



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Heather and Graeme Halliday
RM reference:	RM161080
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to subdivide Lot 1 DP 303794 into two fee simple allotments, and land use consent to establish a residential building platform on proposed Lot 2 and to construct a dwelling in the platform.</p> <p>Application under section 221 of the Resource Management Act 1991 (RMA) cancel Consent Notice 5224071.2 to remove superseded conditions.</p>
Location:	110 Shortcut Road, Luggate
Legal Description:	Lot 1 Deposited Plan 303794 held in Computer Freehold Register 15148
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Wendy Baker – Independent Commissioner
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	07 July 2017

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108/220 of the RMA. The consent only applies if the conditions outlined are met.
2. Consent is **GRANTED** pursuant to Section 221 of the RMA to cancel Consent Notice 5224071.2 as it relates to Lot 1 Deposited Plan 303794.
3. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Wendy Baker, Independent Commissioner, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 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 2 February 2017.

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 Wendy Baker (Independent Commissioner) on 13 April 2017.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 8 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

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 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 being:
 - Rule 15.2.6.1 (lot sizes and dimensions);
 - Rule 15.2.7.1 (subdivision design);
 - Rule 15.2.8.1 (property access);
 - Rule 15.2.10.1 (natural and other hazards);
 - Rule 15.2.11.1 (water supply);
 - Rule 15.2.12.1 (storm water disposal);
 - Rule 15.2.13.1 (sewerage treatment and disposal);
 - Rule 15.2.15.1 (energy supply and telecommunications);
 - Rule 15.2.16.1 (open space and recreation);
 - Rule 15.2.17.1 (vegetation and landscaping);
 - Rule 15.2.18.1 (easements).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3 (vi) for a two lot subdivision in the Rural General zone where both Lots contain building platforms.

Land Use

- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(a) for the construction of a dwelling which will be located within a proposed building platform on proposed Lot 2.
- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(b) for the identification of a building platform on Lot 2.

3.2 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notice 5224071.2 as it relates to Lot 1 Deposited Plan 303794.

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

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

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

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:

- Subdivision Design
- Lot Sizes and Dimensions
- Effects on Rural Character
- Landscape and Visual Amenity effects
- Cumulative effects

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 8.2.4 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 and 220 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 of engineering matters such as servicing, earthworks, access and mitigation of natural hazards. The most pertinent issues relating to this application concern the formation of lots that are considerably smaller than what exists within the receiving environment and within the wider context of what can be found within Visual Amenity Landscapes in the Wanaka area.

Having considered the proposal and the findings of the landscape assessments, it is my opinion that the reduced lot size has the potential to produce adverse effects on the environment in terms of loss of pastoral character and cumulative effects of development. However, with the imposition of recommended conditions and the proposed mitigation measures I consider that these effects do not exceed a threshold beyond the ability of the site to absorb the changes associated with the proposal.

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

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan, Proposed District Plan and Regional Policy Statements.

6.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 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. DECISION ON SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA

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

9. DECISION ON CONSENT NOTICE CANCELATION PURSUANT TO SECTION 221 OF THE RMA

Consent is **granted** for the application by Heather and Graeme Halliday to cancel Consent Notice 5224071.2 , as it relates to Lot Lot 1 Deposited Plan 303794, such that:

- 1 Consent Notice 5224071.2 is cancelled.
- 2 At the time consent is given effect to, the consent holder and Council shall vary the consent notice and shall execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.

10. OTHER MATTERS

Local Government Act 2002: Development Contributions

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

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

Administrative Matters

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

You are responsible for ensuring compliance with the conditions of this resource consent found in 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 Tim Anderson on phone (03) 441 0499 or email tim.anderson@qldc.govt.nz.

