fencing including deer fencing.
5. The proposed development will occur on the northern side of the terrace face the site is located on.
  6. The proposed Structural Landscape Plan for Lot 3 is reasonably complex in that it proposes to retain and augment five areas of vegetation, both existing and proposed. Two areas are detailed on the plan that show an existing area of Manuka and other shrub vegetation to be retained. This area is north, and below the elevation of the proposed dwelling. The second area is also existing Manuka, matagouri, pittosporums and coprosma. Plant density is proposed to be increased to 1 plant per sqm with, I presume, the same species. This will eventually form a grey shrubland apron below the proposed dwelling and screen a lower portion of the house as viewed from north of the site.
  7. An area of Mountain Beech is proposed to the immediate south and south east of the dwelling, against the boundary and the trees are proposed to be planted at 1.5m high, and at a density of no less than 1 tree per 2 sqm.
  8. Areas 1 and 2 are existing trees. Area 1 is a rectangular block of exiting forestry species and is part of the originally consented productive use of the site. It is currently approximately 50m wide and is an average of 145m long on its north-south axis. A strip of trees 12m wide running north to south maintained at a height greater than 10m is proposed for this block.
  9. Area 2 is not part of the productive forestry block and is an exotic, evergreen conifer species in a naturally shaped group. It is proposed that this block is incrementally replaced with Mountain Beech at a rate than maintains continuous screening of the proposed building platform and a future dwelling. All the existing and proposed species are evergreen and will provide a static dark setting for the future dwelling.

## **THE EXISTING LANDSCAPE CONTEXT**

10. The site and context, in terms of the landscape baseline and visual baseline has been described in detail in the Vivian & Espie Landscape and Visual Effects Assessment Report and I will not repeat it here except to summarise that the site includes a portion of a terrace face and a minor portion of a terrace plateau. The terrace face is oriented north to north east. The site has a mixed vegetation cover of small open paddocks of grass and two areas of commercial forestry. One area surrounds two thirds of the existing dwelling and garage on proposed Lot 1, while the second, and larger of the blocks contains the location of the proposed Lot 3 building platform. The smaller of the two forestry blocks, which surrounds the exiting dwelling, is itself surrounded on three sides by open, pastoral land. Proposed Lot 2 is located within the open, pastoral area of the site, which in turn is part of a wider pastoral landscape of the Upper Clutha basin. The forestry use of the site and adjacent properties is neither pastoral nor Arcadian, but it is contiguous with forestry use of land to the west and south west. The site therefore displays two

landscape characters – a pastoral character and a forestry character, and both characters are part of a wider landscape pattern that repeats and extends those characters.

11. I agree with the landscape categorisation description and assessment as described in the Vivian & Espie Report that the site is within a Visual Amenity Landscape (VAL).
12. I agree with the Vivian & Espie report that landscape effects are potentially on the landscape character of the forested and pastoral areas of the site as is the character of the surrounding landscape. I would also add that there is a potential effect on the ridgeline of the terrace as it appears from my site visit that the two new proposed building platforms are close to where the rising face meets the terrace plateau. I also agree that the visual effects are limited to the effects on viewers of the proposed development as viewed from Lake Hawea-albert town Road, Te Awa Road, Domain Road and Hawea River Track, all viewing areas north and north east of the site. The site is generally screened from views from the south by the rolling topography of the terrace, and areas of tree planting on neighbouring properties.

## **METHODOLOGY**

13. In my opinion the methodology Vivian & Espie have used is thorough. They have used the following documents as guidelines:
  - Objectives, Policies and Assessments Matters of the Queenstown Lakes District Plan
  - “Guidelines for the Landscape and Visual Impact Assessment” produced by the UK’s Landscape Institute and Institute of Environmental Management and Assessment
  - New Zealand Institute of Landscape Architects “Landscape Assessment and Sustainable Management” Practice Note.
14. It is noted that affected party approval has been obtained from sixteen neighbours and therefore those parties are deemed not to be affected. This leaves the visual effects on users of public roads and spaces as listed above.

