

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

### **UNDER s104 RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	<b>G Sieber</b>
<b>RM reference:</b>	RM160651
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) to establish two residential building platforms, to establish consent for a shed of unspecified design, and for consent to construct future buildings within the residential building platforms and undertake associated landscaping and earthworks
<b>Location:</b>	404 Glenorchy-Routeburn Road, Glenorchy (access via Humes Road)
<b>Legal Description:</b>	Section 1 Block IV Dart Survey District held in Computer Freehold Register OT128/191
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Delegated Authority:</b>	Paula Costello
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	21 December 2016

### **SUMMARY OF DECISIONS**

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

## **1. PROPOSAL AND SITE DESCRIPTION**

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

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

The application was publicly notified on 10 August 2016.

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

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 15 December 2016.

## 3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6-9 of the S42A report outlines S104 of the Act in more detail.

The application must also be assessed with respect to Part 2 of the Act which is to promote the sustainable management of natural and physical resources. Section 10 of the S42A report outlines Part 2 of the Act.

### 3.1 RELEVANT PLAN CONSIDERATIONS

#### Operative District Plan

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

- A **controlled** activity resource consent pursuant to Rule 5.3.3.2(i) for any building within a building platform. Council's control is with respect to external appearance, earthworks, access, landscaping and services. It is proposed to construct future residential buildings within the proposed residential building platforms.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) for the construction of any building or building platform, and associated physical activity including roading, landscaping and earthworks. It is sought to establish two residential building platforms and to construct a shed of an unspecified design.
- A **restricted discretionary** activity resource consent pursuant to Rule 20.3.2.3 for earthworks that do not meet site standard 22.3.3(i) whereby the total volume of earthworks shall not exceed 1000m<sup>3</sup>. Earthworks are required to establish the building platforms, access and ponds. Council's discretion is restricted to:
  - The nature and scale of the earthworks
  - Environmental protection measures
  - Remedial works and revegetation
  - The effects on landscape and visual amenity values
  - The effects on land stability and flooding
  - The effects on water bodies
  - The effects on cultural and archaeological sites
  - Noise.

Overall, the application is considered to be a **discretionary** activity under District Plan provisions.

#### Proposed District Plan

The subject site is zoned Rural General under the Proposed District Plan. The following rule, which resource consent is required for, has immediate legal effect:

- A **restricted discretionary** activity resource consent pursuant to Rule 21.5.4 for building within 20m of the waterway. Council's discretion is restrict to:
  - Indigenous biodiversity values
  - Visual amenity values
  - Landscape and natural character
  - Open Space
  - Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building

#### Activity Status

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

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

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

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

## **5. PRINCIPAL ISSUES IN CONTENTION**

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

- Landscape values and visual amenity
- Natural hazard risk
- Services, including suitable fire-fighting water supply

The findings relating to these principal issues of contention are outlined in Section 8 of the attached S42A report.

## **6. ASSESSMENT**

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

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

Overall the applicant has demonstrated that the proposed development is feasible in respect to engineering matters including servicing, earthworks, access and mitigation of natural hazards.

It is considered the development of the site will result in additional domestication and loss of landscape values. However, subject to the recommended condition, it is considered the site can accommodate this change such that effects are acceptable.

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

As outlined in detail in Section 9 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the Operative District Plan and Proposed District Plan.

### **6.4 PART 2 OF THE RMA**

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 10 of the S42A report.

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

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 1* of this decision imposed pursuant to Section 108 of the RMA.

## **8. OTHER MATTERS**

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

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required.

Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

### *Administrative Matters*

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

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

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

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

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

If you have any enquiries please contact Katrina Ellis on phone (03) 450 0351 or email [Katrina.ellis@qldc.govt.nz](mailto:Katrina.ellis@qldc.govt.nz)

Report prepared by



Katrina Ellis  
**SENIOR PLANNER**  
**APPENDIX 1 – Consent Conditions**  
**APPENDIX 2 – Section 42A Report**

Decision made by



Paula Costello  
**SENIOR PLANNER**

# **APPENDIX 1**

## **CONSENT CONDITIONS**

## APPENDIX 1 – Consent Conditions

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans drafted by Patch and dated 18 October 2016:

- Dart Farm – Glenorchy – Masterplan, ref PA16107 IS02
- Dart Farm – Glenorchy – Planting Plan, ref PA16107 IS03
- Dart Farm – Glenorchy – Site Plan, ref PA16107 IS06

**stamped as approved on 20 December 2016**, and the application as submitted, with the exception of the amendments required by the following conditions of consent.

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

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

#### *Landscape*

4. An amended landscape plan based on the *Dart Farm Glenorchy - Masterplan dated October 18th 2016* and the *Dart Farm Glenorchy - Planting Plan dated October 21 2016* shall be submitted for certification by council within 3 months of granting consent. The amended plan shall achieve the following:
  - a) Include a detailed planting schedule identifying botanical names, grades, density and quantity of proposed planting.
  - b) Identify a domestic curtilage area around each residential building platform of up to 3500m<sup>2</sup> for the Homestead building platform and 2500m<sup>2</sup> for the Guest Cottage building platform and to be two separated domestic curtilage areas. Curtilage areas should avoid areas within 10m of the marginal strip boundary and the waterway within the northwest part of the site.
  - c) Remove lineal tree planting south of the access drive along the boundary with Humes Road and along the access drive within the property.
  - d) Include clusters of evergreen trees consistent with traditional rural tree species or indigenous trees of the local landscape within the manuka planting to provide height and bulk to assist in breaking views of buildings as viewed from Humes and the Glenorchy Routeburn Road.
  - e) Provide a vegetated buffer between the amended domestic curtilage area boundary and the marginal strip consistent with indigenous vegetation of the local area.
  - f) Include additional informal clustered tree planting within close proximity to the building platforms sufficient to break the height controls of each platform as viewed from the

publically assessable areas of the Dart River and margins, Humes Road and the Glenorchy Routeburn Road. Planting shall be of species typical of the traditional rural landscape and / or indigenous species and shall achieve the same degree of visual screening of existing vegetation (September 2016) along the marginal strip and within the subject site.

Please Note: the earthworks associated with landscaping shown in the approved Masterplan and Planting Plan can commence prior to the amended plans being submitted for certification. This is because the amendments relate to planting and curtilage only.

5. Planting and earth mounding identified within the landscape plan certified under Condition (4) shall be fully implemented prior to construction of a building within the approved building platforms or the farm building (whichever is first) and thereafter be maintained and irrigated in accordance with the plan. In addition:
  - a) All new planting shall have individual pest protection sleeves installed to deter browsing by rabbits and hares, and adequately fenced so as to avoid damage from stock. All plants are to have mulch and a slow release fertiliser applied, and irrigated to support healthy growth until established. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan.
  - b) All new trees identified on the certified plan to be planted at a height no less than 1.5m at time of planting.
  - c) All existing trees as identified on the certified landscape plan shall be maintained as per the plan. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement trees shall be of the species identified on the certified landscape plan and planted at a grade no less than 1.5m in height. Existing pines as identified on the landscape plan may be removed at any time but shall be replaced with evergreen species of a mature height of no less than 10m and consistent with traditional rural tree species or indigenous species of the local area.
  - d) Prior to commencing of construction works the consent holder shall install and firmly secure temporary protective solid or mesh fencing to a height no less than 1.2m between the construction site and existing trees (excluding pines) as identified within the certified Landscape Plan. The fence shall ensure existing trees are retained and protected from damage during works. No storage of materials or machinery, parking of vehicles or similar construction activity shall occur within fenced off areas. Protective fencing shall remain in place until completion of building and earthworks.
6. A planting plan showing the existing relied upon willows to the north of the site shall be submitted for certification by Council within 3 months of granting consent. The number of willows shown shall be sufficient to screen the homestead from the marginal strip.

### *Engineering*

7. 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.
8. Prior to registering the building platform 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) The provision of a water supply servicing each building platform in accordance with Council's standards. The building platforms shall each be supplied with a minimum of 2,100 litres per day

of potable water that complies/can be treated to comply with the requirements of the Drinking Water Standard for New Zealand 2005.

- b) The provision of an access way from the Glenorchy-Routeburn Road to the building platforms that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway. For clarity this shall include upgrading and maintaining the unsealed road areas of Humes Road utilised for access under this consent.
- c) The provision of a vehicle crossing to the site from Humes Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- d) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platforms/lots are suitable for building development. The assessment shall include the results of deep geotechnical investigations in accordance with NZS3604 and the latest Department of Building and Housing guidelines.

*In the event that the Schedule 2A certificate issued under Condition (8) contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. See Condition (18).*

- 9. 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.
- 10. On completion of the earthworks, the consent holder shall complete the following:
  - a) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - b) All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or grassed within 3 months of completion of works.
- 11. Prior to each of the approved building platforms being registered on the Computer Freehold Register, the consent holder shall complete the following with respect to each platform:
  - 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 development 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), and Water reticulation (including private laterals).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all works detailed in Condition (8) above.
  - d) 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 each building platform in the development.



- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made to each building platform in the development.
- f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all engineering works completed in relation to or in association with this development (for clarification this shall include all Roads and Water reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- g) The submission to Council and approval of the amended landscape plan as required by Condition 4.

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

- 12. In order to give effect to the consent, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the two approved residential building platforms, as approved by RM160651. The consent holder shall (upon completion of conditions as required by Condition 11) register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier OT128/191 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

#### ***Farm building***

- 13. Elevation plans of the farm building approved under condition 1 shall be supplied to Council for certification prior to construction. Certification will be undertaken to confirm the design controls in condition 14 are met.
- 14. The farm building shall meet the following design controls:
  - a) The building will not be used for residential purposes.
  - b) The building shall not exceed 6m in height above original ground level and not exceed 90m<sup>2</sup> in area. Roof to be gable forms with no hips and sloped between 25 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - c) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.
  - e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

#### ***Residential buildings***

- 15. The approved residential building platforms must be registered on the title prior to any building being constructed in either residential building platform.
- 16. Any building within the homestead building platform shall meet the following design controls:
  - a) Buildings to not exceed 8m in height above original ground level including chimneys and ancillary structures attached to the roof such a satellite dishes and solar panels.
  - b) Total building footprint not to exceed 585m<sup>2</sup>, excluding water tanks.
  - c) Roof to gable forms with no hips and to be roof slope of between 27.5 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.

- e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.
  - f) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc, or copper. Copper shall be limited to 20% of the total external wall cladding. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
17. Any building within the guest cottage building platform shall meet the following design controls:
- a) 60% of the built form not to exceed 5 metres in height above original ground level, 40% not to exceed 6 metres in height above original ground level.
  - b) Roof to be gable forms with no hips and sloped between 25 to 45 degrees. Roof materials to be corrugate or tray steel or natural late or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - c) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc, or copper. Copper shall be limited to 20% of the total external wall cladding. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.
  - e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

#### **Ongoing Conditions/Covenants**

18. At the time that the building platform(s) are registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991:
- a) There shall be no more than one residential unit per residential building platform.
  - b) The two registered building platforms (the homestead platform and guest cottage platform) shall remain together in one Computer Freehold Register.
  - c) The design controls listed under Conditions (16) and (17) shall be met for any building within each platform (as relevant).
  - d) The following design controls shall be met for any development of the site:
    - i. Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways.
    - ii. The access drive carriageway from Humes Road shall not exceed 4.5m in width.
    - iii. All water tanks are to be partially buried, of dark recessive colouring or visually screened by planting as to be not visible from beyond the subject property boundary.
    - iv. All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
    - v. Access drives up to the domestic curtilage area shall be gravel of local stone and shall not have any concrete kerb and channels.
    - vi. All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas, and ornamental or amenity gardens and lawns shall be confined to the curtilage areas as shown on the certified Landscape Plan under RM160651.

- vii. Planting within the site shall exclude wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) and problematic species such as birch, and highly ornamental or brightly coloured domestic species, cultivars or varieties such as yellow species of conifers, bright red forms of oak and maples.
  - viii. Solar panels shall only be installed on roofs where glare from such structures is not visible from public roads or the Dart River and margins, such as behind buildings or on the ground behind screening vegetation or structures.
  - ix. Polycarbonate or similar skylight panels installed on the roof of buildings shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels to avoid contrasting banding effects that would highlight built form in the broader landscape. Such elements shall not be located on south or west facing roof slopes.
  - x. All ancillary structures or fixtures on the roof or upper portion of buildings including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 7%, or be located so as not to be visible from beyond the subject property boundary.
  - xi. All external lighting shall be down lighting only and not be used to highlight buildings, or landscape features visible from beyond the property boundary. External lighting attached to buildings shall be no higher than 2m above adjacent ground and be located so as to not to be visible from the Glenorchy Routeburn Road. All other external lighting shall be no higher than 1m above ground level. External lighting shall be directed downwards and away from property boundaries, to avoid light spill beyond property boundaries and avoids light pollution of the rural night sky.
- e) The Landscape planting detailed on the landscape plan certified under Condition (4) of resource consent RM160421 shall be maintained in perpetuity.
- f) The landscape planting and protection requirements listed under Condition (5).
- g) If any willows on the willow plan provided under Condition (6) of resource consent RM160421 shall be significantly pruned, damaged or removed, on-site planting shall be provided to the north of the homestead building platform. This landscaping shall be shown on a planting plan and submitted to Council for certification within 3 months of the willows being pruned, damaged or removed. This certified landscaping shall be implemented within the planting season following certification and shall be maintained in perpetuity. If any plant on this plan becomes diseased or deceased, it shall be replaced in the following planting season. The objective of this planting plan is to provide a sufficient level of screening for the building as viewed from the marginal strip to the north.
- h) In the event that the Schedule 2A certificate issued under Condition (8) contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. The s108 covenant condition shall read;
- "Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*
- i) At the time a dwelling is constructed within either of the building platforms, either:
- i. Buildings shall have a minimum floor level of at least 0.5m above the surrounding ground level. If the platform is to be raised by fill, a suitably qualified and experienced Engineer shall design the foundations and/or ground preparation works for the dwelling.

OR

- ii. A suitably qualified Geotechnical engineer shall design alternate measures to divert water away from the proposed dwelling, which shall be installed prior to occupation of the dwelling.

The owner and/or occupier may, at the pleasure of Queenstown Lakes District Council, use the legal road (Humes Road) for the formation of a private drive. The Council shall be under no obligation to maintain the private drive or to develop a physical road for access to Section 1 Block IV Dart Survey District.

- j) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
- k) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review prior to implementation and shall be installed prior to occupation of the dwelling. To maintain high effluent quality such a system will require the following:
  - Specific design by a suitably qualified professional.
  - Secondary treatment of effluent as a minimum requirement.
  - Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless prior consent is obtained from the Otago Regional Council.
  - Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
  - Intermittent effluent quality checks to ensure compliance with the system designer's specification.
  - Irrigation lines or distribution pipes shall be buried at least 300mm below ground level to protect from freezing unless alternative frost protection is provided.
  - A producer statement shall be provided to Council that confirms that the system has been installed in accordance with the approved design.
- l) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005, by the consent holder, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the standard then the consent holder shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- m) Prior to the occupation of a dwelling, domestic water and fire fighting storage is to be provided to each residential building platform. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings

provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it 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 adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any subdivision consent). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Operational Planning Officer for the Southern Fire Region is obtained for the proposed method.

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

**Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 16km 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 each new dwelling.

n) Any earthworks shall be undertaken in accordance with the following:

- i. Measures shall be installed 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.
- ii. On completion of the earthworks, the following shall be completed:
  - Any damage to all existing road surfaces and berms that result from work carried out for this earthworks shall be remedied.
  - All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or grassed within 3 months of completion of works.

**Advice Note:**

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.

# **APPENDIX 2**

## **s42A Report**



FILE REF: RM160651

<b>TO</b>	The Commission
<b>FROM</b>	Katrina Ellis
<b>SUBJECT</b>	Report on a publicly notified consent application

**SUMMARY**

<b>Applicant:</b>	<b>G Sieber</b>
<b>Location:</b>	404 Glenorchy-Routeburn Road, Glenorchy (access via Humes Road)
<b>Proposal:</b>	To establish two residential building platforms, to establish consent for a shed (accessory building) of unspecified design, and for consent to construct future buildings within the residential building platforms and undertake associated landscaping and earthworks
<b>Legal Description:</b>	Section 1 Block IV Dart Survey District
<b>Zoning:</b>	Rural General
<b>Public Notification Date:</b>	10 August 2016
<b>Closing Date for Submissions:</b>	7 September 2016
<b>Submissions:</b>	One - The submission received is neutral, and was a late submission.

**RECOMMENDATION**

That subject to new or additional evidence being presented at the Hearing, the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. It is considered that the adverse effects of the activity will be no more than minor as the effects of the development on the open and pastoral character of the Outstanding Natural Landscape can be mitigated, subject to recommended conditions. The site can be serviced, the earthworks are feasible and the relevant hazards have been appropriately accounted for.
2. The proposal is considered able to meet the relevant objectives and policies of the District Plan, which seek to ensure the landscape values are not diminished through inappropriate development and cumulative effects, and that development
3. The proposal therefore promotes the overall sustainable development purpose of the RMA.

## 1. INTRODUCTION

My name is Katrina Ellis. I have five years of planning experience. I am a resource consents planner with Queenstown Lakes District Council, and have been in this role since May 2016. Prior to this role, I worked as a planner for Jacobs (formerly Sinclair Knight Merz) from 2013 to 2016. Prior to that, I worked as a resource consents planner at Lakes Environmental from 2011 to 2013.

I hold the qualifications of a Bachelor of Resource and Environmental Planning (first class Honours) from Massey University. I am an Intermediate Member of the New Zealand Planning Institute.

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

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

## 2. PROPOSAL AND SITE DESCRIPTION

A copy of the application and accompanying assessment of effects and supporting reports can be found in the "Application" section of the Agenda.

I refer the Commission to the report entitled, 'Assessment of Effect on the Environment for residential development at 404 Glenorchy Rd', prepared by John Edmonds & Associates hereon referred to as the applicant's AEE. It is noted that the proposal has been amended subsequent to the applicant's AEE being written.

The applicant has provided a detailed description of the site and locality in Section 2.0 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

The proposal is to establish two residential building platforms, and to identify a location for a proposed accessory building/shed (of unspecified design). Consent is also sought to construct future residential buildings within the residential building platforms and to undertake associated landscaping and earthworks associated with the overall development.

In respect to the two proposed residential building platforms, one 900m<sup>2</sup> platform is proposed for the homestead and one 350m<sup>2</sup> platform is proposed for a guest cottage. The applicant has also identified an area on the site for the proposed construction of an accessory shed building. No design is proposed for this building at this stage.

Planting is proposed within the site around the proposed area of development and Humes Road. Plans showing the proposed building platforms, planting and curtilage area are shown in plans drafted by Patch, dated 18 October and 21 October 2016. A number of design controls for each platform have been proposed, as found in Tables 1 & 2 of the design controls memo from Patch supplied 7 November 2016.

The masterplan specifies the existing building on the eastern boundary will be converted into a horse stables. While this is shown on the masterplan no details were provided on this change under this consent and it is considered this is a future proposal and not part of the current application<sup>1</sup>.

There are a number of existing dilapidated buildings on site, some of which are pre-1900 and therefore are classified as an archaeological site. It is proposed to remove the majority of these buildings, and an archaeological authority has been attained for these works. The woolshed and stock yards are proposed to be retained. The existing buildings are shown in the plan *Existing Structures*, drafted by Patch and dated 21 October 2016.

<sup>1</sup> Any external changes to this building will require consent



Earthworks are proposed to establish the platforms, remove foundations of existing buildings, establish access / vehicle manoeuvring areas and undertake landscaping, including construction of a proposed pond with jetty structure. If required to avoid flooding, there will also be earthworks to either raise the residential building platforms or create low level on-site bunding.

There is a sheep dip nearby the on-site woolshed. The applicant has provided a preliminary site investigation and subsequent emails from Opus Consulting Ltd, which specifies the proposal falls outside of the HAIL 'piece of land' associated with the sheep dip.

I also refer the Commission to paragraphs 9-19 of Mr Richard Denney's report (dated 14 September 2016), which provides a detailed description of the site and surrounding environment.

### 3. SUBMISSIONS

A copy of submission received can be found in the "Submission" section of the Agenda and are summarised below for the Commission's benefit.

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
New Zealand Fire Service	N/A	<p>Concerned with the provision of sufficient water supply and access for firefighting, primarily due to a lack of information in relation to coupling of storage tanks, size of hardstand area and width of the proposed access.</p> <p>Submission noted the most effective means of protection is a domestic sprinkler system and also noted that the New Zealand Fire Service would be happy to assist and advise on fire safety aspects of the proposed activity.</p>	Consent condition sought

Under Section 37 of the RMA the Commissioners may waive the requirement to make a submission within the required time period provided Section 37A(1) is considered.

Section 37A(1) states:

*A consent authority or local authority must not extend a time limit or waive compliance with a time limit, a method of service, or the service of a document in accordance with section 37 unless it has taken into account -*

- (a) The interest of any person who, in its opinion, may be directly affected by the extension or waive; and*
- (b) The interests of the community in achieving adequate assessment of the effects of any proposal, policy statement or plan; and*
- (c) Its duty under section 21 to avoid unreasonable delay.*

The issues raised in the late submission are in relation to health and safety of future occupants of the site. It is therefore recommended that the submission be received and accepted pursuant to the above section of the RMA.

### 4. CONSULTATION AND WRITTEN APPROVALS

No written approvals have been provided as part of the application.

It is noted that Southern District Health Board (Southern DHB) provided a submission. It is understood that the applicant has since consulted with the Southern DHB and modified the proposal to include a condition in relation to potable water and wastewater services. Subsequent to the consultation, the Southern DHB withdrew their submission.

## 5. PLANNING FRAMEWORK

### 5.1 THE DISTRICT PLAN

#### Operative District Plan

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

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

Resource consent is required for the following reasons:

- A **controlled** activity resource consent pursuant to Rule 5.3.3.2(i) for any building within a building platform. Council's control is with respect to external appearance, earthworks, access, landscaping and services. It is proposed to construct future buildings within the proposed building platforms.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) for the construction of any building or building platform, and associated physical activity including roading, landscaping and earthworks.
- A **restricted discretionary** activity resource consent pursuant to Rule 20.3.2.3 for earthworks that do not meet site standard 22.3.3(i) whereby the total volume of earthworks shall not exceed 1000m<sup>3</sup>. Earthworks are required to establish the building platforms, access and ponds. Council's discretion is restricted to:
  - The nature and scale of the earthworks
  - Environmental protection measures
  - Remedial works and revegetation
  - The effects on landscape and visual amenity values
  - The effects on land stability and flooding
  - The effects on water bodies
  - The effects on cultural and archaeological sites
  - Noise.

#### Proposed District Plan

The subject site is zoned Rural General under the Proposed District Plan. The following rule, which resource consent is required for, has immediate legal effect: <sup>2</sup>

- A **restricted discretionary** activity resource consent pursuant to Rule 21.5.4 for building within 20m of the waterway. Council's discretion is restrict to:
  - Indigenous biodiversity values
  - Visual amenity values
  - Landscape and natural character
  - Open Space
  - Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building

<sup>2</sup> Rule 26.6.7 for development with the curtilage or setting of a Category 3 heritage feature is not considered to be triggered due to the level of separation between the Hillocks and the development.

### Activity Status

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

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

## **6. SECTION 104 REQUIRMENTS**

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

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

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of:*
  - (i) *A national environmental standards;*
  - (ii) *Other regulations;*
  - (iii) *a national policy statement*
  - (iv) *a New Zealand coastal policy statement*
  - (v) *a regional policy statement or proposed regional policy statement*
  - (vi) *a plan or proposed plan; and*
- (c) *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 10 of this report outlines Part 2 of the RMA in more detail.

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

## **7. INTERNAL REPORTS**

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

**Landscape** - The landscape report and addendum prepared by Council's consultant Landscape Architect, Mr Richard Denney is contained in *Appendix B*. Mr Denney's original report provides a review of the Baxter Designs landscape assessment within the application; and the addendum provides and assessment of the revised design from Patch. Mr Denney considers the suitability of the landscape classification, effects on natural and pastoral character, form and density of development, cumulative effects on the landscape and rural amenities. Mr Denney's original report raised a number of concerns; however the addendum based on the revised site and landscape design (including planting and design controls) considered the development appropriate subject to a number of recommended conditions on landscape and design controls.

**Engineering** - The engineering report was prepared by Council's Engineer, Mr Michael Wardill (contained in *Appendix C*), with respect to servicing, hazards, access and earthworks. Mr Wardill has not raised any specific concerns with respect to these matters subject to a number of conditions to mitigate and manage effects from the development.

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

## **8. ASSESSMENT**

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- (iii) Objectives and Policies Assessment
- (iv) Other Matters (precedent, other statutory documents)

### **8.1 LANDSCAPE CLASSIFICATION**

The applicant's original landscape architect, Baxter Design, has determined the site is located within an Outstanding Natural Landscape - District Wide (ONL), (refer to paragraphs 25-26 of this assessment), however considers parts of the site and particularly the subject development area to display characteristics that are more emblematic of Visual Amenity Landscapes (VAL).

Mr Denney determines that the site is both classified as and of character of an ONL – District Wide (paragraphs 14 of his landscape assessment).