Report prepared by

Decision made by



Tim Anderson
PLANNER



Wendy Baker
INDEPENDENT COMMISSIONER

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

APPENDIX 1 – CONSENT CONDITIONS

APPENDIX 1 - CONSENT CONDITIONS

LAND USE CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Scheme Plan', prepared by Paterson Pitts Group, dated 3 November 2016
 - 'Proposed Building Platform and Water Tank Location', prepared by Paterson Pitts Group, dated 13 December 2016
 - 'Floor Plan S001-2' prepared by McRaeway Homes, dated 11 May 2016
 - 'Elevations S001-2' prepared by McRaeway Homes, dated 11 May 2016
 - 'Landscape Plan', prepared by Anne Steven landscape Architect, dated December 2016

stamped as approved on 7 July 2017

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 \$290. This initial fee has been set under section 36(1) of the Act.

Colours and Materials

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

Feature	Materials	Colour
Walls	Rockcote	Dark neutral no more than 35%
Roof	Colorsteel	Grey LRV 10% - 15%
Door, Window Joinery		To match roof LRV 10%-15%

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by Council.

Landscaping

4. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Engineering

General

5. 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>

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

6. 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.
7. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
8. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and acceptance, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an access way to the dwelling that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access way shall meet the following requirements:
 - (i) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
 - (ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - (iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - (iv) The provision of culverts in low spots to prevent water pooling.
 - (v) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed when works finish and before occupation of dwelling

9. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. 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 and toby positions).
 - b) The completion of all works detailed in Condition (8) above.

- c) The provision of an effluent disposal system in accordance with the Batchelar McDougall Consulting Ltd Ltd (dated 13 June 2016, BMC Ref 1606-2005) report submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.

The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for Council review and acceptance.

- d) Any power supply or telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- e) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- f) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

SUBDIVISION CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Scheme Plan', prepared by Paterson Pitts Group, dated 3 November 2016
 - 'Proposed Building Platform and Water Tank Location', prepared by Paterson Pitts Group, dated 13 December 2016

stamped as approved on 1 June 2017

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

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

General

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

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz>

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
6. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- b) The formation of the right of way, in accordance with Council's standards. This shall include:

The access way shall have a formed metal carriageway width of no less than 3.5 metres.

- (i) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
- (ii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
- (iii) The provision of culverts in low spots to prevent water pooling.
- (iv) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed before Council approval of the Survey Plan

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

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

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

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

- a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots) and Water reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (6) above.
- d) Redundant access CP59 shall be permanently and physically closed by removing the culvert, rock and reinstating the water channel in this location.
- e) Access and hardstand area shall be provided to the existing water tank located on Lot 1. The access is to be formed to the same standards as the right of way and the hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres.
- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).

- g) In the event that the test results required in Condition 8(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
- (i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- (ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM161080 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply associated with the subdivision.

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

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

Ongoing Conditions/Consent Notices

9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on Lots 1 and 2 by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably 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 the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.

- c) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Batchelar McDougall Consulting Ltd (dated 13 June 2016, BMC Ref 1606-2005). The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.
- d) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- e) At the time a dwelling is erected on Lots 1 and 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- f) The roof pitch on any dwelling or accessory building erected on Lot 2 shall not exceed 20 degrees.

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.

For Your Information

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

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

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

APPENDIX 2 – SECTION 42A REPORT

FILE REF: RM161080

TO Independent Commissioner Baker
FROM Tim Anderson, Planner
SUBJECT Report on a publicly notified consent application

SUMMARY

Applicant: Heather and Graeme Halliday
Location: 110 Shortcut Road, Luggate
Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to subdivide Lot 1 DP 303794 into two fee simple allotments, and land use consent to establish a residential building platform on proposed Lot 2 and to construct a dwelling in the platform. Application under Section 121 of the RMA to cancel Consent Notice 5224071.2 as it relates to Lot 1 DP 303794.
Legal Description: Lot 1 Deposited Plan 303794 held in Computer Freehold Register 15148
Zoning: Rural General
Public Notification Date: 2nd February 2017
Closing Date for Submissions: 3rd March 2017
Submissions: Nil

RECOMMENDATION

(1) Pursuant to Section 37 it is recommended that the late submission be received.