## **LANDSCAPE AND VISUAL AFFECTS**

15. I agree with the Vivian & Espie assessment in relation to the landscape and visual effects of proposed Lot 2 that the development of Lot 2 will result in a reduction in the agricultural use of the paddock. I also agree that locating the building platform and associated curtilage area towards the southern boundary retains the majority of the paddock in a single unit with an intact pastoral landscape character although the visual amenity for viewers from outside of the site is reduced by the existing shelterbelt on the northern boundary of Lot 2.
16. I agree with the landscape report that the reduction in forestry activities brought about by the proposed Lot 3 building platform and future dwelling will have little effect on the pastoral character of Lot 2. The reduction will have a slight effect on the current forestry character of the site and adjacent forestry landscape, however Lot 3 has an existing consent to permit forestry use, and the removal of the trees and replanting over a medium to long time period is to be expected, with the resulting change in landscape character also expected. Due to the proposed mitigation via retention of the existing level of screening, it is unlikely that the residential development of Lot 3 will have an effect on the pastoral character of Lot 2 or the surrounding landscape because of the containment and separation provided by the mitigation planting, and the retention of forestry elements.
17. As described in the Vivian & Espie landscape assessment report, proposed Lots 2 and 3 will add an extra two dwellings between the existing dwelling to the west, and the Gathercole dwelling to the east, at a similar elevation which will result in four dwellings in a line as seen from the north and north east. I agree with the landscape assessment report that there will be



an increase in the prominence of domesticity on the site and adjacent landscape, and that the increase in built form will be relatively small in scale. The retention of existing trees and shrubs around Lot 3 will assist in containing the effects from the proposed dwelling and also retain a key element of the forestry character while providing a recessive setting in which to locate the future dwelling.

18. The proposed dwelling on Lot 3 will, as outlined in the report, be more visible than that of a future dwelling on proposed Lot 2. The degree of visibility of the proposed dwelling on Lot 3 is described in the Vivian & Espie report and to summarise, it will be partially visible from parts of Lake Hawea- Albert Town Road, Domain Road, the Hawea River walking track, and private properties within the vicinity of the former roads and track. The proposed dwelling on Lot 3 will be particularly visible from Te Awa Road. The landscape assessment report considers the visual effect of the proposal from Lake Hawea-Albert Town Road and Domain Road to be negligible to slight because of distance, the proposed use of dark and recessive cladding and the retention of existing vegetation. It is slight to moderate for views from Te Awa Road, the Hawea River track, and occupiers of private land within the vicinity of the former roads. The increase in the potential visual effects is due to the closer proximity of the viewer. I agree in part with the level of visibility of a dwelling on proposed Lots 2 and 3, however I do not agree that all the cladding that is proposed for Lot 3 is recessive. The plaster proposed for Lot 3 has a LRV of 40% which is lighter than the QLDC guidelines of 36% or less. The northern elevation of the Lot 3 dwelling is predominantly in timber and stone cladding with smaller areas of plaster coloured Wattle 'Moa'. There is the potential, in the future, that the western or eastern elevations could be partially visible when trees in either Area 1 or Area 2 are removed, which would result in a larger area in Wattle 'Moa' plaster being visible. A change in plaster colour, or materials to allow the entire cladding of the dwelling to be recessive would remove that potentiality.
19. A future dwelling on Lot 2 will be minimally visible from outside of the site as detailed in the landscape assessment report because of its proposed location, and a site control to retain an existing shelterbelt on the northern boundary of the site. The proposed retention of the Area 1 block of trees within Lot 3 will provide almost total screening of the Lot 2 building platform, and a future dwelling, from the north east of the site. The continued retention of a strip 12m wide will also continue to screen a future Lot 2 dwelling as long as that strip is on the western boundary. In my opinion, if the strip was on the eastern side of the Area 1 block it is likely that a small view shaft may open up to a dwelling on Lot 2 from the north east.
20. Although the Area 1 block of trees is proposed to be retained at a minimum of a 12m wide strip, at some point in the future it is likely that the strip will need to be removed because of age and the effect it has on the solar gain of the dwelling on Lot 3. This does have the potential to open up views to the dwelling and result in an adverse landscape effect both in terms of views and landscape character. A modification of the Structural Landscape plan wording to add that eventual tree replacement by species such as Mountain Beech, would ensure that long term mitigation is achieved.
21. There is potential for dwellings on both Lots 2 and 3 to break a skyline as it appears that if the site was only in pasture, both sites would sit close to the ridgeline with a sky view to the south of them. The proposal to cut the Lot 3 dwelling into the slope will assist in lessening the effect. The wording of the Area 1 block does not include the retention of evergreen trees to the south of the proposed dwelling, as well as the 12m wide strip. A condition of consent to also retain a strip of evergreen trees to the south of the proposed dwelling would mitigate that effect. The same potential effect on Lot 2 could be mitigated by protecting the existing evergreen shelterbelt on the southern boundary of proposed Lot 2, if it is in the applicant's ownership, or plant the southern boundary in evergreen native species to recreate the effect of the shelterbelt and an evergreen backdrop.
22. The location of the site is prominent in that it sits on a terrace elevated above a surrounding plain as far as the base of Mt Maude. The existing forestry blocks and proposed mitigation via vegetation protection reduces the prominence of proposed Lots 2 and 3 by enclosing the Lot 3 building platform, and screening the Lot 2 building platform. The proposed use of recessive colours if applied to both Lot 2 and Lot 3, would also reduce visual prominence.