It is also noted that The Hillocks are located on the subject site, which are classified as an Outstanding Natural Feature (ONF).

The assessment of Mr Denney has been accepted and adopted for the purposes of my assessment, and therefore the analysis below is based upon the site and development area forming part of an ONL.

### **8.2 EFFECTS ON THE ENVIRONMENT**

#### **8.2.1 The Permitted Baseline**

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the District Plan permits an activity with that effect (the permitted baseline).

Activities that could occur as of right in the Rural General Zone and therefore potentially comprise a permitted baseline for this site are:

- Farming activities (except factory farming);
- A fence of less than 2 metres height anywhere within the site; and
- Earthworks are permitted up to a volume of 1,000m<sup>3</sup>.

In the Rural General zone, all buildings and associated physical activities, such as roading and 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.

The permitted baseline is therefore of limited relevance and has not been applied in the analysis below.

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

The District Plan includes a comprehensive range of assessment matters that set out both the process for and matters to be considered for development and activities in Rural Areas. For the purpose of this assessment the proposal has been evaluated under the assessment criteria in Part 4.2 (District Wide Issues – Landscape and Visual Amenity), Part 5.4 (Rural Areas) and Part 22.4 (Earthworks) of the District Plan, of which a full copy is located in *Appendix D*.

An assessment of the actual and potential effects of the development on the environment and an assessment of the relevant assessment matters is contained within Section 5.0 (Assessment of Environmental Effects) of the Applicant's AEE, to which I refer the Commissioner.

The key matters in contention relate to effects with respect to the rural character and visibility of development from wider environment, and specifically the public roads. My assessments in this regard draws on the landscape advice of Mr Denney.

I have assessed the actual and potential effects on the environment under the following headings:

- Visibility of Development and Rural Character
- Services
- Natural Hazards
- Earthworks
- Access, Vehicle Crossing and Traffic Generation
- Ecology

#### **8.2.2.1 Visibility of Development and Rural Character**

The applicant addressed landscape and visual effects in section 5.1 of the AEE; which defers to the Landscape Assessment Report from Baxter Design Group (dated July 2016). The proposal has been substantially amended and no revised landscape assessment was provided by the applicant.

Landscape architect for Council, Mr Richard Denney, provided a landscape report on the original design and an addendum once the site design was amended.

As the applicant has not provided an up to date assessment, I am relying on Mr Denney's assessment.

It is noted there are eight existing buildings within the site, including a homestead, shearers quarters, a woolshed and various other shed. These buildings are pre-1900 and all in various states of derelict.

Effects on landscape character and values are discussed as follows.

#### **Potential of landscape to absorb development and effects on the openness of landscape**

As per paragraph 23 of Mr Denney's original landscape assessment, he identifies that the site is visible from:

- The Glenorchy Routeburn Road
- Hume Road
- The adjoining Department of Conservation (DoC) marginal strip
- Routburn Road
- Scott's Creek Track
- Mt Ari/Alfred Track
- Te Awa Wakatipu/Dart River
- Potentially other elevated viewpoints within conservation land and publically accessible areas.

Mr Denney has addressed the potential of the landscape to absorb development and effects on openness of landscape in paragraphs 15 – 24 of his addendum report, and provided additional assessment on landscape and rural character effects in paragraphs 32 – 38 of this addendum. I accept Mr Denney's comments in full and adopt them for the purpose of this report.

Overall, Mr Denney concludes that the proposal consolidates built form within a historic context and as such the site has the ability to absorb residential development. Subject to appropriate design controls and planting, Mr Denney concludes the domestication will be contained and that there will only be small adverse effects on the environment.

Subsequent to Mr Denney's addendum, Mr Denney undertook another site visit to confirm his conclusions on the revised design. The applicant's landscape architect, Mr Skelton from Patch met Mr Denney on site. The main purpose of this site visit was to determine if the proposed 8m height for the homestead was suitable, noting the originally proposed homestead was proposed to be 5.5m. Mr Denney confirmed the 8m height was suitable, subject to the existing willows on the DoC marginal strip being retained and there being sufficient on-site planting between the marginal strip and the homestead dwelling. This planting outcome is discussed further below.

Mr Denney's addendum recommended a number of planting requirements. There has been dialogue between Mr Denney and the applicant, which resulted in changes to the design controls, which are accepted by both Mr Denney and the applicant. The required design controls will be placed on a covenant on the title. I accept these design controls as appropriate. The proposed landscape and curtilage area will need to be amended as agreed. Due to timing constraints the applicant requested these changes occur via consent condition and not amended plans upfront. I consider it acceptable that these changes be required via consent conditions, subject to a restricted timeframe that this is amended. These changes to the landscape and curtilage are:

- As the willows on the marginal strip currently help mitigate the proposed development, including the proposed 8m high homestead, a plan of these willows is required. Additionally, as these willows are off-site, additional mitigation planting is required on-site between the dwelling and the margin so that there is certainty there will be planting mitigation, if the willows were to be damaged or removed. I consider that some planting needs to occur prior to the dwelling being constructed. However so that comprehensive planting is not required if the willows remain, an additional landscape plan and planting is only required if all or part of the willows were to be removed. I consider it suitable to achieve this via a covenant on the title requiring an additional landscape plan to be created and implemented at such time the willows are removed.
- The proposed curtilage is extensive and is located around both residential platform and the proposed accessory shed building. Mr Denney considers this to have domestication effects that are significantly larger than the existing development on site and recommended that the curtilage area be reduced so that each of the two residential platforms has a domestic curtilage area, but the farm/shed building does not.
- The proposed Humes Road boundary planting of poplars to the south of the building shown on the masterplan is removed. This is because of the domestication effects associated with this row of poplars. For clarity, the proposed row of poplars to the north of this building can remain.
- To amend the planting to the south of the driveway from the proposed row of Oaks lining the driveway, which is considered domestic in nature, to more traditional rural planting patterns to the south of the driveway.
- To provide additional planting around the homestead platform to help further screen and soften of the development.

The only outstanding design control over which the applicant and Mr Denney do not agree to is in relation to the size of eaves. Mr Denney determined that 0.8m in depth eaves are required to mitigate effects of glazing from the wider environment. The applicant (Mr Sieber) and his landscape architect, Mr Skelton from Patch, have provided reasons as to why these eaves are not required mitigation, being the low lying nature of the site, topography, level of separation (vertical and horizontal) from public places and planting, which together sufficiently avoid and mitigate the potential glare effects. While I consider the eaves may provide a higher degree of mitigation, I accept Mr Skelton's and Mr Sieber's reasons, and as such consider the eaves control to be above and beyond the level of mitigation required.

Mr Denney determined the earthworks to be suitable and did not raise concerns in relation to visual amenity or open character. I accept Mr Denney's view.

Overall, the site is visible from Humes Road. Due to the very limited use of Humes Road by the general public and the proposed planting and design controls, I consider the development as viewed from Humes Road to be acceptable.

The site is also visible from Glenorchy-Routeburn Road. Due to the level of separation between the site and the road, the ability of the site to absorb this level of development based on the existing development on site and the proposed planting and design controls to help soften and screen the development, I consider effects from views from this road to be acceptable.

The development will be visually prominent from the marginal strip. Due to the existing development context on site, and the landscape mitigation, I consider effects from the views from the marginal strip to be acceptable. For clarity, the changes to proposed mitigation required includes (but not limited to):

- The existing willow on the marginal reserve and/or on-site planting as recommended by Mr Denney. The landscape plan has not been updated to reflect this, however the applicant has accepted this outcome and it will be required via consent conditions,
- A reduction in proposed curtilage area to reduce the level of domestication. The reduced curtilage area size has been agreed to by Mr Denney and the applicant and I accept this outcome.
- Additional planting in the vicinity of the homestead to provide/maintain a backdrop and foreground of trees to soften views of the development as it breaches the skyline and mountain views. The applicant has accepted this outcome and the landscape plan will need to be amended via consent conditions.

Due to both the degree of separation, the existing context of development on site, and the comprehensive planting and design controls, including reduced curtilage area, I consider that views from any other public or conservation space are acceptable.

The proposed residential use is for a homestead and a guest cottage. As such, it is proposed to keep the site within one occupancy. I have not assessed the effects of domestication of the site if it were to be subdivided around the two units and consider a covenant condition that two units not be separated via subdivision is appropriate to ensure the proposed use is reflected and the units are not separated.

No submissions were received in relation to visual matters.

### **Cumulative Effects**

Mr Denney has addressed cumulative effects in paragraphs 25 - 28 of his addendum report. I accept Mr Denney's comment in full and adopt them for the purpose of this report.

To summarise, the site and wider environment has the ability to absorb this development, subject to the design control and landscape refinements outlined above. However, based on the comments in Mr Denney's report, I consider this development will result in the site being at its threshold for domestic development.

### **Summary of Landscape Effects**

Overall, the proposal will lead to increase in domestication on site and there will be an effect on the open and rural character of the site and landscape values.

However, subject to recommended conditions to ensure the mitigation is sufficient, I consider the site and wider environment can absorb the proposed development and the proposal is suitable in terms of effects on landscape values and open rural character. As such I consider the proposed development acceptable in terms of landscape effects.

#### **8.2.2.2 Services**

Provision for services to serve future occupants of the site is required, including three waters, power and telecommunications. The provision and feasibility for these services are outlined as follows.

#### **Water Supply**

The site does not gain access to QLDC water supply. The applicant proposes to service the new platform from either the creek passing through the north-east corner of the subject site, or a new on-site bore.

With regard to creek supply, Mr Wardill considered this supply is less certain as there is no evidence that this supply is available all year and that open sources are prone to contamination through livestock activities upstream.

In relation to a future bore applicant has provided comment from McMillan Civil, as a specialist drilling company. McMillan Civil have determined that there is; *“...no reason why a good potable water source would not be found at this location using a bore”*. Mr Wardill determined that given the proximity of the Dart River basin immediately adjacent to the site he accepts there is a high level of confidence that bore water could service the site and that this water would comply with the NZ drinking water standards.

Mr Wardill recommends that a potable water supply is provided to service the proposed building platforms prior to platform registration with details submitted for detailed engineering review and certification, and considers a covenant is registered requiring ongoing monitoring from the consent holder. Mr Wardill's recommended conditions include that water supply complies with the NZ standard for drinking water quality should be supplied to Council. Due to the potential use of creek water for water supply I concur that this condition is required.

The application report did not address if fire-fighting static supply will be provided. The New Zealand Fire Services submission raised concerns in relation to fire-fighting supply and requested a specified condition be placed on the consent. This requested consent condition will be included, which requires sufficient and accessible fire-fighting static water supply to be installed when the site is developed.

Based on Mr Wardill's advice, I am satisfied there is suitable provision for water supply, including fire-fighting storage, and associated adverse effects are mitigated.

### **Wastewater & Stormwater**

The site does not have the ability to connect to QLDC wastewater reticulation or stormwater reticulation.

The existing house on site disposes of onsite wastewater to ground without identified adverse effects. Grant Railton Drainlaying has provided comments for the applicant confirming that onsite wastewater is feasible. Mr Wardill determined, based on the existing use of onsite wastewater solutions and Mr Railton's opinion, he is satisfied that onsite treatment is feasible for the proposed building platforms.

Mr Wardill considers due to the proximity of the site to the Dart River basin, the site will require a high level of treatment of wastewater to ensure contamination of natural water sources is avoided, especially if an onsite bore is utilised for the water source. As such, Mr Wardill recommends a covenant requiring a minimum level of secondary treatment for onsite wastewater disposal to be designed by a suitably qualified professional. Mr Wardill also flagged that approval may be required from the Otago Regional Council if the wastewater treatment and disposal system is located within 50m of the Dart River.

Mr Wardill is satisfied that onsite disposal is feasible and recommends a covenant is registered against the title requiring detailed design from a suitably qualified professional at the time any dwelling is proposed.

Subject to Mr Wardill's recommended conditions, I am satisfied that there is suitable and feasible provision for wastewater and stormwater.

### **Power & Telecommunications**

The existing onsite dwelling is serviced with power. The applicant has not provided details of any existing telecommunication connections to the site. Mr Wardill noted that there are telecommunication services to Kinloch provided beneath the nearby Dart River bridge and is satisfied that servicing the new platforms is feasible, albeit at a cost to install to site.



A consent condition is recommended requiring power and telecommunications to be supplied to each residential building platform prior to the platforms being registered. Overall, subject to conditions, I consider there to be no adverse effects in respect to power to telecommunications.

## Summary

Given the recommended conditions, adequate infrastructure and servicing provision can be made to the platforms.

### 8.2.2.3 Natural Hazards

The following hazards are identified as potentially affecting the subject site:

- Alluvial fan hazard (flooding a debris flow),
- Liquefaction hazard – susceptible,
- Flooding & erosion (from Dart River), and
- Earthquake risk (regional).

The applicant has provided the following assessments in relation to hazards:

- a. Natural Hazard Preliminary Review, Geosolve reference 160518 29 August 2016.
- b. Geosolve email 4-11-16 Liquefaction Assessment.
- c. Geosolve Alluvial Fan Assessment, dated 1-11-16.
- d. Geosolve email 23-11-16 Alluvial Fan comments.

The extent of hazard effects are assessed as follows.

#### Alluvial Fan

The Geosolve preliminary review and subsequent assessment determined that there is a low-medium alluvial fan risk, which could result in flooding of the subject site including platform areas. Geosolve determined that this risk can be mitigated through either elevating the floor level above flood levels and/or bund deflection measures and/or improvements to existing water channels within the legal road corridor.

Mr Wardill raised concerns with reliance on legal road corridor channel as Council do not maintain Humes Road, and considered that all mitigation needed be on site. In response to this concern a subsequent email was provided from Geosolve which confirmed that the hazard can be mitigated through raising the floor level of building platforms and/or deflection bunds. The applicant volunteered a condition to this regard. Mr Wardill accepts the Geosolve opinion that the risk can be appropriately mitigated and a condition of consent can reflect the required mitigation. I consider such condition should be registered through a covenant. I also consider that it is only necessary to provide this protection for the habitable buildings, being the two residential dwellings (homestead and guest cottage) and not the accessory/shed building.

I determine based on the advice of Mr Wardill that the alluvial fan and flood risk is adequately addressed through raising the building platform or bunding. There is a possibility that in a flood event the access to the site, being within and potentially beyond the property, will be flooded. However any building within the platform will be above the flood level, and therefore the safety risk to people and property from flooding is mitigated to an acceptable degree.

#### Liquefaction

The preliminary hazard assessment provided with the application determined the liquefaction risk to be LIC2 (P), suggesting that the land beneath the platforms is possibly subject to damage (minor to moderate) from liquefaction during large earthquakes. However, based on subsequent site investigations, Geosolve determined that there is not a liquefaction risk to the site and concluded that the LIC 1 category is appropriate.

Mr Wardill reviewed the Geosolve assessments and advises he accepts the findings. Mr Wardill considers that foundation requirements can be adequately addressed under the building consent/s and considers no conditions to be necessary.

Based on Mr Wardill's assessment, I determine the liquefaction risk is sufficiently low and no conditions are required to this regard.

### **Dart River Flooding & Erosion**

Mr Wardill notes the subject site is elevated 4-6m above the main river channel and the Geosolve assess the risk to the site of flooding and erosion from the river to be low. Mr Wardill accepts this conclusion and determines no conditions are necessary. Based on the advice of Mr Wardill I accept this risk is sufficiently low.

### **Earthquake**

The site is subject to earthquake risk. Geosolve concluded that seismic provisions within the Building Code are suitable for level of risk. Mr Wardill concurs with this approach and makes no related recommendations. Based on Mr Wardill's advice I consider the earthquake risk to be suitably managed through the requirements of the Building Code.

#### **8.2.2.4 Earthworks**

Earthworks are required for the driveway, building platforms, pond and possible flood diversion bunding. The driveway area is largely flat, so minimal earthworks are required for that.

Mr Wardill has reviewed the earthworks and recommended a number of conditions to ensure the earthworks are appropriately managed to control dust, silt run-off and sedimentation.

If the ground level of the platforms is raised for flood risk mitigation, the fill and/or building foundations will need to be appropriately designed to ensure the stability and safety of those buildings. A consent condition contained in a covenant can ensure this.

Mr Denney raised no concerns with the proposed earthworks from a visual point of view.

The earthworks required for flood protection and landscaping may be deferred any building is constructed, post registering the building platforms. As such earthworks conditions should be contained within a covenant on the title to ensure they are complied with at such a time any future building is constructed.

Overall, subject to conditions, the earthworks will be appropriate and effects will be no more than minor.

#### **8.2.2.5 Access, Vehicle Crossing and Traffic Generation**

The applicant proposes to access the building platform from an existing crossing off Humes Road, which is a Council legal road that is located off Glenorchy-Routeburn Road.

Mr Wardill has assessed the road and determined it is currently in poor condition, and noted that under Council's road maintenance policy Council will only accept responsibility for road maintenance where there are more than four dwellings gaining access from the road. Humes Road is used almost exclusively to access the subject site, and the proposed two residential building platforms will not generate enough demand for Council to upgrade or maintain the road. As such, Mr Wardill conditions Humes Road is akin to a driveway that serves the subject site, and determines maintenance will be the responsibility of the consent holder. Mr Wardill has recommended a condition that a covenant be placed on the title that requires the consent holder to maintain Humes Road.

The internal access will be altered and extended to serve the building platforms as per the Patch masterplan. Mr Wardill raised no concerns with this access, however recommended a condition that

details of the access be provided for Council review and certification prior to works commencing. This will ensure the access meets Council standards. I consider both this access and this consent condition suitable.

Subject to conditions recommended by Mr Wardill, I am satisfied the building platform will have suitable provision for access.

The site currently has one residential unit and associated traffic. There may be additional traffic from the use of both the homestead and guest cottage, however I consider it will be minimal and Mr Wardill also raised no concerns in relation to traffic. Overall, I am satisfied that the proposed development, which will enable future residential activity on site, will not generate adverse traffic effects.

#### **8.2.2.6 Ecology**

It is proposed to build buildings within 20m of a waterway, being the open creek running through the north-east of the site. I do not anticipate the buildings will have an effect on indigenous biodiversity.

#### **8.2.2.7 Conclusion on Actual and Potential Effects on the Environment**

Overall the applicant has demonstrated that the proposed development is feasible in respect to engineering matters including servicing, earthworks, access and mitigation of natural hazards.

I consider the development of the site will result in additional domestication and loss of landscape values. However, subject to the recommended condition, I consider the site can accommodate this change such that effects are acceptable.

## **9.0 RELEVANT OBJECTIVES AND POLICIES**

### **9.1 THE OPERATIVE DISTRICT PLAN**

The relevant Objectives and Policies are contained within *Part 4: District Wide Matters* and *Part 5: Rural Area* of the Operative District Plan. The most relevant Objectives and Policies of the Operative District Plan are attached as *Appendix E* to this report.

#### **Part 4: District Wide Landscape and Visual Amenity**

The relevant objective and associated policies in Part 4.2.5 recognises the significance of landscape and visual amenity values and seeks to ensure that those values are not diminished through inappropriate development. They seek to avoid, remedy or mitigate development in areas where visual amenity values are vulnerable to degradation, and encourage development in areas with greater potential to absorb change. Of key importance is policy 2, which states:

#### **4.2.5 Policy 2 – Outstanding Natural Landscapes:**

- a) *To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- b) *To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.*
- c) *To allow limited subdivision and development in those areas with higher potential to absorb change.*
- d) *To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.*

The subject site has existing cluster of farming and residential buildings. The proposed development is within the existing setting. The proposed development will be more manicured and domesticated than the existing rustic farm buildings, curtilage and planting. However planting and design controls will ensure that the development is suitable and will not overly domesticate the environment. Based on the existing environment and the level of mitigation included, I consider the site and wider ONL has the ability to absorb the proposed development.

The proposed development would mean that the site is likely to be at the threshold to which the landscape can absorb change without resulting in unacceptable cumulative effects.

Overall I consider the development would affect landscape values but that these effects can be suitably mitigated and therefore the proposal would be consistent with the relevant ONL objectives and policies.

#### **Part 4: Natural Hazards**

The relevant objective and associated policies in Part 4.8.3 seek to avoid or mitigate loss of life, and damage to infrastructure and assets from natural hazards by ensuring buildings and developments are constructed and located to avoid or mitigate hazards. Through rising the building platform or diversion bunding, the applicant has demonstrated hazard effects can be avoided or mitigated. Therefore I consider the development does give effect to the relevant objectives and policies.

#### **Part 5: Rural Areas**

The relevant objectives and policies contained in Part 5.2 seek to protect the character and landscape values of the rural area, to retain the life supporting capacity of soils and vegetation, and to appropriately manage effects of activities on rural amenity.

The proposed development will not change or compromise the productive rural potential of the land. The development and associated landscaping would not adversely affect the life-supporting capacity of soils.

The platform would enable a skyline breach and breaches of mountain slopes as viewed from various public areas. However the site could be able to absorb the development, although I consider with the proposed development on site the site may be at a threshold in this regard. The proposed development will introduce domestication on site. However this domestication is not to a level that I consider will not result in adverse cumulative effects on the landscape.

Therefore, based on these conclusions the development does give effect to the relevant Part 5 objectives and policies.

#### **Summary**

Overall, subject to further landscape mitigation, it is my opinion that the proposed development will give effect to the relevant objectives and policies and therefore is considered aligned with the provisions of the District Plan

### **9.2 THE PROPOSED DISTRICT PLAN**

The Proposed District Plan (PDP) was notified on 26 August 2015. The relevant Objectives and Policies are attached as *Appendix E* to this report.

The PDP seeks to avoid development in areas identified as unsuitable to development in relation to natural hazards and landscape.

Regarding landscaping, of particular relevance are objectives and policies which seek to recognise the importance of Outstanding Natural Landscapes, and to ensure that landscape character is not diminished as a consequence of development.

The PDP recognises that ONLs must be protected from the adverse effects of subdivision and development, and that it is necessary to minimise the adverse landscape effects of subdivision, use or development in specified ONL. It is recognised that there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

It is therefore necessary to give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

The PDP identifies that it is necessary to recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places. Development should only be allowed where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

In relation to hazards, the objectives and policies seek that the community and built environment is minimised to a tolerable level, and development on land subject to natural hazards shall only occur where the risk to the community and built environment are avoided or appropriately managed or mitigated.

The PDP seeks to enable farming, permitted and established activities while protecting landscape, amenity and nature conservation values associated with the Rural Zone and ensuring that built form is suitably setback from boundaries to mitigate effects.

For reasons previously discussed, it is also determined that the proposed development would be consistent with these objectives and policies of the Proposed District Plan.

### 9.3 WEIGHTING

As the Operative District Plan (ODP) is the current planning document and no decisions have been made on Proposed District Plan (PDP), the ODP must have significant weight. I am also of the view that the relevant objectives and policies in the ODP and those in the PDP are closely aligned. Therefore a detailed weighting exercise is not necessary.

### 9.4 OPERATIVE AND PROPOSED OTAGO REGIONAL POLICY STATEMENT

The objectives and policies contained within the Otago Regional Policy Statement (RPS) are also relevant to the proposal. These are attached as *Appendix F* to this report.

As the District Plan must give effect to the RPS, it is considered that the assessment above is also relevant to assessing the proposal against the objectives and policies of the RPS. As such, the RPS raises the same matters as the objectives and policies contained within the District Plan with respect to protecting Otago's natural features and landscapes and protecting against natural hazards. The relevant matters are consistent between the Operative and Proposed RPS.

Overall, the proposal is considered to be consistent with the District Plan, and for the same reasons it is considered the proposal would be consistent with the relevant objectives and policies of the Otago RPS.

### 9.5 RELEVANT NATIONAL ENVIRONMENTAL STANDARDS AND NATIONAL POLICY STATEMENTS

I do not consider any National Policy Statements (NPS) or National Environmental Standards (NES) to be relevant. As such, assessment against the objectives and policies of any NPS or NES is not provided.

## 10.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

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

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*

- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

In order to achieve the purpose of the RMA, the application must be considered overall in the context of Part 2 above.

The proposed development represents an infilling of pastoral land, and retains the consolidation of built form and residential development on site. Furthermore:

- the hazard risk can be mitigated;
- the planting and design controls mitigation sufficiently reduce visual and character effects and enable sufficient maintenance of amenity values to sustain the Outstanding Natural Landscape; and
- there is appropriate servicing infrastructure proposed, which will maintain the quality of the environment.

The proposed development enables construction of a dwelling and an additional guest cottage on the subject site, which will provide for the future residential use of the land, thereby enabling the applicants and/or future purchasers of the lot to provide for their social and economic well-being.

Under Part 2 of the RMA, the following Matters of National Importance listed in Section 6 of the RMA are considered relevant and shall be recognised and provided:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*

The location of the development is within an ONL and its protection is a matter of national importance. As discussed throughout the preceding assessment, in this context, the proposed development is considered to be appropriate within the ONL and sufficiently protects the values of that landscape, subject to the proposed mitigation being implemented.

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:*
- (g) *any finite characteristics of natural and physical resources:*
- (i) *the effects of climate change*

The aims of section 7 have been discussed throughout this report.