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

1. It is considered that the adverse effects of the activity have the potential to be more than minor. However, having considered the proposal, in my opinion the development can be generally contained within the site by topography and landscaping. It is my opinion that the proposed lots can be serviced, the effects of the proposed dwelling can be appropriately mitigated and the location of the proposed building platform maintains landscape values with respect to the VAL. Furthermore, written approvals were received from all the adjoining lot owners as well as the Land Transport New Zealand. No submissions were received in relation to the application.
2. The development gives rise to issues of a potential loss of rural character and potential precedent effects, however in my opinion it does not give rise to any adverse effects that are beyond a threshold that would be contrary to the relevant objectives and policies.
3. Overall I consider that the proposal would generally be consistent with the relevant objectives and policies of the District Plan. For these same reasons, I consider the proposal does promote sustainable management and is aligned to Part 2 of the RMA.
4. The proposal is not contrary to the relevant objectives and policies of the District Plan, Proposed District or Otago Regional Policy Statement which seek to avoid, remedy or mitigate adverse effects.
5. The proposal does promote the overall purpose of the RMA.

1. INTRODUCTION

My name is Timothy Ritchie Anderson. I am a resource consents planner with Queenstown Lakes District Council. I have been employed in this role for 1 year. I hold the qualifications of a Bachelor of Arts and a Master of Planning from the University of Otago. I am a graduate member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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 section 95 report was prepared by the author, attached as *Appendix 1* to this application, and will be hereafter referred to as the 's95 report'. This s95 report contains a full description of the proposal and site in Section 1. These descriptions have not changed and are therefore adopted in full for the purpose of this report.

3. SUBMISSIONS

3.1 SUBMISSIONS

There were no submissions received for the application

4. CONSULTATION AND WRITTEN APPROVALS

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

Ref	Person (owner/occupier)	Address (location in respect of subject site)
1	W J and C R Wilson Family Trust	112 Shortcut Road
2	G D and C A Taylor Family Trust	144 Shortcut Road (Lot 3 DP 303794)
3	Judith Mary Thompson	1153 Wanaka- Luggate Highway
4	Tony McColl	On behalf of the New Zealand Transport Agency