23. The cumulative effects of the proposed development are of an additional two building platforms, in an elevated area where future dwellings will be viewed between two existing dwellings. The vicinity of the site is approximately half the lots 4-5ha in size, and the remainder up to 20ha in area. I agree with the report that the increase in development will degrade the existing landscape character of the site and surrounds. The landscape will move more towards a domestic character, and I agree that it is not at a threshold with regards to the landscapes ability to absorb development without becoming significantly degraded.

## **CONCLUSION**

24. When the Vivian & Espie landscape assessment is applied to the proposal for 838 Lake Hawea-Albert Town Road, Hawea, I believe the assessment is accurate, and I agree with its findings which are that the effects will have a negligible to slight visual effect on surrounding public and private places, and will have a slight to moderate visual effect on users of Te Awa Road.

25. The landscape effect of the proposed development, of an additional two building platforms can, in my opinion, be absorbed by the surrounding landscape. The development fits the existing development pattern which has been established on the terrace face. The use of recessive colours, claddings and retention of trees will aid in fitting it into the existing landscape. In my opinion the cumulative effect is not so great as to have a marked effect on the overall character of the landscape, or to change its overall character.

## **SUGGESTED CONDITIONS**

Should consent be granted I consider the following conditions be included:

1. The proposed dwelling on Lot 3 shall use materials and cladding with an LRV of 36% or less, and in the shades of browns and greys.
2. A future dwelling on Lot 2 shall use materials and cladding with an LRV of 36% or less, and in the shades of browns and greys.
3. All domestic activities associated with residential use of Lot 2 shall be confined to the proposed curtilage areas on Lot 2 and within the building platform of Lot 3.
4. All water tanks on Lot 2 and Lot 3 shall be recessive and in tones of grey, brown or green.

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Report prepared by  
**QUEENSTOWN LAKES DISTRICT COUNCIL**

*Michelle Snodgrass*

Michelle Snodgrass  
**CONSULTANT LANDSCAPE ARCHITECT**

**APPENDIX 4 – Council’s Engineering Assessment**



# ENGINEERING REPORT

**TO:** Rebecca Holden

**FROM:** Lyn Overton

**DATE:** 23/09/2015

APPLICATION DETAILS	
REFERENCE	RM150521
APPLICANT	McMaster & Winestock Trustees Limited
APPLICATION TYPE & DESCRIPTION	<p>Subdivision consent is sought to create three residential allotments and identify residential building platforms on each.</p> <p>Land use consent to construct a dwelling, undertake associated earthworks and intrude setbacks.</p>
ADDRESS	838 Lake Hawea - Albert Town Road, Hawea
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 300100
SITE AREA	26.3510ha
ACTIVITY STATUS	Non-complying