Having considered the proposal against the relevant Part 2 matters, I consider the proposal does promote sustainable management

## **11.0 RECOMMENDATION**

Having considered the proposal and based on expert advice it is my opinion that:

- the site has the ability to absorb the proposed development, without compromising the ONL, subject to recommended conditions;
- the sites can be serviced, the earthworks are feasible and the relevant hazards have been appropriately accounted for
- the proposal would give effect to the relevant objectives and policies of the District Plan
- the proposal promotes sustainable management and is aligned to Part 2 of the RMA.

Should the Commission decide to grant consent with conditions pursuant to section 108, a list of draft proposed conditions based upon the matters discussed in the report above, and as recommended by the reporting officers, can be found in *Appendix G*.

Report prepared by

Reviewed by



Katrina Ellis  
**SENIOR PLANNER**

Paula Costello  
**SENIOR PLANNER**

**Attachments:**

Appendix A	Applicants AEE
Appendix B	Landscape Architect's Report & Addendum
Appendix C	Engineering Report
Appendix D	Operative District Plan Assessment Matters
Appendix E	Operative District Plan and Proposed District Plan Objectives & Policies
Appendix F	Regional Policy Statement and Proposed Regional Policy Statement Objectives and Policies
Appendix G	Recommended Consent Conditions

**Report Dated:** 16 December 2016

# **APPENDIX A**

## **APPLICANT'S AEE**



## **Assessment of Effects on the Environment**

### **For residential development at 404 Glenorchy Rd**



July 2016

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<b>APPENDIX 2</b>	<b>CERTIFICATE OF TITLE</b>
<b>APPENDIX 3</b>	<b>INDEPENDENT LANDSCAPE ASSESSMENT</b>
<b>APPENDIX 4</b>	<b>DRAWINGS</b>

## 1.0 INTRODUCTION

This report has been prepared in the support of a resource consent application to redevelop the site more or less as shown in the proposed Masterplan prepared by Baxter Design Group.

This report has been prepared in accordance with Schedule 4 of the RMA. It provides:

- A description of the application site and details of the surrounding environment;
- A description of the proposal;
- An assessment of the environmental effects of the proposal;
- An assessment of the relevant RMA statutory provisions; and
- A conclusion.

This report should be read in conjunction with the Appendices which also forms part of the resource consent application and is referred to in this report.

The applicant has requested the application be publicly notified. Accordingly, this report has been prepared on the assumption matters may arise out of the statutory notification process that may need to be addressed in addition to the assessment provided in this report before Council can make a determination on the application pursuant to s.104 of the RMA.

## 2.0 APPLICATION SITE

The 69.8ha site is land legally described as Section 1 Block IV Dart Survey District, contained in certificate of title OT128/191 (refer Appendix 2). It is currently owned by Annette Thomson. The applicant has entered into a sales and purchases agreement with the current owner.

As shown in the images on pages 2-4 the application site is a small farm located near the Dart River Bridge near Glenorchy:

- The site is farmland (sheep/beef grazing and cropping) located at the western base of Mt Alfred on a reasonably flat terrace above the Dart River.
- The farm is dissected by the Glenorchy-Routeburn Road, resulting in the farm containing a northern part and a southern part:
  - The northern part contains existing built development and residential activity provided in the form of numerous old residential and farm buildings, including a farm house. These old and dilapidated buildings are about 950m from the Glenorchy-Routeburn Road. An old woolshed and associated stockyards are located about 150m from the existing farm house.
  - The southern part contains a small barn building. This building is utilised by the current land owner as an Art Gallery.
- The site does not contain any approved building platforms.
- Two waterbodies flow through the site, as identified on Figure 5.
- The site does not contain any discernible indigenous vegetation. Mature exotic vegetation is located around the existing curtilage area in the sites north-eastern corner.
- The site is traversed by local power lines.
- The site is not known to be subject to any natural hazard risks.
- The site contains 'hillocks' which are assumed to be outstanding natural features within the ONL.
- The land to be developed as part of the proposed activity is a few hectares in area (located on the northern part of the site).

An existing site survey/topographical plan is provided in Appendix 4 (Site Levels & Layout Plan).



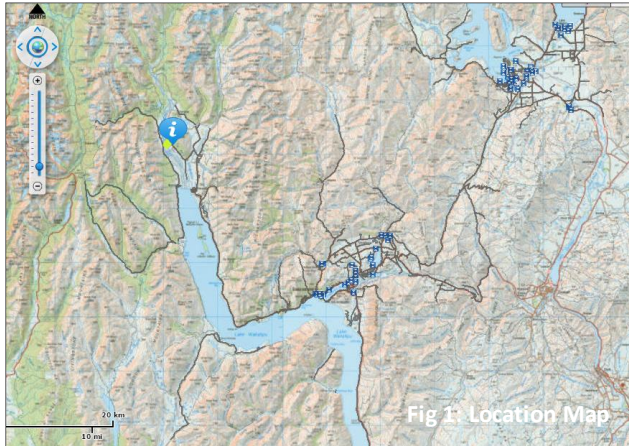


Fig 1: Location Map



Fig 2: Aerial Photo showing the site location



Fig 3: Aerial Photo showing the site location

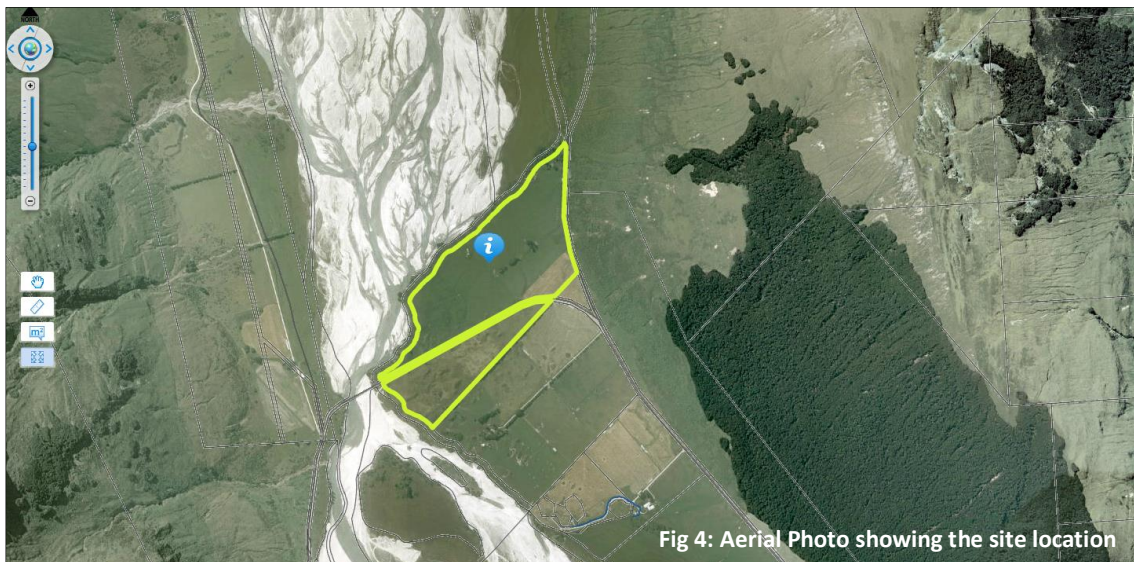
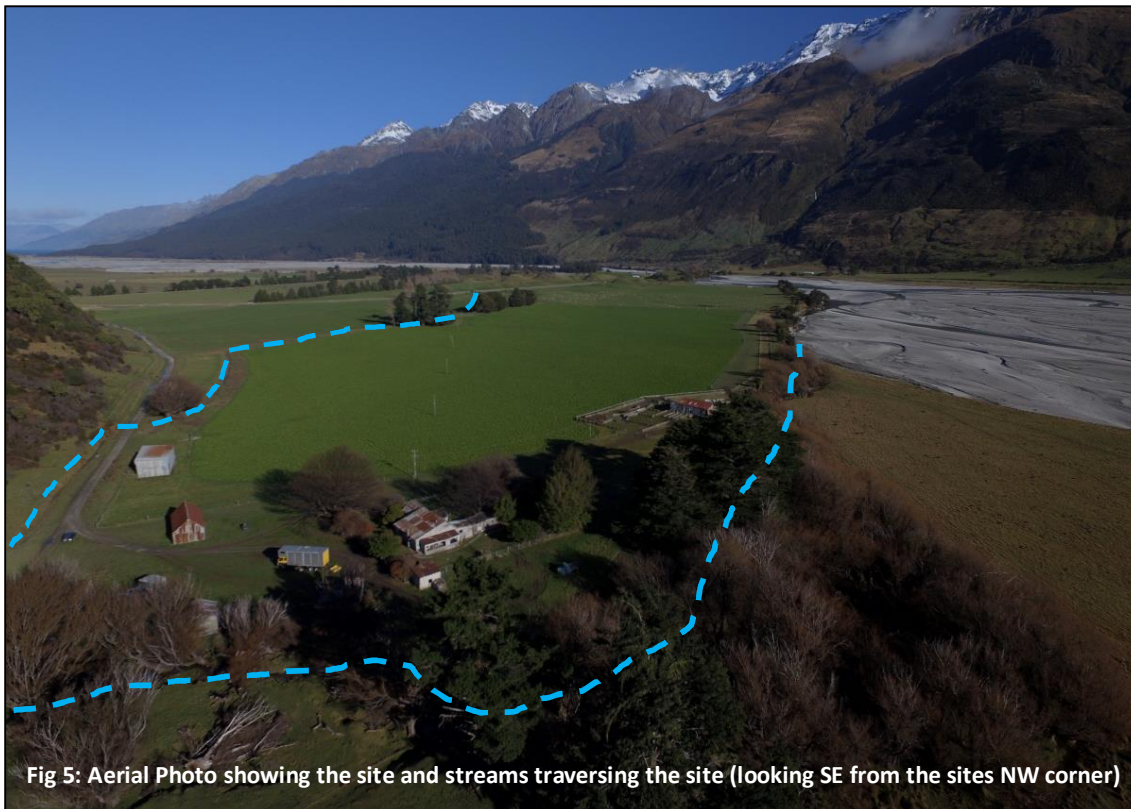


Fig 4: Aerial Photo showing the site location

Note: Images above sourced from QLDC web maps, June 2016







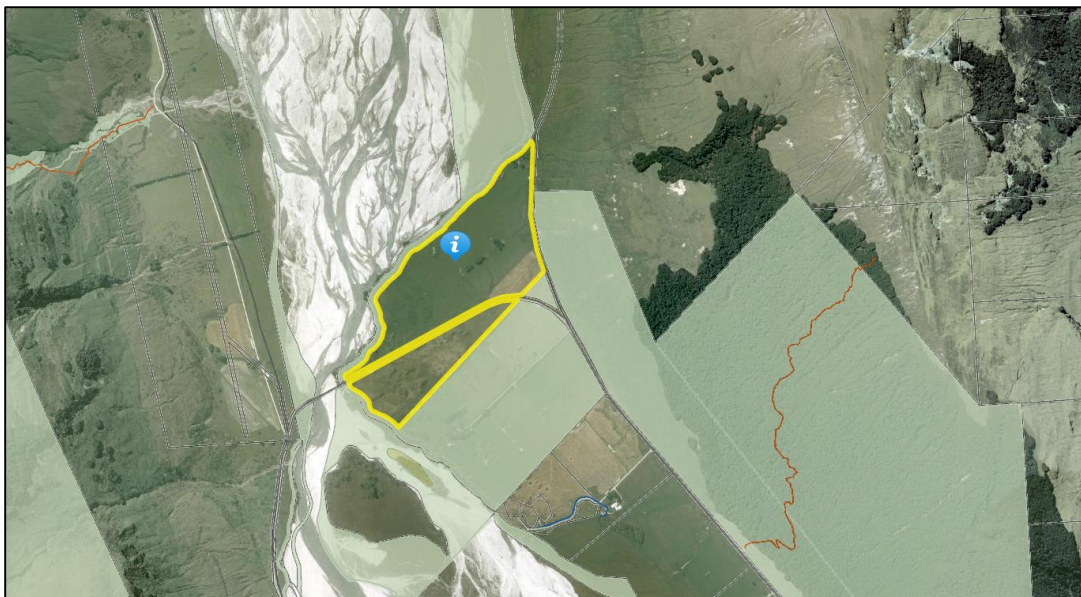


Figure 8: DOC reserve areas (marginal strip located between the site and the Dart river)

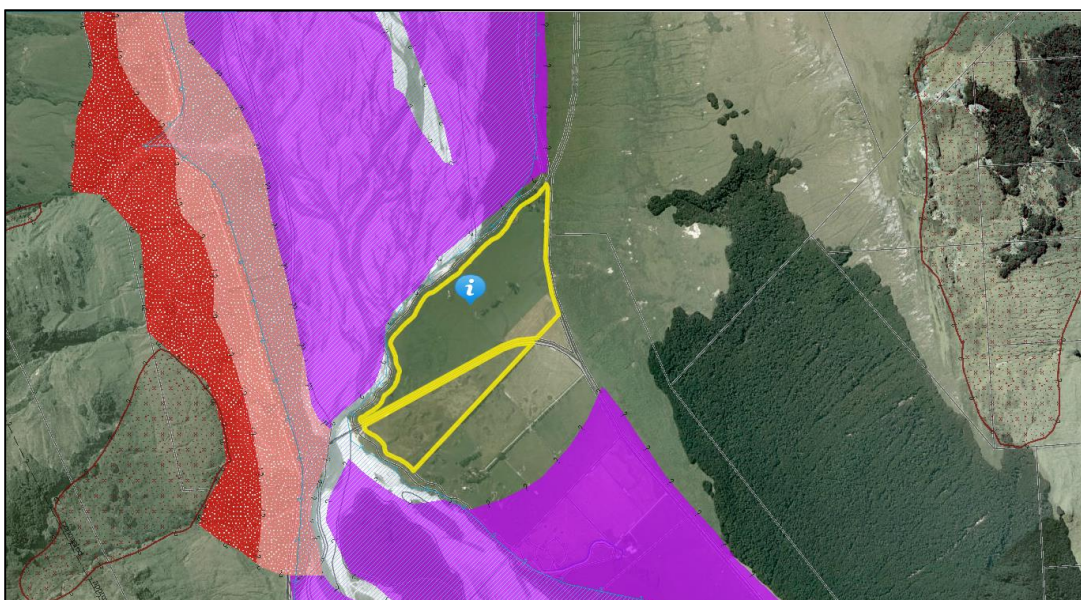


Figure 9 QLDC Hazards Overlay showing known hazard risks in the vicinity of the site (nothing affects the site)

Note: Images above sourced from QLDC web maps, June 2016

- Removal of existing vegetation, buildings and fencing in the curtilage area, except two existing farm buildings which are to be retained.
- Installation of boundary fencing along the site boundary river margin.
- Creation of two separate building platforms:
  - A southern building platform which is to contain a new farm homestead.
  - A northern building platform which is to contain a guest cottage and two accessory buildings.
- Construction of three new buildings (homestead, guest cottage, garage) and restoration/reuse of three existing buildings. The proposal includes building design controls (developed by BDG and set out in section 3.1 of this report below) and are included as part of the proposal so that the proposed buildings (identified on the masterplan) will not require additional resource consent approvals (subject to the design controls being met).
- Construction of a new driveway and landscape treatment, including construction of a pond, as discussed in the landscape assessment and shown on the concept Masterplan.
- Installation of underground/buried water tanks. The location of these is yet to be determined, although water tanks will probably be located outside the proposed building platforms. The water tank(s) around the homestead will be buried by the proposed mitigation mounding.
- Installation of new site services, including underground infrastructure to provide potable water, electricity, and communication to the two dwellings. The precise details of these services is yet to be determined.
- Installation of new septic tank systems to dispose septic waste from the proposed new dwellings. The type of system to be installed and location of any disposal field (if any) is yet to be determined, although it will be more than 50m from any waterbody to comply with regional plan standards for discharges to land.
- Earthworks associated with the above. The volume of earthworks is estimated to be in the vicinity of 7,500m<sup>3</sup>.



### 3.1 Design Controls

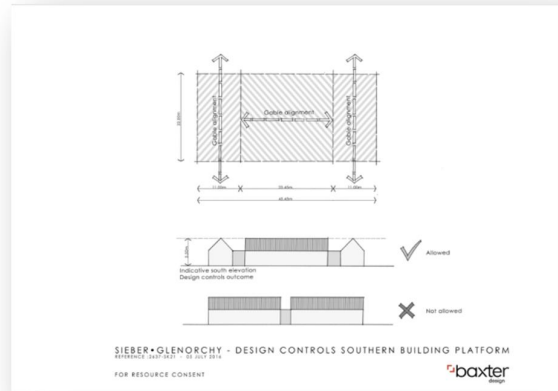
## Building Platforms

*The proposal includes a northern and southern building platform.*

### Northern Building Platform

The plan reference Baxter Design Plan ref Sieber Glenorchy 2637 – SK10 shows 2 building platforms referred to as the Northern and Southern Building Platforms. The northern Building Platform is split into 'East' and 'West'. The controls allow for a guest cottage to be built in the vicinity of the existing homestead (Northern Building Platform – West) and two farm sheds (Northern Building Platform – West).

*For both the east and west platforms the design intent is to produce a collection of farm buildings of similar size to those existing within the immediate site where activity is currently located.*



### Southern Building Platform

*The southern building platform is shown on Plan - Sieber Glenorchy 2637 – SK21 – Design Controls Southern Building Platform. The controls below allow for a dwelling and garaging to be built on the platform. Specific controls are set out in regards to height etc. with controls for gable alignment in order to break the form of the roof line from southern and northern views.*





**Table 1 Design Controls – Building Platforms**

Control	NW Platform	NE Platform	Southern Platform
<b>Height</b>	60% of the structures not to exceed 5 metres in height, 40% not to exceed 6 metres in height	Structures not to exceed 4.5 metres in height	Structures not to exceed 5.5 metres in height, excluding chimneys which may extend 1.5 metres above gable lines
<b>Footprint</b>	Not to exceed 150m2 including garaging	2 structures, each not to exceed 40m2	Not to exceed 60% of the building platform, including garaging.
<b>Roof pitch</b>	Gable forms with no hips or eaves, roof slope 30-45 degrees	Gable forms with no hips or eaves, roof slopes 30-45 degrees	Gable forms with no hips or eaves, roof slope 27.5-45 degrees
<b>Claddings</b>	In horizontal weatherboard only or board and batten.	In horizontal weatherboard (not 'Linea' or similar composite weatherboard products) only or board and batten.	In horizontal or vertical weatherboard (not 'Linea' or similar composite weatherboard products), vertical board and batten, local schist stone claddings, zinc or copper (left to weather). Note: wall claddings are to be continuous in one cladding from ground to roof
<b>Colours</b>	Dark Grey roofing in steel (corrugated or tray) only. Walls in natural wood finish, left to weather, clear oiled or dark brown stains or in or traditional deep barn red (note traditional barn red to be used on no more than 40% of the structure).	Dark Grey roofing in steel (corrugated or tray) only. Walls in natural wood finish, left to weather, clear oiled or dark brown stains or in or traditional deep barn red.	Steel roofing to be dark grey (corrugated or tray) or natural slate or shingles only. Walls in natural wood finish, left to weather, clear oiled or dark brown stains or; painted weatherboard to be in recessive colours in the range of mid to dark browns, greys and greens. Gutters and down pipes to match roof colours.

**Table 2 Design Controls – Whole Site**

<b>General</b>	All structures including dwellings, water tanks, garages and accessory buildings, or any building an accessory to any farming activity, shall conform to the above design controls.
<b>Glazing</b>	All glazing in the building shall be restricted to systems with a reflected visible light of less than or equal to 8%.
<b>Lighting</b>	All exterior lighting associated with any dwelling shall be fixed no higher than 2.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce or avoid visibility from any point off-site of light sources and to minimise visibility of lit areas.
<b>Curtilage</b>	All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, and clotheslines) for each dwelling shall be contained within the curtilage areas identified on plans. All curtilage shall be 2.0 metres or less in height from finished ground level. No exterior lighting shall be permitted more than 15 meters from any dwelling.
<b>Landscape</b>	All landscape works associated with the proposal shall be carried out in accordance with the plan Baxter Design 2637-SK09 - Sieber, Glenorchy - Planting Schedule - 22 Jun 2016.

## 4.0 STATUTORY PROVISIONS

### 4.1 Activity Status

The site is in the Rural General Zone within the Queenstown Lakes District Plan (QLDP). The entire site is within an ONL overlay.

Resource consents are required for the following pursuant to s88 of the RMA:

- A **discretionary** activity to establish residential building platforms.
- A **discretionary** activity to construct buildings outside approved building platforms.
- A **non-complying** activity to construct a building within 20m of a waterbody.

In addition to the above, resource consent is required under rule 21.5.4 of the proposed district plan for a **restricted discretionary** activity for locating a building within 20m of a waterbody.

As the non-complying activity status is the most stringent of the above activity statuses, the application is to be bundled together and assessed overall as a single **non-complying activity**.

It is considered that resource consents are not required by any Regional Plan. Additionally, resource consent is not thought to be required by any National Environmental Standard. In respect of the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* the proposed activity is not a change in use and the proposed earthworks and residential activity has been designed to generally avoid the existing stockyard areas<sup>i</sup>.

### 4.2 Assessment Matters

Section 104 sets out the relevant assessment matters for consideration, these being:

- Part 2 of the RMA;
- Environmental Effects;
- Relevant provisions of any applicable RMA Policy or Plan, including proposed plans; and
- Any other matter considered relevant by the consenting authority.

These matters are assessed in the following section.

It is considered the Regional Policy Statement and Proposed Regional Policy Statement provide little assistance in assessing this proposal. The only provisions relating directly to the proposal are broad provisions relating to the protection of outstanding natural landscapes and features. It is considered the policy matters discussed below in relation to the operative district plan capture the policy direction set out in the operative and proposed RPS.

It is submitted that the key issue for consideration is the appropriateness of the proposed domestication of the landscape and relationship of the activity with the adjoining public land.

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<sup>i</sup> Some earthworks around the stockyards will occur but this will be less than the permitted threshold of 25m<sup>3</sup> per 500m<sup>2</sup>.

## 5.0 ASSESSMENT

### 5.1 Environmental Effects

The following assessment provides an assessment of the environmental effects of the proposal.

#### Positive Effects

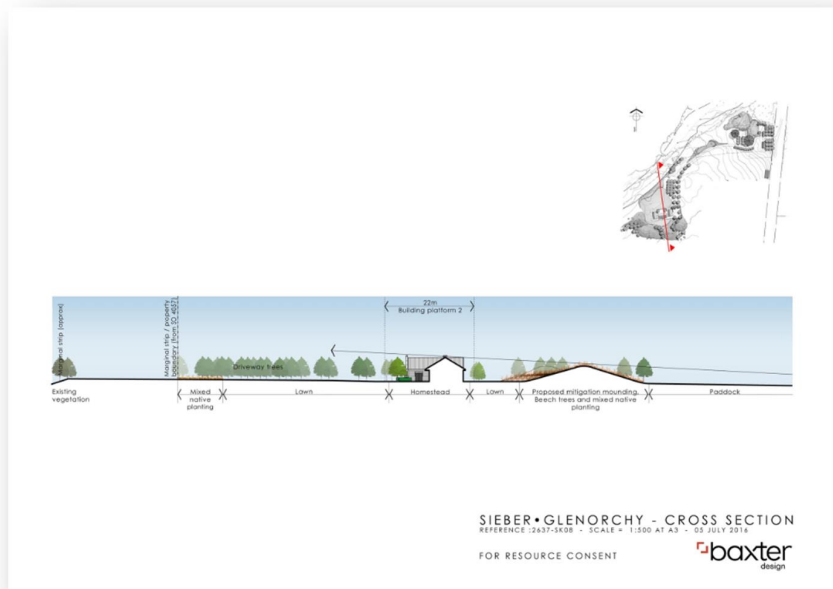
The proposal will result in positive effects including:

- An enhancement in the quality of the environment, through developing the site to remove/upgrade the dilapidated buildings, structures and large trees with development designed comprehensively and sympathetically with the existing environment.
- Provision of a new dwelling that the applicant can reside in, which will result in significant positive effects on the amenity values of the applicant, his family and friends.
- Provision of an additional residential unit, which will help alleviate the shortage of housing supply in the Queenstown district.
- Provision of ongoing financial contributions to the Queenstown socioeconomic environment through increased annual rate payments.

#### Landscape Effects

The landscape effects of the proposed building platforms are assessed in detail by BDG (refer Appendix 4). The landscape assessment concludes:

***It is considered that the openness of the landscape as experienced from the outside and within the site will not be adversely affected. Overall it is considered that the proposal will have very low adverse effects on the landscape and visual amenity as experienced from outside the site and that the existing character of the site will remain, albeit with less visible structures. The balance of the site will remain in productive pastoral use.***



#### Significant Natural Features and matters of public interest

The proposal will not adversely affect the outstanding natural values associated with the nearby outstanding nature features including the 'hillocks' (located on the site), the Dart River, or Mt Alfred.

The proposal will not reduce any existing public access arrangements to public land. The proposal has been design in acknowledgement of the existing marginal strip and proximity to the Dart River. It is considered the proposal will improve the quality of the environment adjoining the existing marginal strip. It is also considered the proposed new residential activities will not result in any discernible adverse effect on any parties' enjoyment of using the Dart river or the marginal strip. In this regard:

- the proposal includes removal of the existing woolshed and all structures located on the marginal strip (the majority of the existing woolshed is actually located within the marginal strip);
- the proposed buildings will be setback further from the river and marginal strip compared to the existing building development; and
- new landscape treatment will be established along the site boundary to help screen the proposed buildings from the marginal strip.

A copy of this application will be provided to the Department of Conservation (as administrators of the marginal strip and nearby conservation land) to ensure that any potential matters of interest to the Department can be identified.

#### Geological & Natural Hazard risk

QLDC records identify that the site is not subject to any significant natural hazard. While the development area is located near the Dart River and a tributary which flows through the site (and will be reasonably close to the proposed guest house and curtilage area), the subject part of the site has been occupied by domestic living activities for a long time without any discernible flood or alluvial concerns.

#### Earthworks

Due to the generally flat topography the proposed earthworks will be minor in scale and nature. The proposed bunds will be visible and areas of soil will be temporarily exposed until surfaced with the proposed development (buildings, vehicle access, lawn, trees). Earthworks will be carried out far enough away from the existing stream to avoid sedimentation. Except for the visual effects of the proposed earth bunds, all effects of the proposed earthworks are considered to be similar to earthworks permitted on the site.

#### Infrastructure and transportation

The proposed servicing arrangements will meet the demand generated by the proposed activity and will not result on any adverse effect on external parties in terms of:

- Vehicle access and the local road network
- Water supply & waste disposal
- Telecommunications.

#### Other effects

For completeness, it is considered the proposal will not have any other adverse effects on the environment, including effects on: Significant infrastructure; Historic heritage; Ngāi Tahu rights and interests; Indigenous biodiversity; Water quality; People's health and safety.

## 5.2 District Plan Objectives & Policies

This section provides an assessment of the proposal against relevant objectives of the Operative District Plan.

Consideration of the operative objectives and policies listed in Tables 3 and 4 below has been undertaken. Objectives and policies not listed below are not considered to be particularly relevant to the assessment of this application. In addition to the assessment below, the attached landscape assessment prepared by BDG has assessed the proposal against Part 5.4.2.2(2) of the District Plan (Assessment matters for Outstanding Natural Landscapes (District Wide)). A number of objectives and policies in the proposed district plan are also applicable to the assessment of this application. While not listed in this document, upon review, the relevant proposed objectives and policies appear to be fairly similar in their intent in terms of residential activity in the rural general zone within an outstanding natural landscape. Moreover, each relevant provision has been opposed by numerous submitters and it is considered that little weight should be given to these proposed provisions.

Section 5.2.1 sets out the Environmental Results Anticipated for the Rural General Zone. It is anticipated implementation of the proposal will be consistent with those relevant:

- ✓ The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development.
- ✓ Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features.
- ✓ Enhancement of natural character of the visual amenity landscapes.
- ✓ A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.
- ✓ Retention and enhancement of the life-supporting capacity of the soil and vegetation.
- ✓ The continued development and use of land in the rural area.
- ✓ Avoid potential land uses and land management practices, which create unacceptable or significant conflict with neighbouring land based activities, including adjoining urban areas.
- ✓ Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone.
- ✓ Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance.
- ✓ Retention of a range of recreation opportunities.

In terms of the district wide issues, Implementation of the policies and methods relating to Landscape and Visual Amenity will result in the following environmental results listed in 5.2.6:

- ✓ The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development.
- ✓ Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features.
- ✓ Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the District.
- ✓ Enhancement of natural character of the visual amenity landscapes Implementation of the policies and methods relating to Landscape and Visual
- ✓ Amenity will result in: (i) The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development. (ii) Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features. (iii) Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the District. (iv) Enhancement of natural character of the visual amenity landscapes.

**Table 3 Objectives and policies for the Rural General Zone**

Relevant provisions	Assessment
<p><b>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.</b></p> <p>Policies: Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone. 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. 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation. 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.</p>	<p>The proposal is consistent with these objectives and policies.</p> <p>The proposal is fundamentally the enhancement of existing rural development.</p> <p>The open space farmland characteristics of the site will be satisfactorily maintained.</p>
<p><b>Objective 2 - Life Supporting Capacity of Soils: Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.</b></p> <p>Policies: 2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life supporting capacity of the soils. 2.2 Enable a range of activities to utilise the range of soil types and microclimates. 2.3 Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community. 2.4 Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover. 2.5 Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.</p>	<p>The proposal is consistent with these objectives and policies.</p> <p>The proposal provides for the continued use and protection of land for primary production purposes.</p>
<p><b>Objective 3 - Rural Amenity: Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</b></p> <p>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.</p>	<p>Any adverse effects generated by the proposal will be consistent with rural amenity characteristics.</p> <p>The proposed development is not located near any existing (or known) neighbouring residential building platforms.</p>

**Table 4 Consideration of district wide objectives and policies**

<p><b>Objective 1 - Nature Conservation Values: The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities; The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins; The protection of outstanding natural features and natural landscapes; The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands; The protection of the habitat of trout and salmon.</b></p> <p>Policies: 1.1 To encourage the long-term protection of indigenous ecosystems and geological features. 1.2 To promote the long term protection of sites and areas with significant nature conservation values. 1.3 To manage the sensitive alpine environments from the adverse effects of development. 1.4 To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value. 1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread. 1.6 To allow development which maintains or enhances the quality of the environment in areas identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of outstanding significance to the nation. 1.7 To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents. 1.8 To avoid unnecessary duplication of resource consent procedures between the Council and the Otago Regional Council. 1.9 To encourage the provision of information about the District's indigenous ecosystems, in order to increase the appreciation and understanding of the District's indigenous ecosystems by both residents and visitors. 1.10 To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District. 1.11 Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. 1.12 To maintain the site-specific, geological and geomorphological features that are of scientific importance. 1.13 To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands. 1.14 To consider taking appropriate esplanade reserves of adequate width to protect the natural character and nature conservation values around the margins of any of the District's rivers, lakes, wetlands and streams should any subdivision occur of small lots or any development for residential, recreational or commercial purposes. 1.15 To identify areas, in co-operation with land occupiers and owners, the Regional Council, conservation and recreation organisations, for the setting aside of esplanade reserves or strips. 1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands. 1.17 To encourage the retention and planting of trees, and their appropriate maintenance. 1.18 To manage and protect the sensitive alpine environments by avoiding, remedying or mitigating any adverse effects of development. 1.19 To identify for inclusion in Appendix 5, areas of significant indigenous vegetation and significant habitats of indigenous fauna. 1.20 That following the completion of a schedule of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and its formal inclusion within the Plan, there will be a review of site standards (a) (i), (ii) and (iii) of Rule 5.3.5.1(x) to determine whether or not these standards within the Rule are required in all the circumstances.</p>	<p>The proposal will be consistent with these provisions.</p> <p>The proposal is set back from the adjoining river, marginal strip, and hillocks.</p> <p>No indigenous vegetation will be adversely affected by the proposal.</p> <p>It is considered the proposal will not adversely affect any significant natural conservation values.</p>
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<p><b>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.</b></p> <p><i>Policies: 1 Future Development:</i> (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.</p> <p><i>2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu):</i> (a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present. (b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change. (c) To allow limited subdivision and development in those areas with higher potential to absorb change. (d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.</p> <p><i>5. Outstanding Natural Features:</i> To avoid subdivision and/or development on and in the vicinity of distinctive landforms and landscape features, including: (a) in Wakatipu; the Kawarau, Arrow and Shotover Gorges; Peninsula, Queenstown, Ferry, Morven and Slope hills; Lake Hayes; Hillocks; Camp Hill; Mt Alfred; Pig, Pigeon and Tree Islands; - unless the subdivision and/or development will not result in adverse effects which will be more than minor on: (i) Landscape values and natural character; and (ii) Visual amenity values - recognising and providing for: (iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor in the context of the outstanding natural feature, that is, the building etc is reasonably difficult to see; (iv) The need to avoid further cumulative deterioration of the outstanding natural features; (v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads; (vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.</p>	<p>The proposal generally accords with these provisions.</p> <p>The proposal has been comprehensively designed by independent expert landscape architects to reduce potential adverse effects on landscape and visual amenity values.</p> <p>The design also includes sympathetic mitigation mounding and planting to help further reduce any actual effects on adverse landscape and visual amenity values.</p>
<p><b>Objective 1 – Provision of Reserves: Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities.</b></p> <p><i>Policies: 1.1</i> To require provision of public open space and recreation reserves through subdivision and development by the imposition of development contributions via the Council's Long Term Community Plan Development Contributions Policy. (i) additional neighbourhood parks, District sportsfields and active recreation areas (including waterfront areas, walkways and cycle ways) needed as a result of additional household, visitor accommodation and business growth across the District, (ii) additional open space needed for visual relief and plantings among the built environment and for the leisure requirements of people to the District's town centres and business areas. <i>1.2</i> To ensure that, where a subdivision or development creates a site on either side of Oban Street south of Mull Street a 5 metre wide strip of land shall be taken adjacent to the road (allowing for an accessway) as Local Purpose Reserve, except that: Where a Local Purpose Reserve has already been taken as part of a previous subdivision, no further land shall be taken from those sites as a part of any further subdivision or development And Where a beautification strip is provided within the Glenorchy Township Zone at the time of subdivision or development, the Council shall offset the value of this land against the development contribution payable under the Local Government Act 2002.</p>	<p>The proposal is subject to development contributions and can therefore contribute to the provision of reserves as required by QLDC.</p> <p>Moreover, the development will enhance the quality of the existing marginal strip by removing the existing farm buildings and stockyards in this vicinity.</p>

Table 4 (continued)



## 6.0 PART TWO OF THE RMA

The proposal will achieve sustainable management of local resources and is consistent with Part 2 of the RMA. In this regard:

- In terms of section 5, and above all else, the proposed building platforms and houses will provide for the needs of current and future occupants of the application site without limiting the life-supporting capacity of air, water, soil and ecosystems (the proposal does not significantly affect these resources) nor create any more than a minor adverse environmental effect (as discussed in the sections above).
- In terms of section 6: the proposal is considered to be an appropriate development in respect of the outstanding natural features and landscape values affecting the site and public access to along waterbodies will be maintained.
- In terms of section 7, only subsections 7c (the maintenance and enhancement of amenity values) and section 7f (the maintenance and enhancement of the quality of the environment) are considered relevant to this application. It is considered the proposal will satisfactorily maintain amenity values and the quality of the local environment. No person will be directly adversely affected and the proposal aligns with the rural land use and character anticipated on the site.
- In terms of s8: no part of the application is considered to be contrary to any principle of the Treaty of Waitangi. This is largely because the application is not considered to directly affect any environmental value, resource, or statutory acknowledgement area identified in the Ngāi Tahu Claims Settlement Act 1998 or other relevant iwi management planning documents.

## 7.0 CONCLUSION

The applicant is seeking resource consent for a **Non-Complying Activity** to redevelop the existing residential activities at 404 Glenorchy-Routeburn Road.

QLDC has wide discretion in the matters it can consider when determining whether or not to grant or decline the resource consent application, including any potential submission that may be received as part of the public notification process, which is being requested by the applicant.

This assessment has considered numerous matters in accordance with section 104 of the RMA. Upon assessment, it is considered the key issue for consideration is the appropriateness of the proposed domestication of the landscape and relationship of the activity with the adjoining public land. Overall it is considered the proposed activity:

- Will result in positive effects on the environment;
- Will result in no more than minor and acceptable adverse effects on the environment;
- Will not be contrary to the provisions of the RPS, PRPS, and the QLDC District plan; and
- Will not offend any aspect of Part 2 of the RMA and is consistent with the concept of sustainable management.

Notwithstanding potential submission, it is considered this AEE (inclusive of the attachments) provides a satisfactorily assessment of the effects of the resource consent application to the extent that the resource consent application can be granted by QLDC, subject to a suite of conditions relating to the detailed design and location of the proposed buildings and onsite infrastructure arrangements, and potentially any matters arising from the public submissions process.

**John Edmonds & Associates Ltd**



**Ben Farrell | Associate Planner**

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# **APPENDIX B**

## **LANDSCAPE ARCHITECT'S REPORT & ADDENDUM**

## LANDSCAPE REPORT

**RM160651 G Sieber**

**TO:** Jake Woodward - Planner,  
Queenstown Lakes District Council

**FROM:** Richard Denney, Landscape Architect.

**DATE:** September 14<sup>th</sup> 2016

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## INTRODUCTION

1. An application has been received by council for resource consent to establish two building platforms, construct three buildings (two dwellings and a garage) and undertake associated landscaping, earthworks and demolition of existing buildings at 404 Glenorchy Routeburn Road, Glenorchy. The site is legally described as PT SEC 1 BLK IV DART SD (subject to special values) and is 67.5652 hectares in area. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned Rural General. Following advice from council's planner I understand that the activity status of the application is non-complying.

## PROPOSAL

### Building platforms

2. Identify two residential building platforms as follows:
  - The northern platform would be 1000m<sup>2</sup> in area and shaped to enclose two rectangular areas connected by a narrow corridor. The northern dimension would extend 63m east to west, and the western/eastern dimensions would be 25m and 20m respectively for each rectangle. The platform would be within 9m of the adjacent legal road, Humes Road.
  - The southern platform would be 1000m<sup>2</sup> in area, measuring 45m x 22 as measured from the submitted drawings.
  - Each platform would have a curtilage area that is irregular in shape and would be located within fenced areas around each dwelling.
  - The two platforms would be approximately 187m apart from one another, with the proposed curtilage areas approximately 165m apart.

### Construction of three new buildings.

3. Details of buildings are not provided, instead a number of design controls are proposed that any future building would be subject to. These are detailed within the application.

### Landscaping

4. The proposed landscape plan identifies structural planting of trees around both platforms of predominantly indigenous mountain beech, mixed with ribbonwoods, kowhai and lacebark. Two existing oaks would be retained in the location of the existing farm cottage. Proposed landscaping would link the two sites with a pond created adjacent to the access drive to the southern platform and a partial avenue planting from the southern platform northwards. Drifts of red tussock would be planted extensively around the southern platform with smaller drifts of native shrubs. The pond fringe would be planted with the native sedge *Carex secta*. The planting would be a mix of formal and informal planting design. Proposed mounding to the south of the southern platform would be hummocky in form and range in heights from approximately 2.5m to around 4.5m above surrounding ground as per the submitted landscape plans. Water tanks

would be karaka green a very dark green and partially buried within proposed mounding. No gateway structures are proposed onto Humes Road.

5. In addition the application notes two existing red beech trees and a coprosma on the site to be retained. These are not identified on the submitted landscape plans. A cluster of large conifers within the open paddock to the south of the site between the site and the Glenorchy Routeburn Road are also proposed to be retained. These are not identified on the landscape or site plans.
6. The two platforms and connected land in between containing the proposed pond and access drive would be fenced from the surrounding pastoral land with standard farm post and wire fencing. Proposed fencing would cross public land into the adjacent marginal strip administered by the Department of Conservation (DoC) and connect to an existing fence line.

#### Earthworks

7. The proposed earthworks plan identifies a 3.5m wide and 0.3m deep excavation required to form the access drive to the southern platform. Proposed mounding would be up to around 4.5m in height to the south of the southern platform. The Assessment of Environmental Effects (AEE) submitted with the application identifies total volumes of earthworks in the vicinity of 7,500m<sup>3</sup>. Earthworks for the proposed platforms or pond are not identified within the application.

#### Demolition

8. Six of the eight existing buildings on the site are to be removed. This includes the existing farm cottage, woolshed building (straddles the subject property and marginal strip) and assorted farm shed buildings. Two existing barns adjacent to Humes Road are proposed to be retained. Heritage information on the farm buildings is not provided within the application although it is understood some of the buildings may pre-date 1900.

### **SITE AND LANDSCAPE DESCRIPTION**

(Location plan, and site / landscape photos attached as appendix 1).

9. The landscape is part of the glacial and fluvial outwash plains of the Te Awa Whakatipu /Dart River between the isolated mountain of Mt Ari/Alfred (1375masl) to the east and the Humboldt Mountains (2348masl) to the west. To the south is the convergence of the Te Awa Whakatipu/Dart and Rees river valleys north of the top of Lake Wakatipu. The braided Te Awa Whakatipu/Dart River dominates much of the flats with an alluvial terrace rising above the active floodplain on the eastern side of the river below the slopes of Mt Ari/Alfred. The subject site occupies the terrace flat near the base of an unnamed waterfall/stream adjacent to the existing farm cottage and clustered farm buildings.
10. The landscape vegetation on the flats is a mix of pastoral exotic grasses, exotic shelter trees, and clustered predominantly exotic trees, near farm buildings and the occasional rural dwelling. The banks of the river are lined with exotic trees, predominantly willows and indigenous grey shrubland and trees such as kowhai, cabbage trees, and matagouri. The surrounding hills are generally cloaked in scrub and rough pasture on the lower slopes merging into extensive indigenous forest coverage and subalpine to alpine indigenous vegetation above the tree line.
11. The landscape is dominated by high mountains and glacial carved river valleys that lead off from the main divide towards Lake Wakatipu. The active natural processes that have shaped the land are highly evident. Transient values of the landscape are experienced through the changing snowline through the seasons up to the permanent snow and ice fields on the higher peaks, the daily changing light and shadow of the sun

and cloud highlighting the relief and form of the valley and ridgelines, the changing flows of the waterfalls and the rivers, and the subtle seasonal changes in vegetation.

12. The landscape is part of the dramatic mountain and glaciated valley scenery that defines the iconic landscapes of the district and country. The Glenorchy Routeburn Road provides access to some of New Zealand's great walks, the Routeburn, the Greenstone Cables track, and access to Mount Aspiring and Fiordland National Parks. The views from the road travelling westward towards the Dart River bridge looking north and up the valley is an iconic vista over green paddocks towards the peaks and forest clad valleys near the main divide and is highly memorable. The road at this point passes through a cluster of unusual hillocks that are a distinct local natural landform feature and a listed heritage feature and identified as an Outstanding Natural Feature within the District Plan.
13. There area about 30 prehistoric sites known in the Glenorchy area and it is understood that some of the sites were for the processing of pounamu. The Te Awa Whakatipu/Dart river area was an important camping spot for parties travelling to the west coast via the Hollyford Valley and a source for pounamu. 'Pikirakatahi (Mount Earnslaw) was of crucial significance to many generations that journeyed to that end of the Whakatipu-wai-maori and beyond'<sup>1</sup>.
14. The landscape falls outside the area of *Appendix 8A Map 2 Landscape Categorisation in the Wakatipu Basin* within the operative District Plan. The *Proposed District Plan Map 9 – Glenorchy Rural, Lake Wakatipu* identifies the site as being with an Outstanding Natural Landscape (ONL) and the eastern boundary of the property marking the boundary of the Outstanding Natural Feature (ONF) of Mt. Ari/Alfred. I concur that the site is within an ONL adjacent to the ONF of Mt Ari/Alfred. The landscape is dominated by natural landforms where the natural processes that have shaped and continue to shape the landscape are highly evident, and the dramatic landscapes of mountains, river valleys and lakes is part of the iconic mountain and lake landscapes of the district. The Hillocks, within the south western part of the property is identified within section 4.2.5 (5) of the District Plan as Outstanding Natural Feature (ONF).
15. The subject property is generally flat land on an alluvial terrace just above the active floodplain of the Te Awa Whakatipu/Dart River. The Glenorchy Routeburn Road leading to the Dart Bridge bisects the property. The northern and western boundary of the property fronts onto the Dart River (East Branch) Marginal Strip (40m width) administered by the Department of Conservation (DoC). The Te Awa Whakatipu/Dart River floodplain is below the marginal strip separated by an abrupt terrace face of about 5m to 10m in height above the floodplain. To the east is Humes Road forming the eastern boundary of the property and it is a formed gravel road up to the junction with the marginal strip on the northern boundary of the subject property. Humes Road continues as an unformed legal road north along the steep slopes and drops back down again to the marginal strip and crown land and eventually links to the Glenorchy Paradise Road. A farm track loosely follows the marginal strip north of the subject property onto the river floodplain. The slopes to the east of the property rise steeply up to the summit ridgeline of Mt Ari/Alfred. Vegetation on the slopes is regenerating indigenous scrub with grey shrubland with an emerging canopy of cabbage trees and *pittosporum*. From just south of the farm cluster of buildings within the subject site the slope to the east is crown land administered by DoC and the vegetation is identified within the District Plan as being a significant natural area within the District Plan.
16. In the northernmost corner of the site is a cluster of farm buildings including two cottages adjacent to Humes Road. Most of the buildings are old and in a poor condition. I am not aware of the age of the buildings but understand from council's

<sup>1</sup> Kai Tahu Ki Otago, Natural Resource Management Plan 2005.

<sup>2</sup> *Evidence for a rock-avalanche origin for 'The Hillocks' moraine. Otago, New Zealand, S.T Coll,*

planner that some of the buildings are pre 1900. Details of the heritage of the site are not provided within the application. The assorted barns and sheds vary in condition and are generally clad in corrugated steel and timber typical of older rural farm buildings of the area. A woolshed is separated from the main group towards the west and partly occupies land within the subject property and partly within the marginal strip. A sheep yard occupies land to the east of the woolshed. The main cluster of buildings sits within a partly vegetated context of predominantly mature exotic trees including large conifers, oaks, assorted fruit trees and a few indigenous beech. Some of these trees appear to be within the marginal strip. A number of vehicles are parked around the site and I understand the farm cottage is currently occupied. The cluster overall has an older traditional farm character with functional farm buildings weathered into the landscape and partly sheltered by mature large trees.

17. The balance of the site is open pasture up to the Glenorchy Routeburn Road with a short belt of mature conifers running roughly parallel to the road within the centre of the open paddock. Within the southern section of the property south of the Glenorchy Routeburn Road the land is undulating with a number of distinct hillocks and a corrugated steel shed converted to an art gallery located on the roadside within the property.
18. The south western and southern parts of the subject property contain very distinct hillocks. The hillocks are a listed landscape feature within the District Plan (Ref. 7) with a QLDC category 3 and under section 4.2.5 (5) of the District Plan are noted as Outstanding Natural Features. They are identified by the NZ Geological Society "*Inventory and maps of important geological site and landforms in the Otago region, Geological Society of New Zealand, Miscellaneous Publication 99, First Edition 1998*". The inventory describes the hillocks as 'a kame field that formed when the Dart Glacier extended this far...' and notes '...extremely well defined landform of scientific/education value'. More recent study<sup>2</sup> has suggested the formation is part of rock avalanche debris fields similar in nature to the volcanic debris avalanche fields around Mt Taranaki. Either way the hillocks are a unique and defining natural feature of the local landscape and one that is easily experienced as travelling along the Glenorchy Routeburn Road as it passes through the feature.
19. The district plan identifies Maori Ti Pits and paved area on the true right of the river near the Dart River Bridge outside of the subject property. There are no other formally identified heritage sites within the subject property that I am aware of.

## BACKGROUND

20. Resource consent RM010108 is for the conversion of a hay shed to an art gallery within the southern part of the property adjacent to the south side of the Glenorchy Routeburn Road.
21. Resource consent application RM030731 was lodged with council to relocate four building platforms and land use consent to construct a dwelling on each platform within the subject property. Commissioner T Shields declined the consent on the 9<sup>th</sup> August 2006.

## ASSESSMENT

22. The appropriate assessment matters within District Plan are within sections:

5.4.2.2 *Assessment Matters (2) Outstanding Natural Landscapes (District Wide)*,  
5.4.2.3 *Assessment Matters General and Section 22 Earthworks*.

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<sup>2</sup> *Evidence for a rock-avalanche origin for 'The Hillocks' moraine. Otago, New Zealand*, S.T Coll, T.R.Davies Geomorphology 127 (2011) 216-224.

## Outstanding Natural Landscapes

### *Potential of the landscape to absorb development*

23. The site is visible from the following public places:
- The Glenorchy Routeburn Road – from about 490m south of the junction with Humes Rd and north to westward along the road until about the barn/gallery building where the site becomes obscured by the hillocks. Viewing distances range between approximately 500m to 1200m. Views towards the site are partially obscured along the mid point of this viewing arc by large conifers within the centre of the paddock of the subject property.
  - Humes Road from the junction with the Glenorchy Routeburn Road and northwards. Viewing distances range from a few metres immediately adjacent to the site through to about 700m at the junction with the Glenorchy Routeburn Road. The site is likely to be visible for a few kilometres along the elevated unformed section of the road north of the site but it is unlikely to be used as an access route by the public.
  - Marginal strip (DoC) immediately adjacent to the site and westward to the Dart River Bridge, and along the floodplain north of the subject site. Viewing distances range from immediately adjacent to kilometres as viewed from the north.
  - Routeburn Road to the west of the river. Views are intermittent from the Kinloch Road junction north to Scott's Creek culvert, and intermittent and partly obscured by foreground trees from Scott's Creek up to the Routeburn Station homestead. A few brief viewpoints are available just north of the homestead. Viewing distances range between 1.4km to 2.5km.
  - From the Scott's Creek Track are unobstructed elevated views down towards the site from the track on the steep incline within the first 500m off the Routeburn Road. May also be visible higher up but this has not been assessed on the ground. Viewing distances from around 2km and beyond.
  - Mt Ari/Alfred Track. Visible from above the tree line near the summit slopes looking down onto the site at around 1.6km distant and beyond.
  - Te Awa Whakatipu/Dart River from a distance of around 500m to exceeding a few kilometres northwards.
  - Given the mountainous terrain around the valley and upper lake area it is likely that the site would be visible from a number of elevated viewpoints within conservation lands and publicly assessable areas. Viewing distances would be large, elevated and of a broader context of the surrounding flats and pastoral landscape.
24. The proposed development would be a visually prominent part of the landscape as viewed from Humes Road and the marginal strip. The proposed development effectively would be immediately adjacent or within a couple of hundred metres of viewers. The landscape is flat and open and development within the southern platform I consider would be distracting to views over the pastoral landscape and surrounding mountains from these viewpoints. Views of both the platforms/potential buildings and the associated domesticating effects of the proposed modified landform, landscaping and residential activity over both sites I consider would be prominent in views from Humes Road and the marginal strip.
25. I consider the proposed development of the southern platform in combination with the northern platform would distract from views from the Glenorchy Routeburn Road.