<b>Application</b>	<b>Reference Documents</b>	Consent Application.
	<b>Previous Relevant Consents</b>	RM990650 – Underlying Subdivision.
	<b>Date of site visit</b>	30/07/2015

## Location Diagram



Comments	
<b>Existing Use</b>	Large Rural block with an existing dwelling.
<b>Neighbours</b>	Surrounded by residential development.
<b>Topography/Aspect</b>	The topography of the site gently undulates along the top of Camp Hill before dropping down to the Hawea River to the east.
<b>Water Bodies</b>	The Hawea River borders the eastern boundary. However there are no water bodies near the proposed building platforms.

ENGINEERING		COMMENTS	Condition	
<b>TRANSPORT</b>	<b>Access</b>	<b>Means of Access</b>	Access to the site is via an existing formed right of way. A right of way easement will be created in favour of the new lots over the existing rights of way. I am satisfied that the carriageway within existing rights of way 'A' DP 300100 is formed to Council's standards. However, as the number of vehicle movements within the access will be increase it may be necessary to undertake widening on the corners to allow vehicles to pass. I am not satisfied that the existing access within the right of way 'B', 'C' and 'I' DP 300100 is to current standards. Sight distances at the crest of the rises within the right of way are somewhat restricted with no room for passing oncoming traffic. Therefore, I recommend a condition to ensure that the access within the right of way is upgraded to include road widening where sight lines are restricted such as at the crest of rises and that the carriageway is upgraded to comply with Council's standards. An appropriate condition is recommended.	X
			The vehicle crossing within the State Highway has several pot holes. I recommend that the seal is repaired prior to s224c certification.	X
			The submitted plans indicated the location of the access to Lots 2 and 3. A condition is included to ensure that a vehicle crossing is provided to Lot 2 and 3.	
		Land Use consent has been included with the subdivision consent to construct a dwelling on Lot 3. The plans indicate that there will be a double garage attached to the proposed dwelling and that there will be sufficient room within the site to manoeuvre a vehicle. A condition is recommended to ensure that the vehicle manoeuvring and parking area is constructed to Council's standards.	X	

ENGINEERING		COMMENTS	Condition	
<b>EARTHWORKS</b>	<b>Extent</b>	<b>Description</b>	Earthworks are required to create a level area to construct a dwelling on within Lot 3 building Platform.	
		<b>Cut /Fill Volume (m<sup>3</sup>)</b>	Approximately 860m <sup>3</sup> of cut and 70m <sup>3</sup> of fill will be undertaken within the site.	
		<b>Total Volume (m<sup>3</sup>)</b>	Approximately 930m <sup>3</sup> of earthworks will be undertaken within Lot 3.	
		<b>Area Exposed (m<sup>2</sup>)</b>	The area of exposed ground will be approximately 1,100m <sup>2</sup> .	
		<b>Max Height Cut/Fill (m)</b>	Maximum height of cut will be approximately 2.6m, and the maximum depth of fill will be approximately 1.2m.	

		<b>Prox. to Boundary</b>	The plans indicate that the earthworks required within Lot 3 building platform will be well within the property boundaries. While the formation of the access will breach the boundary I am satisfied that there will be no adverse effects on neighbouring properties.	
	<b>Stability</b>	<b>Geotech assessment by</b>	Not considered necessary as the proposed earthworks for the building platform on Lot 3 will be located on near the top of a small knoll.	
		<b>Retaining</b>	A small portion of fill will be retained by dwelling foundations, and therefore I am satisfied this will be assessed as a requirement of the building consent.	
		<b>Recommendations on cut/batter slopes</b>	The earthworks plans indicate that the batter slope gradients will be formed to a gradient 1:3. An appropriate condition is recommended to ensure that the earthwork batter slope gradients do not exceed 1(V):3(H).	<b>X</b>
		<b>Fill certification/specific foundation design required</b>	The plans submitted with the application indicate that there will be an area of fill placed within the building footprint. The applicants will need to ensure that either the fill is placed in accordance with NZS 4431:1989 or that the foundations of the building are designed appropriately according to soil conditions. An appropriate condition is recommended.	<b>X</b>
		<b>Engineers supervision</b>	The fill processes will need to be supervised by a suitably qualified engineer if certification is required. An appropriate condition is recommended.	<b>X</b>
	<b>Site Management</b>	<b>Report reference</b>	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the 'Guide to Earthworks in the Queenstown Lakes District' brochure.	<b>X</b>
		<b>Neighbours</b>	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		<b>Traffic management</b>	I am satisfied that traffic management will not be necessary.	
		<b>Construction crossing</b>	Not required.	
<b>Revegetation</b>		An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	<b>X</b>	