Proposed landform modification with fabricated earth mounds and landscaping around the southern platform would highlight domestication of the landscape. Associated domestic activity from lights, smoke, and domestic living would be distracting within views towards the distant mountains and foreground views of the open pastoral landscape and hillocks. The northern platform however has an established context of mature trees that provide domineering scale over future built form and has an existing context of rural settlement that is a long established part of this rural pastoral landscape. It is also located closer to the slopes to the east and towards the periphery of the main view up the valley from the road. I consider the proposed northern platform if considered without the southern platform would have only a very small distraction to views from the Glenorchy Routeburn Road.

26. From the river and marginal strip on the floodplain the proposed platforms would occupy the ridgeline of the river terrace crest with a backdrop of the distant slopes of the Humboldt Range and Richardson Mountains, and occasional skyline. Views of buildings would however be broken or in context of surrounding trees within the existing farm building cluster and along the marginal strip. The scale and height of existing trees would be much larger than the height of a building and therefore buildings would not be overtly prominent although would be visible. Trees within the marginal strip cannot be assured as mitigation. The landscape plan also identifies two of the existing oaks that would provide only limited scale to built form. The northern platform also enables a long northern elevation of a building of some 62m in length. The intent however as I understand is that buildings would be separated over this length by effectively two buildings within the one platform. Planting to the north of the northern platform is generally shrubs and grasses and appears the existing mature trees to the north of the platform would be removed although some of these appear to be within the marginal strip. There is potential for the northern platform and to a lesser degree the southern platform to be prominent from the river and marginal strip on the flats such as to distract from views of the natural landscape if trees outside of the subject property were removed.
27. From more distant viewpoints along the Routeburn Road and the Scott's Creek Track the site becomes a much smaller and distant part of the landscape. Development within the northern platform would be largely indistinguishable from the existing context of farm buildings. The southern platform would however introduce a spread of residential domestication beyond the established farm building cluster into an open paddock. This would be noticeable from elevated points such as on the Scott's Creek track. The spatial relationship and domestic association between the two proposed building platforms would become more apparent although would be only a small proportion of the overall view. I consider from the distant viewpoints on the Routeburn Road, Scott's Creek Track and Mt Ari/Alfred that the development would be marginal in terms of prominence. The change in landscape character although relatively small within the broader landscape would draw attention. The scale of domestication of the two combined platforms and landscaping would be at odds to the surrounding pastoral and natural landscape. I consider it is the southern platform that is the distracting element in this instance. It would push out residential domestication into the open pastoral landscape that is relatively devoid of built form and away from the established context of the existing farm buildings and trees. It would also introduce a landform modification that would be inconsistent with the alluvial flats and distort the legibility of the natural extent of the ONF of the hillocks.
28. Proposed earthworks to the south of the southern platform would create four rounded mounds ranging in height from 2.5m to 4.5m as shown on the levels and layout plan (the applicant's landscape assessment refers to mounds up to 2.5m). Mounding is conical or elongated conical in shape and similar in form to the nearby landform feature of the hillocks. The natural hillocks range in height from 1m to 15m as noted in the T.R Davies report<sup>3</sup> with the smaller hillocks within approximately 150m of the subject site

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3 Evidence for a rock-avalanche origin for 'The Hillocks' moraine. Otago, New Zealand, S.T Coll, T.R.Davies Geomorphology 127 (2011) 216-224.



and the larger more noticeable hillocks about 600m from the site. Proposed mounding would be similar in form to the natural hillocks. I consider the use of earth mounding of this nature within close proximity to ONF would degrade the integrity of the ONF and also the natural landform of the alluvial terrace. It would highlight the presence of domestication of the landscape by being inconsistent with the natural landform.

29. Proposed landscaping would use a planting palette of indigenous species that would be of forms, colours and textures consistent with the broader surrounding landscape. Planting design would be domestic amenity in nature with a mix of formality and informality, dense drifts of grasses against mown lawn. The planting would conform to and support the amenity of the residential setting and land use, and provide a degree of integration with the natural landscape. It does not however follow the natural lines of the landscape and conforms to the proposed modified landforms and boundaries of the domestic setting of the proposed residential platforms. The proposed landscaping would visually link the two proposed platforms with a commonality of design and planting that reach out to either site. It would visually create a single domestic setting of the two platforms and I consider would accentuate the domestication of the landscape. The resulting landscape including earthworks I consider would highlight a modified domestic setting. Proposed plant species would offer some integration with the broader landscape however I consider it would overall distract from the natural setting to a moderate degree largely due to modified landforms and to a lesser degree by the conformity to combined domestic amenity of both platforms.
30. The site is a modified pastoral setting and does not contain any significant ecosystems that I am aware of. The neighbouring site on the slopes of Mt Ari/Alfred includes a significant natural area identified within the district plan but is separated from and would not be affected by the proposed development. I would however recommend that planting of invasive species be avoided at this site including the planting of wilding conifer species, hawthorn, birch, sycamore etc.
31. As discussed above the property includes the listed geomorphic feature of the hillocks. These features are a unique oddity that form part the natural experience for people travelling along the Glenorchy Routeburn Road. They form a distinct localised landform of grassy mounds within foreground views of the surrounding valley and mountains. The contrast between the flat open pastoral alluvial terrace and the rounded hillocks define both landforms and highlights the distinct natural forms and processes that have shaped the natural landscape. The dispersion and gradation of the height of the hillocks is a result of natural forces as highlighted within the T.R Davies report. There is a general decrease in height of the hillocks from the west to east eventually dissolving into the broader open flat alluvial terrace landscape (within the shallow paleochannel forms evident on the alluvial terrace). Proposed mounding would introduce fabricated hillock landforms that would distort the legibility of the natural hillocks and the visual comprehension of the natural processes that have formed them. The natural hillocks would not be modified by the proposed development but the visual context of the alluvial terrace that defines them in the landscape would be compromised. I consider the adverse effects on the natural context of the hillocks would be adversely affected to a moderate degree and would blur the line between fake and natural landforms compromising the integrity of the ONF and ONL.
32. The proposed development would not introduce exotic species with a risk of spread and to naturalise.

*Effects on openness of landscape.*

33. The proposed development is within a broadly visible expanse of an open pastoral landscape on the flats adjacent to the Te Awa Whakatipu/Dart River as viewed from surrounding public roads, marginal strip, river, unformed legal road and public walking tracks.

34. There is an existing rural setting of the existing farm buildings and wool shed within an established context of mature trees. The farm cluster occupies the mid ground horizon of the flats as viewed from the Glenorchy Routeburn Road. It forms part of the established farming landscape character of the flats and sits relatively low on the horizon with mature trees behind. I consider the northern proposed platform would sit within this established context. Some of the mature trees are outside the site and not protected by the proposed landscape plans, the retention of two large oaks would maintain a dominance of vegetated scale until such time as the mountain beech establish. The northern platform would be visible from the west along the Routeburn Road, Scott's Creek track and the riverbed. The established context however provides an ability to absorb the proposed development of the northern platform into this landscape without undue prominence. The platform would however enable a long north elevation and I recommend a design control to ensure that this elevation is broken, and any glazing on the northern and western elevation has an extended eave of no less than 1m above glazed areas to avoid the potential of glare that would highlight built form.
35. The southern platform would occupy a flat open paddock with no established trees or context to absorb adverse effects created by residential built form and associated landscape domestication. The proposed development therefore relies upon a relatively high degree of proposed modification to the landscape to attempt to mitigate adverse effects. Proposed mounding and planting would mostly screen future built form from views from the Glenorchy Routeburn Road once trees have matured, but in doing so introduces a modified domestic landscape within an open pastoral setting. Whilst plants would be indigenous the proposed landscaping would respond more to the domestic nature of the development in scale and design rather than a broader landscape context or the existing rural node of farm buildings. As discussed above proposed mounding would be inconsistent with the natural landform and degrade the integrity of the natural landforms of both the alluvial flats and the hillocks that are currently two very distinct natural features that define one another. Whilst built form may eventually be largely screened from view from the Glenorchy Routeburn Road the domestic activity associated with the southern platform such as lights, chimney smoke and general residential activity such as vehicle movements, lawnmowers etc. would influence a domesticated character on the landscape. I consider the site and in particular the position of the southern platform within views or vistas of the hillocks, pastoral landscape and the views up the valley from the Glenorchy Routeburn Road are part of the iconic views of the district and highly sensitive to landscape domestication.
36. The existing landscape of the Te Awa Whakatipu/Dart Valley flats is a traditional pastoral landscape with very few residential buildings and is dominated by natural landforms and natural character. The subject site has an established rural node of farm buildings set within mature trees near the toe of the slopes of Mt Ari/Alfred. The existing clusters of farm buildings are rustic and weathered into the landscape and form part of the pastoral character of the flats. The proposed development I consider would introduce increased domestication associated with rural living. For the most part the most frequented public viewing distances are relatively long and the difference of built form and domesticated landscape between the existing context and that proposed by the northern platform would be small. However in combination the two proposed platforms would introduce a density of rural living that would result in an increase in domestication. Whilst this would be only be just noticeable from longer viewpoints such as along the Routeburn Road it would become increasingly more apparent from the Glenorchy Routeburn Road, the Te Awa Whakatipu/Dart River, elevated view points on Mt Ari/Alfred, Scott's Creek Track and become dominant from Humes Road and the adjacent esplanade reserve. I consider the development within the proposed northern platform could be accommodated within the existing rural setting. The extension of the second platform would push landscape domestication into the open pastoral landscape with very limited ability to absorb development. Proposed mitigation mounding and landscaping around the southern platform as discussed above I consider introduces additional adverse effects on the natural landscape and nearby naturalised landscape features.

37. Overall I consider the adverse effects of the proposed development is likely to adversely affect open space values of the site and the surrounding landscape to a moderate degree.
38. The northern platform has greater ability to absorb development due to its current established rural node and mature trees near the base of the slope. The site has logic in terms of settlement patterns with an established context relatively sheltered from the elements of this location.
39. The southern platform stretches residential domestication into the open landscape with no vegetation or topography to provide shelter, scale or context for rural living development and activity. The resulting intending landscape mitigation introduces landforms inconsistent with the natural landscape and domesticated settings that stretches and to a degree exaggerates the domesticated setting of the northern platform to a scale inconsistent to this rural context.
40. I consider the riverbank and marginal strip vegetation provides much of the treed context and a degree of visual softening of proposed development for both platforms. This vegetation however cannot be assured as supporting mitigation, as this is public land outside the control of the applicant.

*Cumulative effects on landscape values*

41. The proposed development would introduce an increased scale and density of residential elements from residential dwellings, lawns, residential activity, chimney smoke and so on that would be inconsistent with the natural character of the site and surrounding landscape. It would introduce proposed mounding inconsistent with the natural landscape and processes that have shaped the ONL.
42. The proposed development would introduce a higher density of rural residential development and associated landscape domestication within a landscape that is relatively devoid of such influences. The site however has some ability to absorb increased domestication. The southern platform would enable domestication of the landscape within a site within the ONL that has very limited ability to absorb development and would exacerbate the degree of modification of the natural landform to attempt to mitigate adverse effects and would further compromise the naturalness of the landscape.
43. I consider the subject site has a threshold of development that is largely defined by the scale and nature of existing farm development that is a traditional part of this landscape, the natural characteristics of the site in terms of terrain and the high degree of public accessibility around the site. Whilst there is scope for some increased presence of residential development I consider the proposed platforms in combination would exceed the threshold for this landscape to absorb further change.
44. There is limited residential development within this landscape. The landscape is characterised by an integration of a traditional pastoral cultivated landscape generally more evident on the flats within the dominance of the overwhelming scale and presence of the naturalistic landscape defined by dramatic landforms, naturalistic vegetation patterns and natural processes. Where development of a residential nature has occurred it has generally been within secluded areas or is of a scale and nature consistent with the existing landscape character. Larger scale residential development as proposed with two platforms and associated landscape domestication within close proximity to one another I consider would introduce a scale of rural residential development that would likely lead to further degradation of natural values and inappropriate domestication of this landscape.

*Positive effects*

45. The proposed activity would introduce increased indigenous biodiversity within an amenity landscape setting but would be relatively very small in context of the surrounding landscape.
46. It is unclear as to the nature of planting management of proposed landscaping if this is intended as amenity landscape to reflect natural characteristics or would be managed as an ecological planting that would be self-sustaining and evolving with the surrounding landscape.
47. The proposed development would not offer an opportunity to protect open space from further development that would be inconsistent with preserving a natural open landscape.
48. The proposed development would remove an existing woolshed that partly occupies public land. This would potentially enable a reduction of built form presence from the river and river margins and avoid future hindrance of potential walkway development. However this would likely be a consideration regardless of the proposed development as the shed partly occupies public land.
49. The site is adjacent to a marginal strip and therefore the opportunity for public access to the river and river margins is already available.

**5.4.2.3 Assessment Matters General**

50. Many of these matters have been covered above, I have provided the following additional comments where relevant.

*General – Consistency with the Glenorchy Community Plan*

51. The community plan provides a set of goals and actions applicable to the rural landscape within *Outcome 3: Rural – Wilderness Environment and Landscape to remain unspoilt and spectacular*. These generally align to the assessment matters within the District Plan with a general intent for retention of the productive farm landscape, rural development to be inconspicuous in the visual landscape and the visual landscape, vistas and wilderness atmosphere retained and unspoilt. I consider these matters have been adequately covered above.

*Controlled and Discretionary activity – all buildings (except in ski area subzones).*

52. The proposal does not include designs for the proposed buildings but rather a set of design controls to which future buildings would have to comply with. Building design and external colours and materials are intended to reflect a retention of farm building vernacular consistent with the existing cluster of buildings and the general rural landscape. The degree of measurability of outcomes is limited as matters such as external colours are not specific. The northern platform wraps around an area of 1000m<sup>2</sup> effectively split over two areas of proposed buildings. In doing so it creates a larger extent of built form that is generally intended by a standard rectangular rural 1000m<sup>2</sup> building platform. However the distribution of built form would be generally consistent with the existing cluster although the proposed platform would enable larger building footprints than existing.
53. The southern platform would enable a building up to 600m<sup>2</sup> in area and up to 5.5m in height with an additional allowance of 1.5m for chimneys above the roofline.
54. The proposed glazing control does not address potential for glare that would potentially highlight the extent of built form as viewed from over long distances that I consider are relevant in this landscape.

55. There is potential for built form to be visible from the Glenorchy Routeburn Road. Proposed mounding and planting potentially may reduce visibility but the exposed location of the site may reduce the potential of beech trees to provide effective screening within the short to longer term. I consider there will be a lengthy duration of time that buildings would be visible particularly of the southern building platform. There would be small breaches of the skyline of buildings as viewed from the adjacent marginal strip and floodplain and breaches of views of the surrounding prominent slopes and mountains. From the Te Awa Whakatipu/Dart River the southern platform would enable breaches on the alluvial terrace escarpment crest with the backdrop of the distant Richardson Mountains to the south. The breach would be in context of existing surrounding trees within the marginal strip. The northern platform potentially would also enable similar breaches although the existing mature conifers within the marginal strip largely screen such breaches. These trees however cannot be assured as mitigation of such breaches.
56. From the Glenorchy Routeburn Road there would be potential for breaches of built form on low horizon of the alluvial terrace against the backdrop of the distant forest clad ridges and slopes within the Lake Sylvan area of Mt Aspiring National Park below the prominent peaks of Cosmos (2260 and 2219 masl) and Poseidon (2222masl). This is focal point of this view. The breaches would be relatively small but within prominent locations especially the southern platform that would extend the existing context of buildings further to the west and into the open paddock. From the opposing side of the river along the Routeburn Road the visible extension of built form beyond the existing farm cluster would be small but distinguishable. Breaches on the prominent slopes of Mt Ari/Alfred would be very small and in context of the existing farm buildings. External materials and colour however may increase prominence, and the use of barn red colouring should be avoided. An existing farm building further north coloured barn red is clearly visible against the slope. Whilst such colouring can be expected within a cultural landscape of pastoral farming the proposed density and extent of buildings may accentuate such buildings more so than is typical.
57. From elevated viewpoints the surrounding pastoral context comes more into view and a larger part of the broader landscape. From elevated viewpoints the height of buildings would diminish in relation to the surrounding topography and would have negligible adverse effects on prominent slopes and ridgelines.
58. The external appearance of buildings cannot be accurately assessed. I consider this site highly sensitive to built form development given its exposed location and public viewpoints from all of the property's boundaries. I consider the proposed design controls would be insufficient to provide complete assurance that all potential elements of built form would not distract from the surrounding ONL.

### **Earthworks**

59. The majority of landform modification would come from proposed earth mounds to the south of the proposed southern building platform. Effects of these mounds have been discussed in detail above. The proposed mounds are not associated with any farming activities but are rather for visual mitigation of built form and to vary the otherwise flat nature of the terrace flats for the amenity of the proposed dwelling. I consider the proposed mounding would adversely affect the visual quality of the landscape by a modification uncharacteristic of the alluvial terrace landscape and compromise the integrity of the nearby hillocks to a moderate to high degree. I consider such works would not adequately take into account the sensitivity of the natural landforms of the terrace flat and the hillocks. Consenting of such landform modifications would potentially enable further earthworks of a similar nature to further compromise the legibility of the natural landform and features. I consider such works would be inconsistent with the character of the terrace flats landscape and inconsistent with the extent and nature of the 'hillocks' ONF.

## CONCLUSION

60. An application has been received by council for resource consent to establish two building platforms, construct three buildings (two dwellings and a garage) and undertake associated landscaping, earthworks and demolition of existing buildings at 404 Glenorchy Routeburn Road, Glenorchy. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned Rural General and is within an Outstanding Natural Landscape, adjacent to an Outstanding Natural Feature (Mt Ari/Alfred) and the property includes the Outstanding Natural Feature of the 'hillocks'.
61. The proposed two platforms would effectively enable placement of buildings over three locations within one standard rectangular platform and one irregular shaped platform. The associated landscaping would associate the two platforms as a collective of residential development and become a domesticated site associated with residential activity and development.
62. The existing landscape has an established context for a cluster of farm buildings that are rustic in nature and contribute to the weathered and historical nature of farming activity in this landscape. This established context and traditional settlement pattern has some ability to absorb residential development. The proposed southern building platform would intrude into an open paddock with no context or reference to traditional settlement patterns and would stretch the existing farm building node into an open pastoral setting that would compromise the open space values of this landscape.
63. The development includes the use of a high degree of proposed indigenous planting to integrate development into the landscape. However the reliance on landform modification is not appropriate within this landscape that is highly natural and relatively unique despite the cultural overlay of the pastoral landscape. Whilst such landform modifications may appear subtle from more distant viewpoints the composite picture as observed from a number of public viewpoints suggest an inconsistency that is out of place with the natural process that have formed the landscape.
64. The scale and nature of development would be inconsistent with the ability of this landscape to absorb the scale and nature of the proposed development. The proposed mitigation required to attempt to mitigate adverse effects would create additional adverse effects. Adverse effects could potentially be avoided by consolidating built form and landscape domestication within those areas of the landscape of the site with the greatest ability to absorb such development without distracting on the wider outstanding natural landscape and nearby outstanding natural feature of the hillocks. This potentially would alter the proposed development beyond the scope of the application submitted.

Report prepared by

  
Richard Denney

LANDSCAPE ARCHITECT (B.L.A, B.Sc.)



Location plan (base image QLDG GIS)

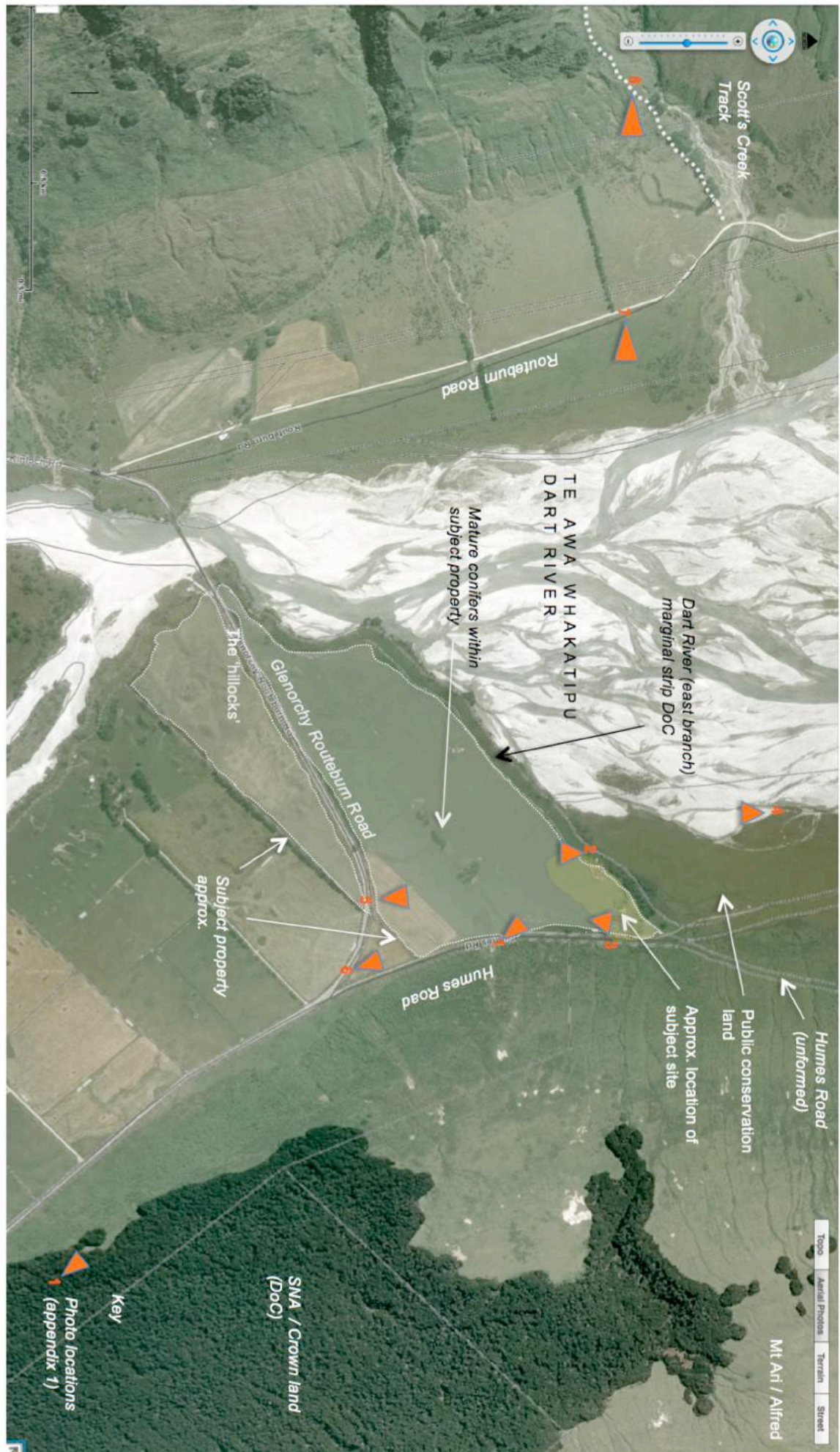






Photo 1. Humes Road viewing towards the west and northwest. Location of four height poles for proposed southern platform highlighted. Composite image from two photos with 50mm lens 12:59pm 3<sup>rd</sup> September 2016