<b>SERVICES</b>	<b>Existing Services</b>		The existing dwelling within the site is fully serviced.	
	<b>Water</b>	<b>Potable</b>	The site is serviced by a private water supply via an on-site water bore located near the existing dwelling. The chemical and bacterial tests submitted with the application indicate that the water meets NZ Drinking Water Standards. The Otago Regional Council permit indicates that they have consent to take 22,000 litres per day and a note on the permit indicates that the bore was pressure tested at 2.3 litres/second. Therefore I am satisfied that there is capacity within the private water scheme to supply the new lots being created. Appropriate conditions are recommended to ensure that Lots 2 and 3 are provided with a water connection.	

	<b>Fire-fighting</b>	<p>Firefighting water supply will need to be via a static on-site water supply. An appropriate consent notice condition is recommended to ensure that firefighting requirements can be met.</p> <p>The plans for Lot 3 indicate that the firefighting water supply will be accessed via from the right of way. I am satisfied that the water tank will be located within 90m of the dwelling. The applicants will need to ensure that the fence is removed and that a hardstand area is created near the tank to enable a fire appliance to access the water supply. An appropriate condition is recommended.</p>	X X
	<b>Effluent Disposal</b>	<p>Effluent disposal will be via on-site domestic wastewater disposal and treatment systems. A 'Site and Soil Assessment has been undertaken by Petherick Consultancy Ltd (dated 2 July 2015). This report confirms that on-site wastewater disposal and treatment is feasible within the sites. An appropriate consent notice condition is proposed for the proposed building platforms.</p> <p>An 'Onsite Wastewater Disposal Application' has been undertaken by Petherick Consultancy Ltd (dated 17/08/2015). This report confirms that the top soil layers are not suitable for primary disposal but the deeper gravels encountered are suitable. The proposed design has incorporated primary treatment via disposal to trench in these deeper layers. I accept the design and recommend an appropriate condition to ensure that the proposed design is adhered to.</p>	X X
	<b>Stormwater</b>	Based on the test pit log provided in the Petherick Consultancy Ltd report I am satisfied that there are no issues on-site that would preclude stormwater disposal to ground. Therefore, I am satisfied that stormwater disposal can be adequately addressed by the Building Consent process at the time a dwelling is constructed. No conditions are required in relation to stormwater disposal for this consent.	
	<b>Power &amp; Telecoms</b>	Letters from utility providers Chorus and Aurora have been provided confirming that an electricity and telecommunication connection can be made to the site. Appropriate conditions are recommended to ensure that these services are provided to the building platform and that they are provided underground.	X X
	<b>Management Company</b>	Some form of management scheme is recommended to manage the maintenance of the private water scheme. An appropriate condition is recommended.	X

<b>NATURAL HAZARDS</b>	<b>Hazards on or near the site</b>	The building platform on Lot 3 is located on the or near the Nevis-Cardona Fault line.	
	<b>Hazard assessment by</b>	GeoSolve Ltd	
	<b>Report reference</b>	'838 Lake Hawea – Albert Town Road, Hawea Flat – Further Seismic Hazard Assessment' (dated 18 August 2015, GeoSolve Ref: 150235).	
	<b>Report on Hazards</b>	The report confirms that there is a greater risk from the Alpine Fault line to the dwelling than the Cardona Nevis Fault Line and that NZS3604 dwellings (single story) are permitted. I accept the report. No conditions are proposed in relation to hazards.	