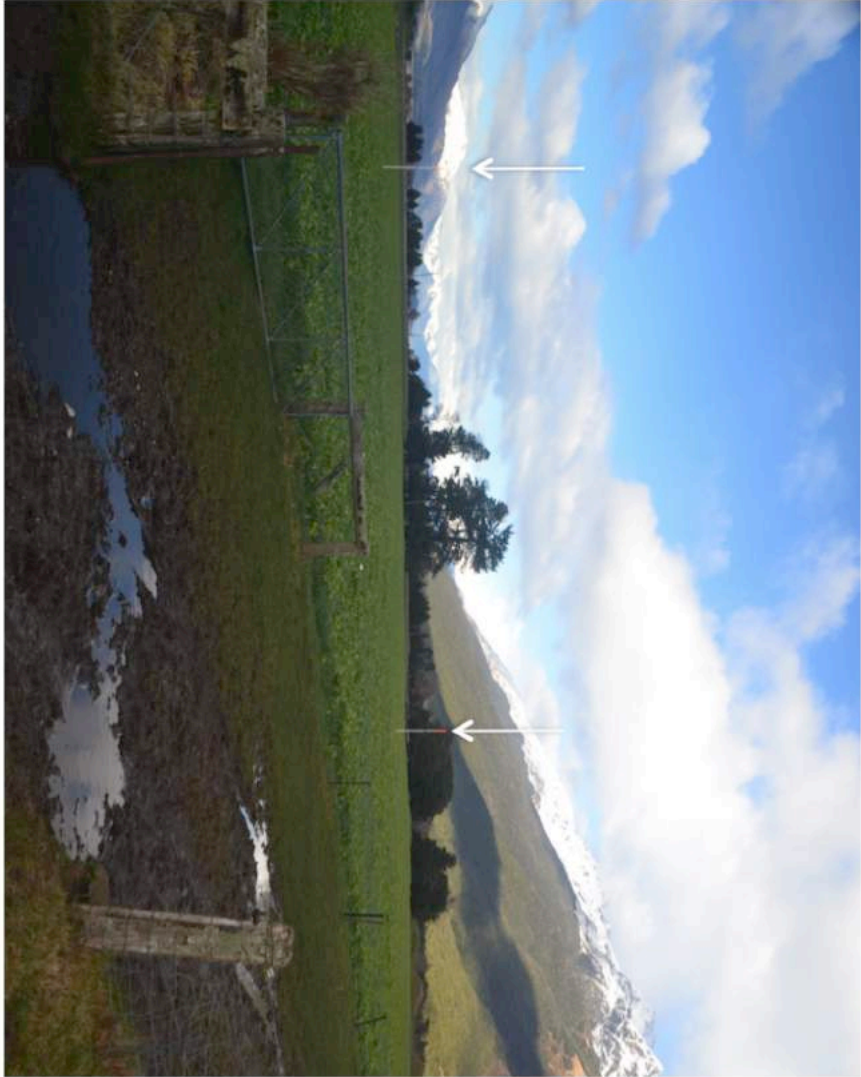


Photo 2. View to proposed southern platform from the Dart river east branch marginal strip (DoC) adjacent to subject site. Location of two height poles highlighted. 18mm lens11:00am 20<sup>th</sup> July 2016



Photo 3. View to proposed southern platform from Humes Road, and part of northern platform far right. Location of height poles highlighted. Composite image for context only, 1:03pm 3<sup>rd</sup> September 2016

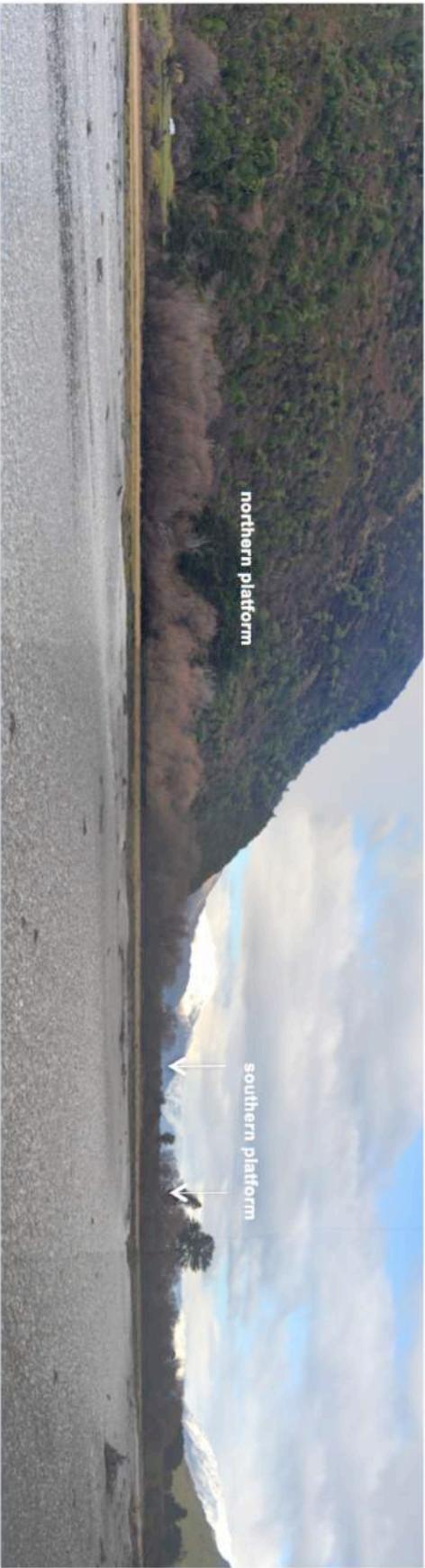


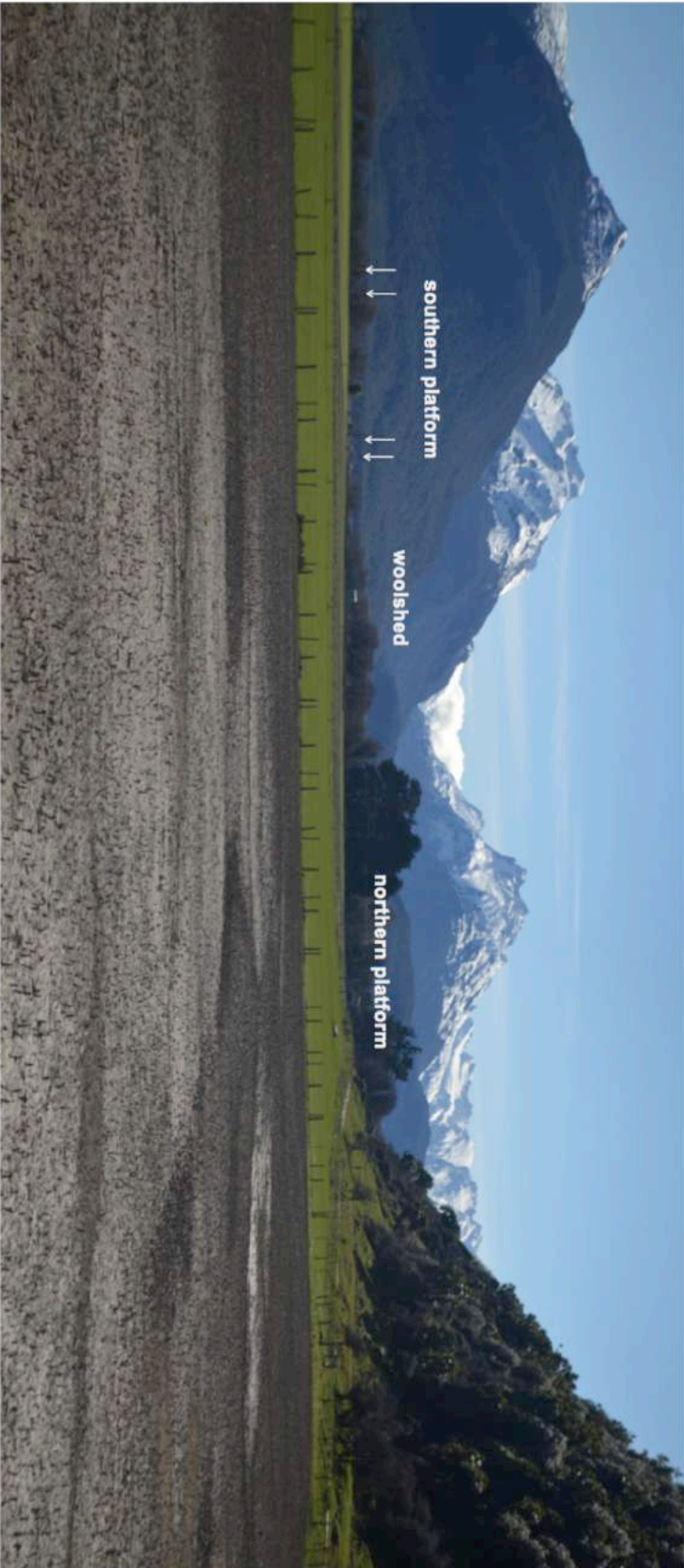
Photo 4. View to site from the Te Awa Whakatipu / Dart River floodplain to north of site. Location of southern platform height poles highlighted. Composite image 11:22am 20<sup>th</sup> July 2016





Photo 5. View to site from Glenorchy Routeburn Road to site. Location of southern platform height poles highlighted. 18mm lens, 12:12pm 20<sup>th</sup> July 2016

Photo 6. View to site from Glenorchy Routeburn Road adjacent to junction with Humes Road to site. Location of southern platform height poles highlighted. Composite of image from two photos with 50mm lens, 12:24pm 3<sup>rd</sup> September 2016





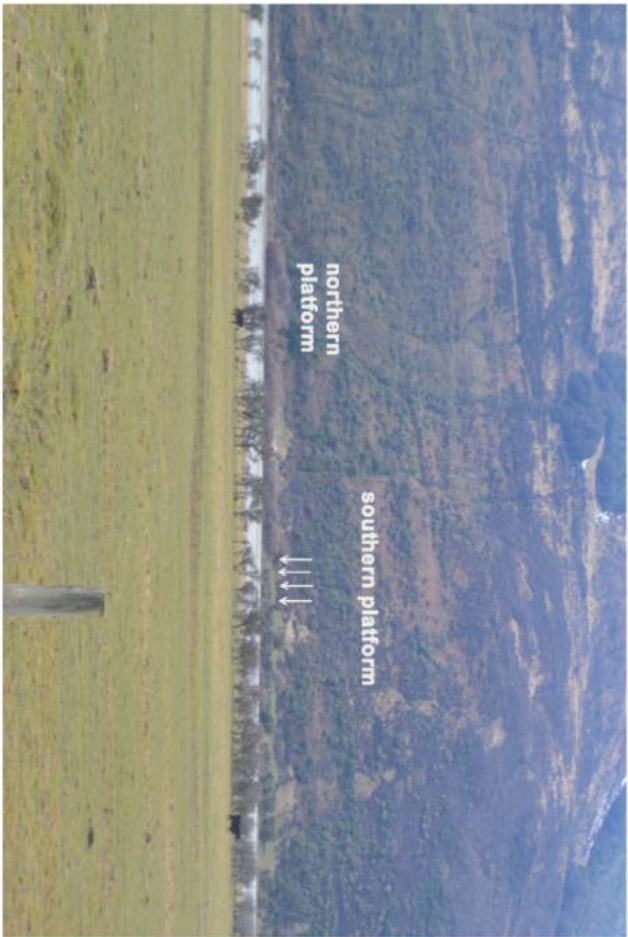
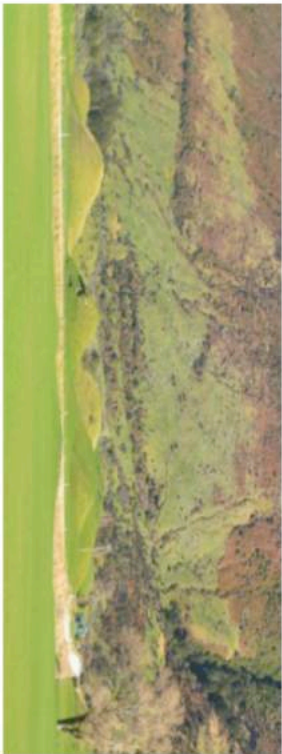
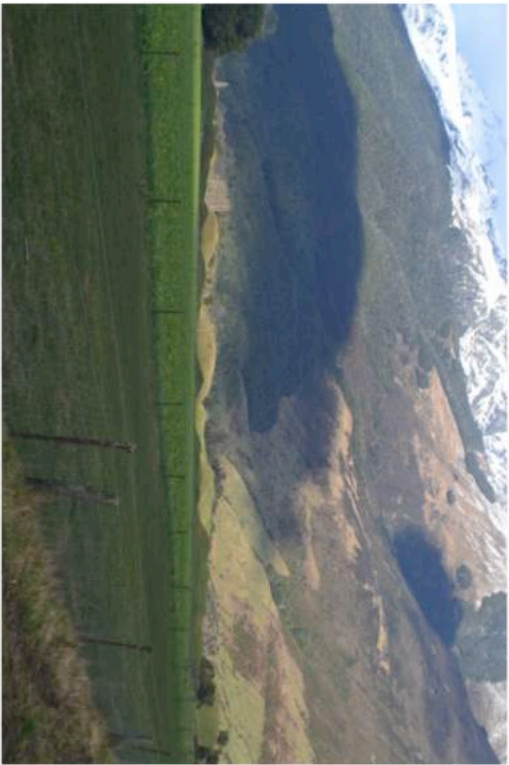


Photo 7. View to site from the Routeburn Road, location of southern platform height poles highlighted. 50mm lens, 1:35pm 14<sup>th</sup> August 2016



Photos 8 and 9. The hillocks outstanding natural feature viewed from marginal strip adjacent to site (top) and from Humes Road (bottom).

Photo 8. View to site from Scott's Creek Track. Location of southern platform height poles highlighted. 55mm lens, 2:04pm 14<sup>th</sup> August 2016

**LANDSCAPE REPORT  
ADDENDUM**

**RM160651 G Sieber DRAFT**

**TO:** Katrina Ellis – Senior Planner  
Queenstown Lakes District Council

**FROM:** Richard Denney, Landscape Architect.

**DATE:** November 9<sup>th</sup> 2016

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**INTRODUCTION**

1. An application has been received by council for resource consent to establish three building platforms (two to be residential, one for a farm building), construct three buildings (two dwellings and a far shed) and undertake associated landscaping, and earthworks at 404 Glenorchy Routeburn Road, Glenorchy. The site is legally described as PT SEC 1 BLK IV DART SD (subject to special values) and is 67.5652 hectares in area. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned Rural General. Following advice from council's planner I understand that the activity status of the application is non-complying.
2. Following the release of council's landscape assessment dated September 14<sup>th</sup> 2016, the application has been amended and resubmitted to council as illustrated within the submitted drawings:

*Dart Farm Glenorchy - Masterplan dated October 18<sup>th</sup> 2016*

*Dart Farm Glenorchy - Planting Plan dated October 21<sup>st</sup> 2016*

*Dart Farm Glenorchy - Existing Structures dated October 21<sup>st</sup> 2016*

*Dart Farm Glenorchy - Former and Current Proposals Overlay dated October 21<sup>st</sup> 2016*

*Dart Farm Glenorchy - Site Plan dated October 21<sup>st</sup> 2016*

**PROPOSAL**

3. The three proposed building platforms and associated curtilage area would be consolidated within the existing cluster of farm buildings and include the following proposed design controls.
4. Guest Cottage Platform to be 350m<sup>2</sup> in area, with staggered height control enabling 60% of the structure not to exceed 5m in height, and 40% not to exceed 6m, maximum building footprint not to exceed 150m<sup>2</sup>. Gable roof with no hips or eaves, roof slope 25-45 degrees. Roof to be dark grey with a light reflectivity value (LRV) of less than 27% in corrugated or tray steel. Walls to be timber weatherboard left to weather or oiled/stained to dark brown or deep barn red (LRV not defined). Red to only be used on 40% of structure.
5. Homestead Platform would be 900m<sup>2</sup> in area and maximum building footprint is proposed not to exceed 65% of this area, with a standard Rural General zone 8m-height control with allowance for additional 1.5m above the 8m-height control for chimneys. Building(s) footprint not to exceed 65% of building platform area. Gable forms with no hips, roof slope 27.5 to 45 degrees. Walls to be weatherboard or board and batten, schist, zinc and/or copper. Painted weatherboard to be range of mid to dark browns, greys, or greens. Wall claddings to be continuous from ground to roof in one material. Roof to be corrugated or tray steel, coloured dark grey with a LRV of 27% or less, or slate or shingles. Gutters and down pipes to match roof colours.

6. Farm Shed Platform area is not defined within the application but the location is identified on the submitted landscape plan. Buildings would not exceed a footprint of 80m<sup>2</sup> and a height of 5.5m. Roofs would be gable with no hips, and roof slopes 25 to 45 degrees. Roof to be corrugated steel or tray coloured dark grey with a LRV less than 27%. Wall cladding to be timber weatherboard or board and batten left to weather, clear oiled, dark brown stain, or deep barn or steel walls to be dark recessive colours of grey, green or brown with a LRV of 36% or less, or deep barn red with doors and joinery to match.
7. Additional design controls include external lighting to be fixed no higher than 2m above finished ground levels, to be capped, filtered or pointed downwards and landscape lighting no higher than 0.5m above ground and no lighting beyond 15m from any dwelling. A large residential curtilage area is proposed to include platforms and surrounding land and to be supported by a condition to contain domesticating elements within the area.
8. The landscape and site plan identifies the large pines (*Pinus radiata*) and deciduous trees within the existing farm building cluster, the mixed shrubs around the existing farm buildings, and the broken row of large conifers in the open paddock to the south all to be retained. Additional proposed planting includes a row of poplars along the Humes Road boundary with under planting of flax and toe toe north of the proposed driveway. A row of pin oaks would be planted alongside the curving access road. Earth mounding to the south of the main platform would be up to 2.5m in height and two kidney shaped and planted with a swathe of manuka. Volumes for earthworks for the proposed mounds and pond are not identified within the application.
9. All existing farm buildings would be removed except for the existing barn south of the access drive adjacent to Humes Road that would be converted to stables. A pond with jetty is proposed to the southeast of the platform. Details not provided. The existing stockyards and woolshed would be retained.
10. A heritage comment has been provided by an archaeologist who has identified the site as an archaeological site as most of the buildings on site are 19<sup>th</sup> century.

## SITE AND LANDSCAPE DESCRIPTION

11. This is provided in detail within the previous council landscape report. The site is within an Outstanding Natural Landscape (District Wide), (ONL), and includes 'The Hillocks', within the south western part of the property is identified within section 4.2.5 (5) of the District Plan as an Outstanding Natural Feature (ONF) and is a listed landscape feature within the District Plan (Ref. 7) with a QLDC category 3. A number of the existing buildings including the woolshed within the site predate 1900 and therefore are classified as an archaeological site (Heritage NZ Pouhere Taonga Act 2014). The archaeologist comment submitted with the amended application notes, "*Again, based on my preliminary observations, I don't see any issues in an authority being issued for demolition of the 19th century buildings. While the buildings have some archaeological and heritage value as extant structures, the poor condition of the buildings as a whole is a mitigating factor,*" (Benjamin Teele, Senior Archaeologist, Origin Consultants Ltd, Arrowtown).

## ASSESSMENT

12. The appropriate assessment matters within the District Plan are within sections:  
 5.4.2.2 *Assessment Matters (2) Outstanding Natural Landscapes (District Wide),*  
 5.4.2.3 *Assessment Matters General and Section 22 Earthworks.*

13. Height poles had not been installed for the amended platforms and a follow up site visit has not been carried out. The following assessment is limited to the submitted information within the application, photos taken for the original landscape report and a desktop assessment.

### **Outstanding Natural Landscapes**

#### *Potential of the landscape to absorb development*

14. The viewing catchment would be as per previously assessed.
15. The extent of visibility of buildings within the landscape would be similar to that of the existing node of farm buildings. The character of the development would however be more manicured and domesticated than the existing rustic cluster of farm buildings and surrounding curtilage area. The homestead platform would enable a large rural dwelling up to two storeys and just outside of existing context of existing trees associated with the existing farm dwellings. The proposed large domestic curtilage area around all building platforms would enable landscape domesticating effects over a relatively large area and significantly larger than the existing development on site. Proposed lineal planting of pin oaks along the drive and poplars along the Humes Road boundary highlight domesticating elements associated with the proposed residential development and entranceways leading to residential development.
16. The proposed development would be prominent in views from Humes Road, the marginal strip and to a lesser degree from the Glenorchy Routeburn Road and Dart River and margins, and would dominate in views from the marginal strip. The degree of distraction on views characterised by natural landscapes would be less than the original proposal, and to a degree would be moderated by the established setting of the cluster of existing farm buildings. Proposed increased heights of built form and the large extent of domestic curtilage area would enable development that would distract upon views from the marginal strip, Humes Road and the Glenorchy Routeburn Road. I consider the level of distraction could be adequately reduced by shrinking the proposed domestic curtilage area to two smaller areas around each proposed residential platform, strategic planting of informal clusters of large trees consistent with species in the surrounding landscape to provide context and backdrop to the homestead site, and avoiding lineal formality of avenue or boundary planting of trees along the access drive and Humes Road boundary. Enhanced and additional design controls would also assist in reducing built form prominence, and establishing a vegetated buffer between the domestic curtilage area and the marginal strip would provide a buffer to soften domesticating effects as viewed from the marginal strip and viewpoints to the north.
17. Proposed earthworks would include mounding up to 2.5m in height to the south of the Homestead platform and would be vegetated with manuka. The scale and form of earthworks would be relatively small and once planted would not be viewed in association with the nearby 'Hillocks'. Proposed lineal planting of pin oaks alongside the access drive would be a formal and of a domesticating character rather than of a traditional pastoral character. Lineal planting of poplars alongside Humes Road would also be more domestic than farming in character and would highlight formality and entranceway embellishments associated with the proposed development. I do not consider this proposed planting would reflect traditional shelterbelts and would be in contrast to the surrounding open paddocks and would highlight the residential and landscape domesticating adverse effects of the proposed development.
18. The site is not part of subdivision and therefore new boundary effects are not relevant.
19. As per the original landscape report given the nature of the ONL location and proximity to areas of significant areas of indigenous vegetation I recommend that planting of invasive species be avoided at this site including the planting of wilding conifer species, hawthorn, birch, sycamore etc.

20. The proposed development and specifically proposed earthworks are sufficiently distant and of a relatively small scale as not to effect the appreciation of the 'Hillocks' Outstanding Natural Feature (ONF).
21. The proposed development would not introduce exotic species with a risk of spread and to naturalise.

*Effects on openness of landscape.*

22. The proposed development is within a broadly visible expanse of an open pastoral landscape on the flats adjacent to the Te Awa Whakatipu/Dart River as viewed from surrounding public roads, marginal strip, river, unformed legal road and public walking tracks.
23. The proposed development would largely occupy the location and context of the existing farm buildings cluster and associated trees and shrubs. The potentially larger homestead building, large domestic curtilage area and the formality of the proposed tree planting are elements that would accentuate domesticating effects that I consider would adversely effect open space values of the site and surrounding landscape to a small to moderate degree.
24. The site has an established context of trees and historic farm clustered built form that provides the immediate landscape setting an ability to absorb residential development. The existing site has a settlement pattern that is logical in terms of shelter from the natural elements. The landscape plan identifies retention of the woolshed and barn (proposed stables) buildings, existing mature trees within the site and neighbouring open paddock, and shrubs within proximity to the existing farm cottage. These elements provide an established context that would assist in containing adverse effects associated with the proposed development. The existing riverbank and marginal strip vegetation would provide a foreground and background to the proposed development as viewed from public viewpoints. This vegetation would also soften skyline breaches of development enabled within the platforms and breaches of prominent views towards the distant peaks to the north and west. This is particularly relevant to the homestead platform and potential two-storey. I recommend that additional trees be planted within the homestead vicinity to maintain a backdrop and foreground of trees similar in nature to the existing willows. Planting would not need not to totally visually screen the building platforms but rather break the silhouettes of built form against the sky and distant mountains as viewed from these public places similar in nature to the existing context and development.

*Cumulative effects on landscape values*

25. The proposed development would introduce a large scale of landscape domestication and relatively larger residential built form. It would be less than the original proposal but would be inconsistent with the natural character of the site and surrounding landscape. I consider adverse effects could be mitigated through refining the curtilage areas and ensuring a more informal context of planting to provide scale and context to domestic development of similar character to the existing site and development. I also recommend refinement of the proposed design controls and additional controls to ensure the introduction of residential and domesticating elements can be adequately integrated into this landscape setting without undue prominence or distraction on the surrounding landscape.
26. The proposed development would heighten the presence of buildings and residential domestication within a more manicured landscape over a large area. Exacerbated domesticating effects could be moderated through informal planting design, curtilage area reduction and building and landscape design controls.
27. Retaining and supporting the existing settlement pattern and landscape character of the existing farm node such that mature trees dominate over buildings would maintain a



landscape context able to absorb residential development. The proposed development achieves this to a degree and more so than originally proposed. I consider however further refinements are required to contain and integrate development into the immediate and broader setting so as not to cross the threshold for this site's ability to absorb further change is required.

28. As previously discussed in the original landscape report residential development in this landscape is relatively limited, spread apart and generally within established settings as part of long established farm building nodes. The existing buildings of the site have established as a cluster of farm buildings, and are noted to be over 100 years old. The condition of buildings is poor and it is apparent that the level of development of the site in terms of buildings has changed little. The context therefore is of clustered traditional farm buildings and associated established cultural planting of trees and shrubs that have weathered and settled into the landscape setting over the last 100 years or so. Farm buildings and residential dwellings are part of the localised landscape setting. Further development would change the rustic character of the site and landscape setting. There is potential that a manicured and extensive domestic landscape setting with increased presence of residential buildings would lead to the degradation of the traditional farm character of the site and the natural character of the broader ONL. In this instance however I consider the proposed development has the opportunity to use the established farm settlement context to potentially avoid inappropriate domestication of the landscape and further degradation of natural values subject to the recommendations above.

*Positive effects*

29. Further detail is required on the composition, density and nature of proposed indigenous planting to fully determine if it would be of any ecological value or would be adequately managed. Planting appears to be more for amenity and visual mitigation purposes. It may potentially offer a small contribute to ecological values if managed as an ecological planting that is self-sustaining and evolving with the surrounding landscape and nearby indigenous seed source.
30. The proposed development would not offer an opportunity to protect open space from further development that would be inconsistent with preserving a natural open landscape.
31. The site is adjacent to a marginal strip and opportunities for public access to the river and river margins are currently available.

**Assessment Matters General**

32. These matters are generally covered above. Additional comments where relevant as follows.

*iv Controlled and Discretionary activity – all buildings (except in ski area subzones).*

33. The proposed platforms would enable buildings to breach the skyline as viewed from the marginal strip and from the Dart River flats. Currently the willows within the marginal strip would soften or visually diffuse such breaches but the trees cannot be assured to be retained as on-going mitigation.
34. Similarly as viewed from Humes Road the Homestead and farm shed platforms would sit on the terrace horizon with the Dart River and Humboldt Mountains behind and the existing willows providing softening towards breaches. Heights and extent of built form enabled by the platforms would be greater than the existing woolshed and would be viewed in combination with the existing woolshed building. Proposed landscape planting would partially break such views but from further to the south proposed manuka planting would offer limited visual buffering. Incorporation of clusters of

evergreen trees within the manuka planting potentially would boost visual softening of built form within this vista.

35. From the Glenorchy Routeburn Road the buildings would sit on the river terrace horizon and be back dropped by the retained pines and willows within the marginal strip and the distant Humboldt Mountains. The site from this viewpoint is part a prominent vista towards the distant forest clad ridges and slopes within the Lake Sylvan area of Mt Aspiring National Park and the prominent peaks of Cosmos (2260 and 2219 masl) and Poseidon (2222masl). The vista from this viewpoint includes the ONF of the Hillocks and is part of the Routeburn Road journey where views towards the southern alps becomes a more prominent part of the landscape and is framed by the open green pastoral fields of the subject property. The existing rustic farm buildings are also part of this landscape vista. Proposed lineal planting of trees alongside Humes Road and the access drive would introduce a degree of formality uncharacteristic of the agricultural foreground landscape. Proposed lineal tree planting would break the line and form of the less formal existing landscape. Adverse effects of such planting could be avoided by placing informal clustering of trees around proposed platforms and retaining view shafts through to the mountains.
36. The proposed homestead and farm shed platforms enable building heights that exceed the heights of existing farm buildings, enable buildings to be located close to the marginal strip and river terrace edge, and be on the periphery of the existing context of mature trees. Further assessment of adverse effects of the proposed design controls for building heights through placement of height poles are warranted for this sensitive site to quantify skyline, ridge and prominent slope breaches. I consider there is sufficient scope within the site and proposed development to provide adequate adjustment to mitigate assessed and potential adverse effects that may be identified from further assessment. Mitigation measures may include a lower height control, and /or additional planting to soften breaches.
37. The external appearance of buildings can only be assessed on the proposed design controls. I consider some of the proposed materials and colours inappropriate or not sufficiently defined to provide assurance that the external appearance of buildings would be appropriate within this rural context. Proposed red colouring and copper cladding would potentially increase prominence of built form, and proposed controls to avoid the use of eaves would remove the ability to mitigate glare. I recommend that design controls are strengthened to provide assurance that the external appearance of buildings would be recessive and not distract from the surrounding landscape.

*x Restricted Discretionary Activity - Tree Planting*

38. Proposed tree planting alongside Humes Road and the access drive would be formal in nature and inconsistent with traditional locations and nature of shelterbelts in this landscape. I consider they are of an amenity nature rather than necessary for farming activities. They would not block views of the landscape from public roads but would partially impinge on views and would be inconsistent with the character of the landscape. I recommend that lineal planting be restricted to north of the access drive and be clustered and closer to the building platforms to be consistent with existing shelter planting within the site and reduce the obstruction to views of the surrounding landscape from public roads.

**Earthworks**

39. As discussed above proposed earthworks for the 2.5m high mounds would be reactively small and sufficiently distant from the Hillocks as not to compromise the integrity of that natural landform. Mounding would be shaped into the surrounding landscape, and although of not a natural character to this river terrace landform proposed planting of manuka would visually soften modifications into the landscape. Details of the proposed earthworks are not included within the application and therefore have not been assessed as part of this report.

## CONCLUSION

40. The proposed amended development consolidates built form within a historical landscape context of long established farm buildings and predominantly exotic trees. The site has an ability to absorb residential development because of these factors. Reducing the extent of proposed domestic curtilage areas, reducing formality of proposed tree planting and enhancing design controls for future development the proposed development could potentially be absorbed within this landscape with only small adverse effects.
41. Further assessment of the proposed building heights for the homestead and farm shed platforms is required however to confirm extent of adverse effects and determine adequate mitigation measures such as building height reductions and additional mitigation planting.
42. Adverse effects on the nearby outstanding natural feature of the nearby Hillocks have been adequately avoided by the amended proposal. The proposed development overall has reduced adverse domesticating effects on the landscape and although there are still a few small to moderate adverse effects remaining I consider these could be addressed through changes to the proposed landscaping and design controls subject to the applicants agreement to potentially reduce height controls and plant additional trees around building platforms.

## RECOMMENDATIONS

If consent is to be granted I recommend the following conditions subject to a visual assessment following installation of height poles for the proposed Farm Shed and Homestead platforms to confirm additional mitigation measures if any.

### Landscape

- i. An amended landscape plan based on the *Dart Farm Glenorchy - Masterplan dated October 18<sup>th</sup> 2016* and the *Dart Farm Glenorchy - Planting Plan dated October 21<sup>st</sup> 2016* shall be submitted for certification by council within 3 months of granting consent. The amended plan shall achieve the following:
  - Include a detailed planting schedule identifying botanical names, grades, density and quantity of proposed planting.
  - Identify a domestic curtilage area around each residential building platform of up to 3000m<sup>2</sup> for the Homestead building platform and 2000m<sup>2</sup> for the Guest Cottage building platform and to be two separated domestic curtilage areas. Curtilage areas should avoid areas within 10m of the marginal strip boundary and the waterway within the northwest part of the site.
  - Remove lineal tree planting south of the access drive along the boundary with Humes Road and along the access drive within the property.
  - Include clusters of evergreen trees consistent with traditional rural tree species or indigenous trees of the local landscape within the manuka planting to provide height and bulk to assist in breaking views of buildings as viewed from Humes and the Glenorchy Routeburn Road.
  - Provide a vegetated buffer between the amended domestic curtilage area boundary and the marginal strip consistent with indigenous vegetation of the local area.

- ii. Include additional informal clustered tree planting within close proximity to the building platforms sufficient to break the height controls of each platform as viewed from the publically assessable areas of the Dart River and margins, Humes Road and the Glenorchy Routeburn Road. Planting shall be of species typical of the traditional rural landscape and / or indigenous species and shall achieve the same degree of visual screening of existing vegetation (September 2016) along the marginal strip and within the subject site.
- iii. Planting and earth mounding identified within the certified landscape plan shall be fully implemented prior to construction of a building within the consented building platforms and thereafter be maintained and irrigated in accordance with the plan. All new planting shall have individual pest protection sleeves installed to deter browsing by rabbits and hares, and adequately fenced so as to avoid damage from stock. All plants are to have mulch and a slow release fertiliser applied, and irrigated to support healthy growth until established. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan.
- iv. All new trees identified on the certified plan to be planted at a height no less than 1.5m at time of planting.
- v. All existing trees as identified on the certified landscape plan shall be maintained as per the plan. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement trees shall be of the species identified on the certified landscape plan and planted at a grade no less than 1.5m in height. Existing pines as identified on the landscape plan may be removed at any time but shall be replaced with evergreen species of a mature height of no less than 10m and consistent with traditional rural tree species or indigenous species of the local area.

#### Tree Protection

- vi. Prior to commencing of construction works the consent holder shall install and firmly secure temporary protective solid or mesh fencing to a height no less than 1.2m between the construction site and existing trees (excluding pines) as identified within the certified Landscape Plan. The fence shall ensure existing trees are retained and protected from damage during works. No storage of materials or machinery, parking of vehicles or similar construction activity shall occur within fenced off areas. Protective fencing shall remain in place until completion of building and earthworks.

#### Earthworks

- vii. All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or sown in grass seed within 3 months of completion of works.

### **Design Controls**

#### General

- viii. Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways.
- ix. Access drive carriageway from Humes Road not to exceed 4.5m in width.
- x. All water tanks to be partially buried, of dark recessive colouring or visually screened by planting as to be not visible from beyond the subject property boundary.

- xi. All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
- xii. Access drives up to the domestic curtilage area shall be gravel of local stone and shall not have any concrete kerb and channels.
- xiii. All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas, and ornamental or amenity gardens and lawns shall be confined to the curtilage area as shown on the certified Landscape Plan.
- xiv. Planting within the site shall exclude wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) and problematic species such as birch, and highly ornamental or brightly coloured domestic species, cultivars or varieties such as yellow species of conifers, bright red forms of oak and maples.
- xv. Solar panels shall only be installed on the roof where glare from such structures is not visible from public roads or the Dart River and margins, such as behind buildings or on the ground behind screening vegetation or structures.
- xvi. Polycarbonate or similar skylight panels installed on the roof of buildings within the approved building platforms shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels to avoid contrasting banding effects that would highlight built form in the broader landscape. Such elements shall not be located on south or west facing roof slopes.
- xvii. All ancillary structures or fixtures on the roof or upper portion of the building including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 7%, or be located so as not to be visible from beyond the subject property boundary.
- xviii. All external lighting shall be down lighting only and not be used to highlight buildings, or landscape features visible from beyond the property boundary. All external lighting shall be located within 15m of residential dwellings or attached to farm shed buildings within the building platform. External lighting attached to buildings shall be no higher than 2m above adjacent ground and be located so as to not to be visible from the Glenorchy Routeburn Road. All other external lighting shall be no higher than 1m above ground level. External lighting shall be directed downwards and away from property boundaries, so that light spill beyond property boundaries does not occur and avoids light pollution of the rural night sky.
- xix. Building eaves, overhangs or recessed windows over north and west facing areas of glazing shall be no less than 0.8m in depth to reduce effects of glare from glazing that may highlight built form in the broader landscape.

*Homestead Building Platform*

- xx. Buildings to not exceed ###m in height above original ground level including chimneys and ancillary structures attached to the roof such a satellite dishes and solar panels.
- xxi. Total building footprint not to exceed 585m<sup>2</sup> including garages and ancillary buildings.
- xxii. Roof to gable forms with no hips and to be roof slope of between 27.5 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours

to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.

- xxiii. Gutters, spouting, downpipes to match roof colours.
- xxiv. Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.
- xxv. Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc cladding. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.

*Guest Cottage Platform*

- xxvi. 60% of the built form not to exceed 5 metres in height above original ground level, 40% not to exceed 6 metres in height above original ground level
- xxvii. Roof to be gable forms with no hips and sloped between 25 to 45 degrees. . Roof materials to be corrugate or tray steel and of colours within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
- xxviii. Walls to be horizontal timber weatherboard or board and batten only, and stained or painted to be within the natural tones of grey, green or cool browns with a LRV of between 7% and 27%.
- xxix. Gutters, spouting, downpipes to match roof colours.
- xxx. Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

*Farm Shed Building Platform*

- xxxi. This platform will not be used for residential purposes.
- xxxii. Buildings shall not exceed 5.5m in height above original ground level and not exceed 80m<sup>2</sup> in area. Roof to be gable forms with no hips and sloped between 25 to 45 degrees. Roof materials to be corrugate or tray steel and of colours within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
- xxxiii. Walls to be horizontal timber weatherboard or board and batten, corrugated or tray steel, and stained or painted to be within the natural tones of grey, green or cool browns with a LRV of between 7% and 27%.
- xxxiv. Gutters, spouting, downpipes to match roof colours.
- xxxv. Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

# **APPENDIX C**

## **ENGINEERING REPORT**

# ENGINEERING REPORT

**TO:** Katrina Ellis

**FROM:** Michael Wardill

**DATE:** 23/11/2016

APPLICATION DETAILS	
REFERENCE	RM160651
APPLICANT	G Sieber
APPLICATION TYPE & DESCRIPTION	To establish two residential platforms
ADDRESS	404 Glenorchy-Routeburn Road, Glenorchy
ZONING	Rural General
LEGAL DESCRIPTION	Section 1 Block IV Dart Survey District
SITE AREA	69.8892Ha
ACTIVITY STATUS	Non-complying

Application	Reference Documents	<ul style="list-style-type: none"> <li>Natural Hazard Preliminary Review, Geosolve reference 160518 29 August 2016</li> <li>Geosolve email 4-11-16 Liquefaction Assessment</li> <li>Geosolve Alluvial Fan Assessment 1-11-16</li> <li>Geosolve email 23-11-16 Alluvial Fan comments</li> <li>McMillan Drilling, bore water comments, 14 June 2016</li> <li>Grant Railton Drainlaying, wastewater comments, 27 July 2016</li> </ul>
	Previous Relevant Consents	None referenced
	Date of site visit	23-08-2016

*Location Diagram*





Comments		
	Existing Use	Existing farm house and associated farmland
	Neighbours	
	Topography/Aspect	There are no immediate residential dwelling units neighbouring the area of the building platforms. The farmland is flat to gently sloping set 4-5m above the Dart River basin and flanked to the North and West by the Dart River. The base of Mount Alfred, rising to 1375m, terminates at the proposed access along Humes Road.
	Water Bodies	

The proposal is to establish 2 residential building platforms described by the application as 'Northern' and 'Southern' building platforms, extend the access, and install landscape mounding to screen the areas. The Northern platform will replace an existing farmhouse with a new Guest Cottage, Garage and Maintenance Shed. The Southern platform will contain a new Homestead dwelling.

### **Transport**

Access to the site is via Humes Road. The intersection of Humes Road with the Glenorchy-Routeburn Road is sealed and provided with compliant sight distances. The increase in traffic loading from the proposed development unit will, in my opinion, have no discernible effect on road network safety at this intersection.

Humes Road is a 'local' road in Council roading Hierarchy and described as a legal road within the District Plan. The road is currently in poor condition, full of pot holes, and with little or no metal/gravel running course. Council road maintenance policy can be found at the following link; <http://www.qldc.govt.nz/council-online/council-documents/policies/>. This detail's the following policy adopted 3 April 2002:

*The Queenstown Lakes District Council will accept responsibility for the ongoing maintenance for any access formed over road reserve which meets the following criteria.*

1. Provides access to more than four (4) dwelling units.
2. The access is formed or upgraded to comply with the Council's subdivision standards.
3. That the costs of formation of the access road are met by the properties served.

Should consent be granted the road access will serve two residential building platforms and will not trigger Council maintenance obligations of current policy. The access, despite being located on a legal public road, is therefore treated akin to a driveway and as such will require upgrading to serve the proposal. Ongoing maintenance of the access will be the responsibility of the developer. A driveway access from Humes Road alignment is proposed to service both residential building platforms and is shown on Baxter Design Plans submitted with the application.

I recommend a condition of consent that details of proposed access are provided for engineering review and acceptance prior to starting works onsite.

To formalise the ongoing maintenance burden to the building platforms along Humes Road I recommend a related covenant is registered on the subject title.

### **Services**

**Water** – The applicant has detailed two potential sources of water to service the proposed dwelling platforms. These are:

- A creek passing through the north-east corner of the subject site, or,
- A proposed onsite bore

With regard to the latter option McMillan Civil, as a specialist drilling company, have provided an assessment that in their opinion and based on similar provisions on other Glenorchy sites. They confirm there is; ‘...*no reason why a good potable water source would not be found at this location using a bore.*’ Given the proximity of the Dart River basin immediately adjacent to the site I accept there is a high level of confidence that bore water could service the site. It is also very likely that water at this location would comply or could be filtered and treated to comply, with the NZ Drinking water standards. The creek supply is less certain as there is no evidence that this supply is available all year and open sources are prone to contamination through livestock activities upstream.

I recommend that a potable water supply is provided to service the proposed building platforms prior to platform registration with details submitted for detailed engineering review and certification. A consent notice is also provided requiring ongoing monitoring from dwelling owners.

**Sewer** – The existing house onsite disposes of onsite wastewater to ground without identified adverse effects. Consultant Grant Railton Drainlaying has provided comments (letterdated 27 July 2016) confirming that onsite wastewater is feasible Based on the existing use of onsite wastewater solutions and the consultants opinion, I am satisfied that onsite treatment is feasible for the proposed building platforms.

The site is elevated 4-5m above the Dart River basin and the water table will naturally slope down across the site towards the marginal strip with the platforms located where depth to ground water is likely to be similar to the basin floor. However, the proximity of the site in respect to the Dart River basin to the site will require a high level of treatment of wastewater to ensure contamination of natural water sources is avoided, especially if an onsite bore is utilised for the water source. I recommend a covenant requiring a minimum level of secondary treatment for onsite wastewater disposal to be designed by a suitably qualified professional.. Consent may be required from the Otago Regional Council if the wastewater treatment and disposal system is located within 50m of the Dart River.

**Stormwater** – Based on the above I am satisfied that onsite disposal is feasible and recommend a covenant is registered against the title requiring detailed design from a suitably qualified professional at the time a dwelling is proposed.

**Power and telecommunications** – The existing onsite dwelling is serviced with power. The applicant has not provided details of any existing telecommunication connections to the site. With services to Kinloch provided beneath the nearby Dart River bridge I am satisfied that servicing the new platforms is feasible, albeit at a cost to install to site. I recommend conditions of consent requiring evidence of power and telecommunications supply to each platform is provided to the Council, prior to platform registration.

### **Hazards**

Council Hazard mapping does not identify any natural hazards over the subject site. However, there are identified hazards with indicative boundary alignments immediately adjacent to the subject site that result in potential effects to areas of the site. Geo-professional Consultants Geosolve Limited has completed geotechnical assessments for the site. They identify the following potential hazards:

- **Alluvial fan hazard (flooding and debris flow)**
- **Liquefaction risk**
- **Dart River Flooding/Erosion**
- **Earthquake Risk (Regional)**

The Geosolve assessments can be identified within the following documents and correspondence:

- a. Natural Hazard Preliminary Review, Geosolve reference 160518 29 August 2016.
- b. Geosolve email 4-11-16 Liquefaction Assessment.
- c. Geosolve Alluvial Fan Assessment, dated 1-11-16.
- d. Geosolve email 23-11-16 Alluvial Fan comments.

**Alluvial Fan** – Due to site location at the footfalls of Mount Alfred the geotechnical assessment identifies “...*the site is considered to be at low-medium risk from alluvial fan hazards. The risk can be readily mitigated by standard engineering and planning measures, with detailed design to be undertaken when development proposals are being developed.*”

The site and Mount Alfred are bisected by Humes Road and associated drainage channels.

Geosolve email 23-11-16 Alluvial Fan comments recommend that appropriate controls be provided to mitigate the hazard risks by the construction of appropriate remedial measures. They identify potential measures consisting of either; elevating the floor level above flood levels and/or bund deflection measures and/or improvements to existing water channels within the legal road corridor.

A subsequent email from Geosolve, dated the 23-11-16, confirms the measures can be contained within the subject lots without any reliance on the Humes Road drainage measures to intercept flows, thus removing a potential area of Council concern with regard to road maintenance and liabilities.

Within the same correspondence chain is a volunteered condition from the applicant stating:

*Buildings shall have a minimum floor level of at least 0.5m above the existing ground level unless a suitably qualified Geotech engineer has confirmed that landscape bunds have been designed and constructed to divert water away from the proposed new buildings (in which case there is no minimum FFL).*

Advice Note *For the purposes of this condition the existing ground level is that identified on the topographical plan prepared by Paterson Pits Limited dated May 2016.*

I accept the expert opinion that the risk can be appropriately mitigated and conditions of consent can be provided to reflect both the expert opinion and the volunteered condition. I do note however that an elevated building platform is set above the surrounding ground levels, rather than specific levels, as these are subject to change during development.

**Liquefaction** – The geotechnical assessment details a preliminary liquefaction risk of LIC2 (P), suggesting that the land beneath the platforms is possibly subject to damage (minor to moderate) from liquefaction during large earthquakes. However subsequent Geosolve investigations, submitted in email dated 4-11-16, were complete with 4 Deep Penetrometer test holes near the proposed building platforms. They concluded:

*'General Observations from the investigation area as follows:*

- Ground Strengths were very low in the upper 3.0 to 4.5m and reflect deposits of silt and fine sand which overly the area.*
- Beneath the low strength surface layer a thin band (0.3 -1.5m) of medium dense ground is present*
- Refusal of the rod in very dense ground, expected to be glacial till or schist bedrock, occurred between 4.5 and 6.0m depth indicating a persistent very hard layer across the site.*
- Groundwater was measured at 4.9m depth.*

*Based on the above findings there is not considered to be a liquefaction risk at the site. This conclusion is based on the presence of a relatively shallow very dense layer (glacial till or rock), and the depth to groundwater. No lateral spreading risk is present.*

*With respect to categorisation of the site in line with existing QLDC categories, we conclude that Liquefaction Investigation Category (LIC) 1 is appropriate (see attached).'*

Based on this hazard category being identified by Geosolve, I am satisfied that the proposed buildings are unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber framed buildings are sufficient. Foundation requirements for the buildings will be addressed under the related building consent and no conditions are necessary.

### **Dart River Flooding/Erosion**

The site is elevated 4-6m above the main river channel and Geosolve assess the risk to the site as low. The Otago Regional Council have reviewed the expert assessment and confirmed that the report satisfies their issue and concerns.

Based on the vertical separation from the Dart River basin I accept the expert assessment that site flooding/erosion risks are low. I make no related recommendations.

### **Earthquake**

Geosolve identify that seismic provisions are catered within the Building Code to suitably address seismic requirements through detailed design. From a process perspective I concur with this approach and make no related recommendations.

**Hazard Summary** – I am satisfied that the building platforms can be adequately protected from natural hazards through the application of suitably engineered geotechnical designs. I further recommend the inclusion of a Schedule 2A from a geotechnical engineer to ensure that all necessary measures are addressed and/or registered as Consent Notice(s) on the subject title.

**Earthworks** –7,500m<sup>3</sup> of cut and fill earthworks are identified for the application to provide a new driveway, landscape bunding and pond. No earthworks are proposed to be imported or removed from this large rural site via the public roading network. I am satisfied that earthworks can be undertaken with minimal nuisance effect on neighbouring lands subject to compliance with dust and silt management controls. I recommend related conditions of consent in this regard.

Further earthworks may arise from mitigation measures identified by preliminary expert assessment, including earthwork deflection bunds and elevated floor levels. I am satisfied that existing recommended conditions herein provide adequate control for these additional earthworks.

## 1.0 **RECOMMENDED CONDITIONS**

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

### ***General conditions***

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 any work commencing 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) The provision of a water supply servicing each building platform in accordance with Council's standards. The building platforms shall each be supplied with a minimum of 2,100 litres per day of potable water that complies/can be treated to comply with the requirements of the Drinking Water Standard for New Zealand 2005.
  - b) The provision of an access way from the Glenorchy-Routeburn Road to the building platforms that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway. For clarity this shall include upgrading and maintaining the unsealed road areas of Humes Road utilised for access under this consent.

- c) The provision of a vehicle crossing to the site from Humes Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- d) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platforms/lots are suitable for building development. The assessment shall include the results of deep geotechnical investigations in accordance with NZS3604 and the latest Department of Building and Housing guidelines.

*In the event that the Schedule 2A certificate issued under Condition (3) contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. See **Condition (8)**.*

- 4. 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.

#### **On completion of earthworks**

- 5. On completion of the earthworks, the consent holder shall complete the following:
  - a) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

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

- 6. Prior to the building platform being registered on the Computer Freehold Register, 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 development 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), and Water reticulation (including private laterals).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all works detailed in Condition **(3)** above.
  - d) 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 each building platform in the development.
  - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made to each building platform in the development.
  - f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all engineering works completed in relation to or in association with this development (for clarification this shall include all Roads and Water reticulation). The certificates shall be in the

format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

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

7. At the time the consent is given effect to, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the two approved building platforms, as approved by RM160651. The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier OT128/191 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

### ***Ongoing Conditions/Covenants***

8. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 for works to be carried out at the time a dwelling is proposed:

- a) In the event that the Schedule 2A certificate issued under **Condition (3)** contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. The s108 covenant condition shall read;

*"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*

- b) Buildings shall have a minimum floor level of at least 0.5m above the surrounding ground level unless a suitably qualified Geotechnical engineer has designed and installed alternate measures to divert water away from the proposed new buildings.
- c) All future buildings shall be contained within the Building Platforms as shown as Covenant Areas **X** and **Y** as shown on Land Transfer Plan **XXXXX**.
- d) A covenant shall be registered on the certificate of title of Section 1 Block IV Dart Survey District, advising the land owner of the following on a continuing basis:

*The owner and/or occupier of Section 1 Block IV Dart Survey District may, at the pleasure of Queenstown Lakes District Council, use the legal road (Humes Road) for the formation of a private drive. The Council shall be under no obligation to maintain the private drive or to develop a physical road for access to Section 1 Block IV Dart Survey District.*

- e) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
- f) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review prior to implementation and shall be installed prior to occupation of the dwelling. To maintain high effluent quality such a system will require the following:
  - Specific design by a suitably qualified professional.
  - Secondary treatment of effluent as a minimum requirement.
  - Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless prior consent is obtained from the Otago Regional Council.

- Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
  - Intermittent effluent quality checks to ensure compliance with the system designer's specification.
  - Irrigation lines or distribution pipes shall be buried at least 300mm below ground level to protect from freezing unless alternative frost protection is provided.
  - A producer statement shall be provided to Council that confirms that the system has been installed in accordance with the approved design.
- g) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005, by the consent holder, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the standard then the consent holder shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- h) Prior to the occupation of a dwelling, domestic water and fire fighting storage is to be provided to each residential building platform. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it 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 adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any subdivision consent). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Operational Planning Officer for the Southern Fire Region is obtained for the proposed method.

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

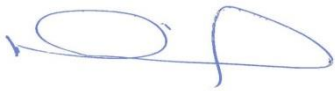
**Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 16km 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 each new dwelling.

**Advice Note:**

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

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Prepared by:



**Michael Wardill**  
**ENGINEER**

Reviewed by:



**Lyn Overton**  
**ENGINEER**



# **APPENDIX D**

## **OPERATIVE DISTRICT PLAN ASSESSMENT MATTERS**

## PART 5.4 – RURAL GENERAL ZONE – ASSESSMENT MATTERS

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited to, the following:

### 5.4.2.2(2) Outstanding Natural Landscapes (District Wide)

These assessment matters should be read in the light of the further guiding principle that existing vegetation which:

- (a) was either
  - planted after; or
  - self seeded and less than 1 metre in height at
    - 28 September 2002; and
- (b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads
  - shall not be considered:
    - (1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and
    - (2) as part of the permitted baseline.
  - nor shall removal of such vegetation be considered as a positive effect of any proposal.

#### (a) *Potential of the landscape to absorb development*

In considering the potential of the landscape to absorb development both visually and ecologically, the following matters shall be taken into account consistent with retaining openness and natural character:

- (i) whether, and to what extent, the proposed development is visible from public places;
- (ii) whether the proposed development is likely to be visually prominent to the extent that it dominates or detracts from views otherwise characterised by natural landscapes;
- (iii) whether any mitigation or earthworks and/or planting associated with the proposed development will detract from existing natural patterns and processes within the site and surrounding landscape or otherwise adversely effect the natural landscape character;
- (iv) whether, with respect to subdivision, any new boundaries are likely to give rise to planting, fencing or other land use patterns which appear unrelated to the natural line and form of the landscape; wherever possible with allowance for practical considerations, boundaries should reflect underlying natural patterns such as topographical boundaries;
- (v) whether the site includes any indigenous ecosystems, wildlife habitats, wetlands, significant geological or geomorphologic features or is otherwise an integral part of the same;
- (vi) whether and to what extent the proposed activity will have an adverse effect on any of the ecosystems or features identified in (v);
- (vii) whether the proposed activity introduces exotic species with the potential to spread and naturalise.

#### (b) *Effects on openness of landscape*

In considering the adverse effects of the proposed development on the openness of the landscape, the following matters shall be taken into account:

- (i) whether and the extent to which the proposed development will be within a broadly visible expanse of open landscape when viewed from any public road or public place 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

- (ii) whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;
- (iii) whether the proposed development is defined by natural elements such as topography and/or vegetation which may contain any adverse effects associated with the development.

*(c) Cumulative Effects on Landscape Values*

In considering whether there are likely to be any adverse cumulative effects as a result of the proposed development, the following matters shall be taken into account:

- (i) whether, and to what extent, the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;
- (ii) whether the elements identified in (i) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;
- (iii) whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;
- (iv) where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or inappropriate domestication of the landscape or feature.

*(d) Positive Effects*

In considering whether there are any positive effects associated with the proposed development the following matters shall be taken into account:

- (i) whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (a)(v) above;
- (ii) whether the proposed activity provides for the retention and/or reestablishment of native vegetation and their appropriate management;
- (iii) whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape;
- (iv) whether the proposed development provides an opportunity to remedy or mitigate existing and potential (ie. structures or development anticipated by existing resource consents) adverse effects by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;
- (v) the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;
- (vi) the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (i)- (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.

**5.4.2.3(ii) Natural Hazards – General**

- (a) Whether the activity will exacerbate any natural hazard, including erosion, sedimentation, subsidence and landslips.*

**5.4.2.3(iv) Controlled and Discretionary Activity - All Buildings (except in Ski Area Sub-Zones)**

- (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 to skylines, ridges, hills and prominent slopes.*

*(b) Whether the external appearance of buildings is appropriate within the rural context.*

## **PART 22.4 – EARTHWORKS – ASSESSMENT MATTERS**

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

### **i. Nature and scale of the Earthworks**

- (a) Whether the earthworks are a necessary part of subdivision, development or access construction and the extent to which the subdivision engineering works, building or finished project will remedy the effects of the earthworks.
- (b) Whether the design of the finished earthworks is sympathetic to natural topography, provides safe and stable building platforms and access with suitable gradient.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Whether the mitigation measures proposed, reflect the level of environmental effects from the project.

In addition, in the Rural General Zone, Rural Visitor Zone and Gibbston Character Zone:

- (e) Whether the proposed earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access and fencing.
- (f) Whether the earthworks are to create a fire break and whether the area is identified on the Natural Hazards Register as a high fire risk.
- (g) Whether the earthworks are associated with public recreation trails that enhance recreational opportunities and access.

Note: Assessment matters in Rules 5.4.2, 5.8.2 and 12.5.2 may also be relevant in the context of the Rural General Zone, Gibbston Character Zone and Rural Visitor Zone, respectively.

### **ii. Effects on rural landscape and visual amenity values, including on Outstanding Natural Features and Outstanding Natural Landscapes.**

- (a) Whether and to what extent, the scale and location of any cut and fill will adversely affect:
  - (i) the visual quality and amenity values of the landscape;
  - (ii) the natural landform of any ridgeline or visually prominent area;
  - (iii) the visual amenity values of surrounding sites.
- (b) Whether the earthworks will take into account the sensitivity of the landscape.
- (c) The potential for cumulative effects on the natural form of the existing landscape.
- (d) Whether and to what extent the earthworks create an area that is inconsistent with the character of the surrounding landscape.
- (e) 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.

# **APPENDIX E**

## **OPERATIVE DISTRICT PLAN AND PROPOSED DISTRICT PLAN OBJECTIVES & POLICIES**

## **1. Operative District Plan: Relevant Objectives and Policies**

### **Part 4.2: District Wide – Landscape and Visual Amenity**

#### **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.

#### **2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)**

- (a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.
- (b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.
- (c) To allow limited subdivision and development in those areas with higher potential to absorb change.
- (d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.

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

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

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

#### **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.

## 17. Land Use

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

### **Part 4.8: District Wide - Natural Hazards**

#### **Objective 1**

***Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.***

#### *Policies:*

- 1.4 To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.
- 1.5 To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.
- 1.7 To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.

### **Part 5.2: Rural Areas**

#### **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.
- 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.
- 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.

### **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 dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.

## **2. Proposed District Plan: Objectives and Policies**

### **Part 2 Chapter 6: Landscapes**

- 6.3.1 Objective - *The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.***

#### *Policies*

- 6.3.1.4 That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.
- 6.3.1.5 Avoid urban subdivision and development in the Rural Zones.
- 6.3.1.8 Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.
- 6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.
- 6.3.1.12 Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni.

- 6.3.2 Objective - *Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.***

#### *Policies*

- 6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.
- 6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.

- 6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.
- 6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.
- 6.3.2.5 Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

**6.3.4 Objective - *Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL)***

*Policies*

- 6.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.
- 6.3.4.2 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.
- 6.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.

**Part 4 Chapter 21: Rural**

**21.2.8 Objective - *Avoid subdivision and development in areas that are identified as being unsuitable for development.***

*Policy*

- 21.2.8.1 Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.

**Part 5 Chapter 28: Natural Hazards**

**21.2.8 Objective - *The effects of natural hazards on the community and the built environment are minimised to tolerable levels.***

*Policy*

- 28.3.1.1 Ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property, infrastructural networks and other parts of the environment.
- 21.2.8 **Objective - *Development on land subject to natural hazards only occurs where the risks to the community and the built environment are avoided or appropriately managed or mitigated.***

*Policy*

- 28.3.2.2 Allow subdivision and development of land subject to natural hazards where the proposed activity does not:
- Accelerate or worsen the natural hazard and/or its potential impacts.
  - Expose vulnerable activities to intolerable natural hazard risk.
  - Create an unacceptable risk to human life.
  - Increase the natural hazard risk to other properties.
  - Require additional works and costs that would be borne by the community.
- 28.3.2.3 Ensure all proposals to subdivide or develop land that is subject to natural hazards provide an assessment covering:
- The type, frequency and scale of the natural hazard.
  - The type of activity being undertaken and its vulnerability to natural hazards.
  - The effects of a natural hazard event on the subject land.
  - The potential for the activity to exacerbate natural hazard risk both in and off the subject land.
  - The potential for any structures on the subject land to be relocated.
  - The design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels.
  - Site layout and management to avoid the adverse effects of natural hazards, including access and egress during a hazard event.

# **APPENDIX F**

## **REGIONAL POLICY STATEMENT & PROPOSED REGIONAL POLICY STATEMENT OBJECTIVES & POLICIES**

## 1. Operative Regional Policy Statement: Relevant Objectives and Policies

The relevant objectives and policies of the operative Regional Policy Statement are contained within Part 5: Land and Part 11: Hazards as follows;

### 5.4 Objectives

- 5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.
- 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.

### 5.5 Policy

- 5.5.6 To recognise and provide for the protection of Otago's outstanding natural features and landscapes which:
  - (a) Are unique to or characteristic of the region; or
  - (b) Are representative of a particular landform or land cover occurring in the Otago region or of the collective characteristics which give Otago its particular character; ....

### 11.4 Objective

- 11.4.2 To avoid or mitigate the adverse effects of natural hazards within Otago to acceptable levels.

### 11.5 Policy

- 11.5.3 To restrict development on sites or areas recognised as being prone to significant hazards, unless adequate mitigation can be provided.

## 2. Proposed Regional Policy Statement: Relevant Objectives and Policies

The Regional Policy statement is currently under review and proposed changes were notified 23 May 2015 and submissions closed 24 July 2015. The relevant objectives and policies of the proposed Regional Policy Statement are contained within Part B Chapter 2: Otago has high quality natural resources and ecosystems, and Part B Chapter 3: Communities in Otago are resilient, safe and healthy, as follows;

### Objective 2.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced

*Policy 2.2.5 Identifying special amenity landscapes and highly valued natural features*

*Policy 2.2.6 Managing special amenity landscapes and highly valued natural features*

Protect or enhance the values of special amenity landscapes and highly valued natural features, by:

- a) Avoiding significant adverse effects on those values which contribute to the special amenity of the landscape or high value of the natural feature; and
- b) Avoiding, remedying or mitigating other adverse effects on other values; and
- c) Assessing the significance of adverse effects on those values, as detailed in Schedule 3; and
- d) Recognising and providing for positive contributions of existing introduced species to those values; and
- e) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread; and
- f) Encouraging enhancement of those values.

**Objective 3.2 Risk that natural hazards pose to Otago's communities are minimised**

*Policy 3.2.2 Assess the likelihood of natural hazard events occurring, having regard to a timeframe of no less than 100 years, ...*

*Policy 3.2.10 Mitigating natural hazards –*

Give preference to risk management approaches that reduce the need for hard mitigation measures or similar engineering interventions, and provide for hard mitigation measures only when:

- a) Those measures are essential to reduce risk to a level the community is able to tolerate; and
- b) There are no reasonable alternatives; and
- c) It would not result in an increase in risk, including displacement of risk off-site; and
- d) The adverse effects can be adequately managed; and
- e) The mitigation is viable in the reasonably foreseeable long term.

# **APPENDIX G**

## **RECOMMENDED CONDITIONS OF CONSENT**



## Proposed draft conditions

### Decision: Land Use Conditions

#### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans drafted by Patch and dated 18 October 2016:

- Dart Farm – Glenorchy – Masterplan, ref PA16107 IS02
- Dart Farm – Glenorchy – Planting Plan, ref PA16107 IS03
- Dart Farm – Glenorchy – Site Plan, ref PA16107 IS06

**stamped as approved on 20 December 2016**, and the application as submitted, with the exception of the amendments required by the following conditions of consent.

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

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

##### *Landscape*

4. An amended landscape plan based on the *Dart Farm Glenorchy - Masterplan dated October 18th 2016* and the *Dart Farm Glenorchy - Planting Plan dated October 21 2016* shall be submitted for certification by council within 3 months of granting consent. The amended plan shall achieve the following:
  - a) Include a detailed planting schedule identifying botanical names, grades, density and quantity of proposed planting.
  - b) Identify a domestic curtilage area around each residential building platform of up to 3500m<sup>2</sup> for the Homestead building platform and 2500m<sup>2</sup> for the Guest Cottage building platform and to be two separated domestic curtilage areas. Curtilage areas should avoid areas within 10m of the marginal strip boundary and the waterway within the northwest part of the site.
  - c) Remove lineal tree planting south of the access drive along the boundary with Humes Road and along the access drive within the property.
  - d) Include clusters of evergreen trees consistent with traditional rural tree species or indigenous trees of the local landscape within the manuka planting to provide height and bulk to assist in breaking views of buildings as viewed from Humes and the Glenorchy Routeburn Road.
  - e) Provide a vegetated buffer between the amended domestic curtilage area boundary and the marginal strip consistent with indigenous vegetation of the local area.

- f) Include additional informal clustered tree planting within close proximity to the building platforms sufficient to break the height controls of each platform as viewed from the publically assessable areas of the Dart River and margins, Humes Road and the Glenorchy Routeburn Road. Planting shall be of species typical of the traditional rural landscape and / or indigenous species and shall achieve the same degree of visual screening of existing vegetation (September 2016) along the marginal strip and within the subject site.

Please Note: the earthworks associated with landscaping shown in the approved Masterplan and Planting Plan can commence prior to the amended plans being submitted for certification. This is because the amendments relate to planting and curtilage only.

5. Planting and earth mounding identified within the landscape plan certified under **Condition (4)** shall be fully implemented prior to construction of a building within the approved building platforms or the farm building (whichever is first) and thereafter be maintained and irrigated in accordance with the plan. In addition:
- a) All new planting shall have individual pest protection sleeves installed to deter browsing by rabbits and hares, and adequately fenced so as to avoid damage from stock. All plants are to have mulch and a slow release fertiliser applied, and irrigated to support healthy growth until established. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan.
  - b) All new trees identified on the certified plan to be planted at a height no less than 1.5m at time of planting.
  - c) All existing trees as identified on the certified landscape plan shall be maintained as per the plan. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement trees shall be of the species identified on the certified landscape plan and planted at a grade no less than 1.5m in height. Existing pines as identified on the landscape plan may be removed at any time but shall be replaced with evergreen species of a mature height of no less than 10m and consistent with traditional rural tree species or indigenous species of the local area.
  - d) Prior to commencing of construction works the consent holder shall install and firmly secure temporary protective solid or mesh fencing to a height no less than 1.2m between the construction site and existing trees (excluding pines) as identified within the certified Landscape Plan. The fence shall ensure existing trees are retained and protected from damage during works. No storage of materials or machinery, parking of vehicles or similar construction activity shall occur within fenced off areas. Protective fencing shall remain in place until completion of building and earthworks.
6. A planting plan showing the existing relied upon willows to the north of the site shall be submitted for certification by Council within 3 months of granting consent. The number of willows shown shall be sufficient to screen the homestead from the marginal strip.

#### *Engineering*

7. 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.
8. Prior to registering the building platform 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) The provision of a water supply servicing each building platform in accordance with Council's standards. The building platforms shall each be supplied with a minimum of 2,100 litres per day of potable water that complies/can be treated to comply with the requirements of the Drinking Water Standard for New Zealand 2005.
- b) The provision of an access way from the Glenorchy-Routeburn Road to the building platforms that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway. For clarity this shall include upgrading and maintaining the unsealed road areas of Humes Road utilised for access under this consent.
- c) The provision of a vehicle crossing to the site from Humes Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- d) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platforms/lots are suitable for building development. The assessment shall include the results of deep geotechnical investigations in accordance with NZS3604 and the latest Department of Building and Housing guidelines.

*In the event that the Schedule 2A certificate issued under Condition (8) contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. See Condition (18).*

9. 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.
10. On completion of the earthworks, the consent holder shall complete the following:
  - a) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - b) All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or grassed within 3 months of completion of works.
11. Prior to each of the approved building platforms being registered on the Computer Freehold Register, the consent holder shall complete the following with respect to each platform:
  - 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 development 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), and Water reticulation (including private laterals).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

- c) The completion and implementation of all works detailed in Condition **(8)** above.
- d) 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 each building platform in the development.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made to each building platform in the development.
- f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all engineering works completed in relation to or in association with this development (for clarification this shall include all Roads and Water reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- g) The submission to Council and approval of the amended landscape plan as required by Condition 4.

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

- 12. In order to give effect to the consent, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the two approved residential building platforms, as approved by RM160651. The consent holder shall (upon completion of conditions as required by Condition 11) register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier OT128/191 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

#### ***Farm building***

- 13. Elevation plans of the farm building approved under condition 1 shall be supplied to Council for certification prior to construction. Certification will be undertaken to confirm the design controls in condition 14 are met.
- 14. The farm building shall meet the following design controls:
  - a) The building will not be used for residential purposes.
  - b) The building shall not exceed 6m in height above original ground level and not exceed 90m<sup>2</sup> in area. Roof to be gable forms with no hips and sloped between 25 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - c) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.
  - e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

#### ***Residential buildings***

- 15. The approved residential building platforms must be registered on the title prior to any building being constructed in either residential building platform.
- 16. Any building within the homestead building platform shall meet the following design controls:
  - a) Buildings to not exceed 8m in height above original ground level including chimneys and ancillary structures attached to the roof such a satellite dishes and solar panels.
  - b) Total building footprint not to exceed 585m<sup>2</sup>, excluding water tanks.

- c) Roof to gable forms with no hips and to be roof slope of between 27.5 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.
  - e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.
  - f) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc, or copper. Copper shall be limited to 20% of the total external wall cladding. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
17. Any building within the guest cottage building platform shall meet the following design controls:
- a) 60% of the built form not to exceed 5 metres in height above original ground level, 40% not to exceed 6 metres in height above original ground level.
  - b) Roof to be gable forms with no hips and sloped between 25 to 45 degrees. Roof materials to be corrugate or tray steel or natural slate or shingles. Roof colours to be within the natural tones of dark grey, green or cool browns with a light reflectivity value of between 7% and 20%.
  - c) Wall cladding to be timber weatherboard or board and batten, local schist stone with no less than 60% exposed stone, or zinc, or copper. Copper shall be limited to 20% of the total external wall cladding. External colours to be of dark recessive natural tones of grey green or cool brown with a LRV of between 7% and 20%.
  - d) Gutters, spouting, downpipes to match roof colours.
  - e) Joinery to match roof or wall cladding colours and be of natural tones of grey, green or cool browns with a LRV of between 7% and 27%.

#### **Ongoing Conditions/Covenants**

18. At the time that the building platform(s) are registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991:
- a) There shall be no more than one residential unit per residential building platform.
  - b) The two registered building platforms (the homestead platform and guest cottage platform) shall remain together in one Computer Freehold Register..
  - c) The design controls listed under **Conditions (16) and (17)** shall be met for any building within each platform (as relevant).
  - d) The following design controls shall be met for any development of the site:
    - i. Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways.
    - ii. The access drive carriageway from Humes Road shall not exceed 4.5m in width.
    - iii. All water tanks are to be partially buried, of dark recessive colouring or visually screened by planting as to be not visible from beyond the subject property boundary.
    - iv. All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
    - v. Access drives up to the domestic curtilage area shall be gravel of local stone and shall not have any concrete kerb and channels.



- vi. All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas, and ornamental or amenity gardens and lawns shall be confined to the curtilage areas as shown on the certified Landscape Plan under RM160651.
  - vii. Planting within the site shall exclude wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) and problematic species such as birch, and highly ornamental or brightly coloured domestic species, cultivars or varieties such as yellow species of conifers, bright red forms of oak and maples.
  - viii. Solar panels shall only be installed on roofs where glare from such structures is not visible from public roads or the Dart River and margins, such as behind buildings or on the ground behind screening vegetation or structures.
  - ix. Polycarbonate or similar skylight panels installed on the roof of buildings shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels to avoid contrasting banding effects that would highlight built form in the broader landscape. Such elements shall not be located on south or west facing roof slopes.
  - x. All ancillary structures or fixtures on the roof or upper portion of buildings including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 7%, or be located so as not to be visible from beyond the subject property boundary.
  - xi. All external lighting shall be down lighting only and not be used to highlight buildings, or landscape features visible from beyond the property boundary. External lighting attached to buildings shall be no higher than 2m above adjacent ground and be located so as to not to be visible from the Glenorchy Routeburn Road. All other external lighting shall be no higher than 1m above ground level. External lighting shall be directed downwards and away from property boundaries, to avoid light spill beyond property boundaries and avoids light pollution of the rural night sky.
- e) The Landscape planting detailed on the landscape plan certified under **Condition (4)** of resource consent RM160421 shall be maintained in perpetuity.
- f) The landscape planting and protection requirements listed under **Condition (5)**.
- g) If any willows on the willow plan provided under **Condition (6)** of resource consent RM160421 shall be significantly pruned, damaged or removed, on-site planting shall be provided to the north of the homestead building platform. This landscaping shall be shown on a planting plan and submitted to Council for certification within 3 months of the willows being pruned, damaged or removed. This certified landscaping shall be implemented within the planting season following certification and shall be maintained in perpetuity. If any plant on this plan becomes diseased or deceased, it shall be replaced in the following planting season. The objective of this planting plan is to provide a sufficient level of screening for the building as viewed from the marginal strip to the north.
- h) In the event that the Schedule 2A certificate issued under **Condition (8)** contains limitations or remedial works required, then a s108 covenant shall be registered on the relevant Computer Freehold Registers. The s108 covenant condition shall read;
- "Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*
- i) At the time a dwelling is constructed within either of the building platforms, either:

- i. Buildings shall have a minimum floor level of at least 0.5m above the surrounding ground level. If the platform is to be raised by fill, a suitably qualified and experienced Engineer shall design the foundations and/or ground preparation works for the dwelling.

OR

- ii. A suitably qualified Geotechnical engineer shall design alternate measures to divert water away from the proposed dwelling, which shall be installed prior to occupation of the dwelling.

The owner and/or occupier may, at the pleasure of Queenstown Lakes District Council, use the legal road (Humes Road) for the formation of a private drive. The Council shall be under no obligation to maintain the private drive or to develop a physical road for access to Section 1 Block IV Dart Survey District.

- j) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
- k) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review prior to implementation and shall be installed prior to occupation of the dwelling. To maintain high effluent quality such a system will require the following:
  - Specific design by a suitably qualified professional.
  - Secondary treatment of effluent as a minimum requirement.
  - Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless prior consent is obtained from the Otago Regional Council.
  - Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
  - Intermittent effluent quality checks to ensure compliance with the system designer's specification.
  - Irrigation lines or distribution pipes shall be buried at least 300mm below ground level to protect from freezing unless alternative frost protection is provided.
  - A producer statement shall be provided to Council that confirms that the system has been installed in accordance with the approved design.
- l) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005, by the consent holder, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the standard then the consent holder shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- m) Prior to the occupation of a dwelling, domestic water and fire fighting storage is to be provided to each residential building platform. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008

section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it 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 adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any subdivision consent). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Operational Planning Officer for the Southern Fire Region is obtained for the proposed method.

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

**Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 16km 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 each new dwelling.

- n) Any earthworks shall be undertaken in accordance with the following:
- i. Measures shall be installed 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.
  - ii. On completion of the earthworks, the following shall be completed:
    - Any damage to all existing road surfaces and berms that result from work carried out for this earthworks shall be remedied.



- All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or grassed within 3 months of completion of works.

**Advice Note:**

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.

DRAFT



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM160651

Tuesday, 20 December 2016



Existing old man pines to be retained

Existing deciduous trees to be retained

Proposed Pin Oak avenue trees and post and rail fence

Proposed Tasman Poplar trees

Proposed poplar trees and boundary planting

Existing shrubs to be retained

Proposed manuka thicket on mounding to 2.5m high

Existing contours and residential curtilage

Proposed pond and timber jetty

Gravel driveway and circulation areas

Existing stockyards retained

Proposed farm shed similar to KiwiSpanNZ Lifestyle Barn

Existing building converted to horse stable

Proposed 350m<sup>2</sup> building platform for guest cottage

Proposed 900m<sup>2</sup> building platform and proposed 'Homestead' dwelling

Stream and riparian area subject to DOC ecological management plan.

Marginal strip subject to DOC ecological management plan









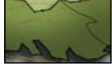
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM160651

Tuesday, 20 December 2016



Planting Schedule

Common Name	Botanical Name	Spacing	Qty	Size
 Pin Oak	Quercus Palustris	7m	19	PB18
 Tasman Poplar	Populus deltoides x P. nigra	10m	15+	PB18
 Flax 60%	Phormium tenax	2m	12	PB3
 ToeToe 40%	Cortaderia richardii	1.5m	10	PB3
 Manuka	Leptospermum Scoparium	1m	52	PB5