<b>PROJECT INFORMATION</b>	<b>Developers Engineering Representative</b>	As this is a subdivision requiring the installation of infrastructure and roading I recommend that the name of developers engineering representative is provided.	<b>X</b>
	<b>Notice of commencement</b>	Not required.	
	<b>Traffic Management Plan</b>	Traffic management will be required for the remedial work required on the vehicle crossing.	<b>X</b>
	<b>Design Certificates</b>	Not required.	
	<b>Completion Certificates</b>	Not required.	
	<b>As built</b>	Asbuilts will be required for the private water scheme and easements. An appropriate condition is recommended.	<b>X</b>

<b>TITLES</b>	<b>Consent Notices</b>	There is no consent notice registered on the property title. Conditions relating to servicing are recommended. Please refer to the relevant sections of this report above.	
	<b>Easements</b>	A condition is recommended to ensure all necessary easements are granted or reserved.	<b>X</b>
	<b>Road Names on title plan</b>	The total number of users for the existing access will be extended to 4. Council's roading policies require roads that service 5 or more lots to be named. Therefore I do not consider it necessary to name the road.	
	<b>Building platforms</b>	Digital location on survey plan required.	<b>X</b>
	<b>Amalgamation Condition</b>	No amalgamations are proposed.	

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## **RECOMMENDED CONDITIONS**

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

### **LAND USE CONDITIONS**

#### ***General***

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

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

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

2. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
3. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice and who



shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

***To be monitored throughout earthworks***

4. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):3(H).
5. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

***On completion of earthworks***

6. On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall ensure that either:
  - a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded. Note this will require supervision of the fill compaction by a chartered professional engineer;
  - or
  - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

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

7. Prior to the occupation of the dwelling, the consent holder shall complete the following:
  - a) The provision of an effluent disposal system in accordance with the Petherick Consultancy Ltd report, dated 17/08/2015, submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.
  - b) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - c) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - d) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways

providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

Firefighting 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.

**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 5km 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.

## SUBDIVISION CONDITIONS

### **General**

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

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

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to undertaking the remedial works on the vehicle crossing within the State Highway, the consent holder shall submit an application to undertake works with the State Highway road reserve and traffic management plan to the Network Management Consultant at Opus International Consultants of Alexandra for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition **(1)**, to detail the following engineering works required:

- a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 2 and 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- b) The existing right of way contained within easements 'A', 'B', 'C' and 'I' DP 300100 shall be upgraded to Council's standards. This shall include:
  - i) Passing bays or road widening shall be provided to prevent vehicle conflicts on narrow, steep and/or curved sections of the access. The number and design of passing areas shall form part of the overall access design with consideration given to available sight lines, vehicle safety and minimising earthwork cuts.
  - ii) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
  - iii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
  - iv) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
  - v) A vehicle crossing shall be formed to Lots 2 and 3 in accordance with Diagram 2 Appendix 7 of the District Plan.

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

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

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

- 6. 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, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey 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) The completion and implementation of all certified works detailed in Condition (4) above.
  - d) The consent holder shall undertake remedial work to repair the damage (pot holes) to the vehicle crossing from Lake Hawea – Albert Town Road (SH6) in accordance with Council's standards.
  - e) The consent holder shall submit to the Principal Resource Management Engineer at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
  - f) In the event that the test results required in Condition 6(a) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve

potability, in accordance with the Standard. The consent holder shall then complete the following:

i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM150521 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.

g) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply associated with the subdivision

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

h) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.

i) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.

j) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of the Land Use Consent: Earthworks, as outlined above.

k) 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**

7. 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 Lots 2 and 3, 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 2/07/2015. The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.

c) At the time that a dwelling is erected on Lots XX, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). **If required!**

g) At the time a dwelling is erected on Lots 2 and 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an

approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

Firefighting 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 firefighting 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 5km 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.

### **Recommended Advice Notes**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.

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Prepared by:



**Lyn Overton**  
**RESOURCE MANAGEMENT ENGINEER**

Reviewed by:



**Michael Wardill**  
**RESOURCE MANAGEMENT ENGINEER**

**APPENDIX 5 – Volunteered design control conditions for Lots 2 and 3**

From: Duncan White <Duncan.White@ppgroup.co.nz>

Sent: Sunday, 2 August 2015 2:16 PM

To: Rebecca Holden

Subject: RE: RM150521 - S MCMASTER & WINESTOCK TRUSTEES LTD

Rebecca,

Thanks for the conversation on Friday. I have gone back to the client and Paul on the possible changes to the landscape plan. Will see what happens on this.

As discussed on Friday, here is a first cut of the design control conditions for Lots 2 and 3. These conditions are just remodelled from the text. Happy to discuss and modify if necessary.

#### Lot 2 – Consent Notice Design Conditions

(a) All residential buildings shall be erected within the building platform (shown as Area XX as shown on Survey Plan XXXXX) and shall be designed, built and finished such that the following design controls shall be achieved:

\* The maximum height of any residential buildings shall be 5 metres above existing ground level.

\* Roofs shall be finished in the range of dark greens, browns and greys such as "Ironsand", "Lignite", "Karak", "Ironbark" and "Greyfriars".

\* Exterior cladding shall be of timber weatherboards, stacked schist stone or solid plaster finish, or a combination of these finished in the range of browns, greens and

greys and shall have a reflectivity value of less than 36%.

(b) All elements of domestic land use associated with residential activity (such as (but not limited to)

gardens, paving, outdoor living areas, furniture, and children's play equipment) shall be confined to the

curtilage area shown as Area XX on Survey Plan XXXXX.

#### Lot 3 – Consent Notice Conditions

(a) All residential buildings shall be erected within the building platform (shown as Area XX as shown on Survey Plan XXXXX) and shall be designed, built and finished such that the following design controls shall be achieved:

\* The maximum height of any residential buildings shall be 4.5 metres above existing ground level.

\* Roofs shall be finished in the range of dark greens, browns and greys such as "Ironsand", "Lignite", "Karak", "Ironbark" and "Greyfriars".

\* Exterior cladding shall be of timber weatherboards, stacked schist stone or solid plaster finish, or a combination of these finished in the range of browns, greens and greys and shall have a reflectivity value of less than 40%.

(b) Landscape Controls

The area of existing trees to the west of the proposed building platform (shown as Area XX as shown on Survey Plan XXXXX) shall at all times contain a vegetative screen 12 metres wide and in



excess of 10 metres high. The removal and replanting of these forestry trees is provided for by the existing resource consent (RC940525). Tree removal and replanting works in this area shall be undertaken to avoid adverse visual and also screen views of the building platform from views from the north-east. Area XX east of the proposed house contains existing mature pine trees that are to be incrementally replaced with Mountain Beeches to provide a permanent and continuous screen.

Regards

Duncan White

Planner

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PATERSONPITTSGROUP

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From: Rebecca Holden [mailto:Rebecca.Holden@qldc.govt.nz]

Sent: Friday, 31 July 2015 3:59 p.m.

To: Duncan White <Duncan.White@ppgroup.co.nz>

Cc: 'Paul Smith' <paul@vivianespie.co.nz>

Subject: RM150521 - S MCMASTER & WINESTOCK TRUSTEES LTD

Hi Duncan,

Thanks for speaking with me earlier.

Thought I'd give you a heads up that I just spoke to the Council engineer assessing the proposal. She has raised concerns about the proximity of the existing planting to be retained and proposed planting around Lot 3's building platform in relation to fire risk (as per the attached landscape plan).

Attached is the National Rural Fire Authority's 'Fire Smart Home Owners Manual'. On Monday it is likely that I will send an RFI asking you to make sure that the structural landscape plan for Lot 3 is in accordance with this document to ensure that fire risk is minimised.

Council's engineer will also let me know by Monday if she needs any further information relating to any other engineering matters.

In the meantime, have a good weekend.

Kind regards,

Rebecca Holden | Senior Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 450 0362 | P: +64 3 441 0499

E: [rebecca.holden@qldc.govt.nz](mailto:rebecca.holden@qldc.govt.nz)