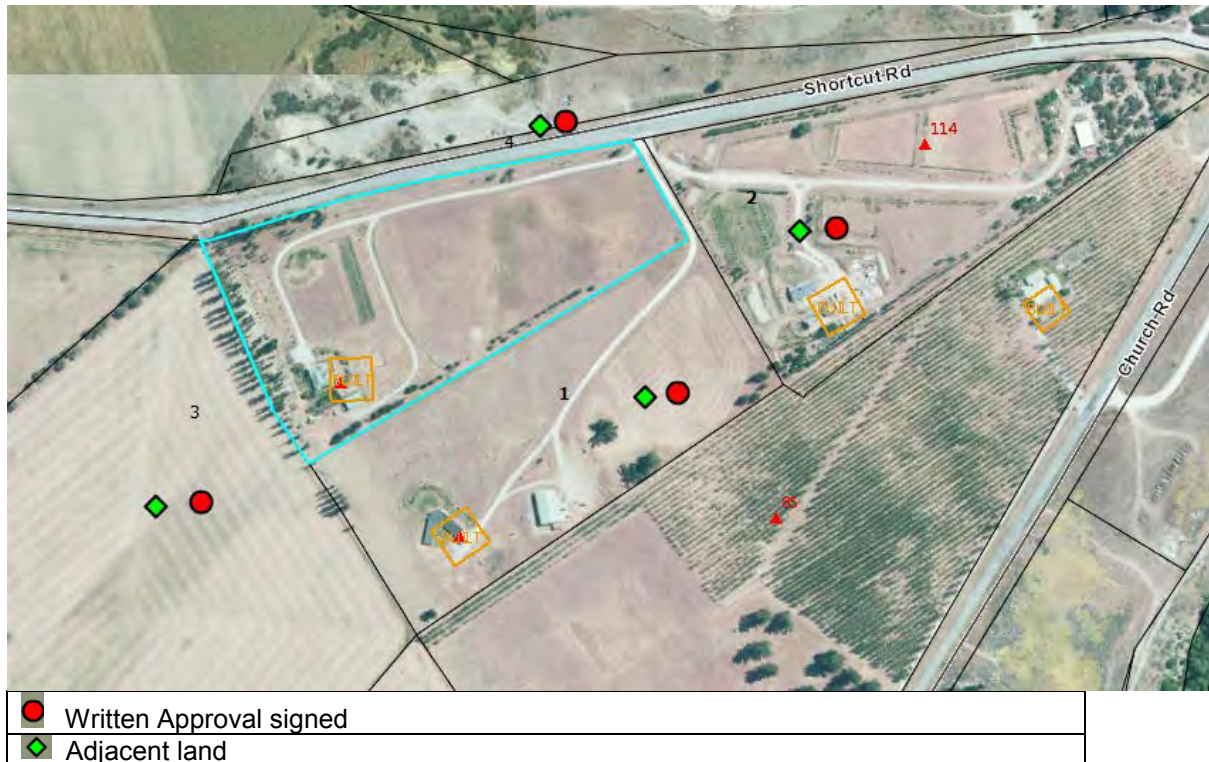


Figure 1: the subject site (outlined in blue)

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

The subject site is zoned Rural General.

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

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

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

The relevant provisions of the Plan that require consideration can be found in Part 4 (District Wide Issues) Part 5 (Rural Areas) and Part 15 (Subdivision, Development and financial Contributions).

Resource consent is required for the following reasons:

Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 being:
 - Rule 15.2.6.1 (lot sizes and dimensions);
 - Rule 15.2.7.1 (subdivision design);
 - Rule 15.2.8.1 (property access);
 - Rule 15.2.10.1 (natural and other hazards);
 - Rule 15.2.11.1 (water supply);
 - Rule 15.2.12.1 (storm water disposal);
 - Rule 15.2.13.1 (sewerage treatment and disposal);
 - Rule 15.2.15.1 (energy supply and telecommunications);
 - Rule 15.2.16.1 (open space and recreation);
 - Rule 15.2.17.1 (vegetation and landscaping);
 - Rule 15.2.18.1 (easements).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3 (vi) for a two lot subdivision in the Rural General zone where both Lots contain building platforms.

Land Use

- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(a) for the construction of a dwelling which will be located within a proposed building platform on proposed Lot 2.
- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(b) for the identification of a building platform on Lot 2.

5.2 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reason:

- 1 A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Consent Notice 5224071.2 as it relates to Lot 1 Deposited Plan 303794 to remove superseded conditions from the proposed lots.

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

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant, the piece of land to which this application relates is not a piece of land covered under Regulation (7) as it is highly unlikely that any HAIL activity or industry has occurred on the site. On this basis the NES regulations do not apply.

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

6 STATUTORY CONSIDERATIONS

6.1 PART 2 OF THE RMA

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.*

6.1 SECTION 106 OF THE RMA

A consent authority may refuse to grant subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

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

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.

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

7. INTERNAL REPORTS

The following reports have been prepared on behalf of the Queenstown-Lakes District Council (QLDC) and are attached as appendices.

1. QLDC Consultant landscape architect, Mr Paul Smith has undertaken a peer review of the landscape plan and landscape assessment prepared by Anne Steven, landscape Architect, and provided by the applicant (attached as Appendix 2). Mr Smith's report is attached as Appendix 3 to the s95 report and is hereafter referred to as the 'Landscape Architect's Peer Review.'
2. QLDC Resource Management Engineer, Lynette Overton, has undertaken an assessment of the services, earthworks, access, car parking, and other engineering matters associated with the development. This report is attached as Appendix 4 to the s95 report and is hereafter referred to as the 'Engineering Report'

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 Landscape Architect, Ms Anne Steven and Mr Smith both consider the subject site to be a Visual Amenity Landscape (VAL). I accept this assessment.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

A description of the permitted baseline has been provided in section 4.2 of the s95 report. This permitted baseline remains current and is adopted for the purposes of this report.

8.2.2 Existing Environment

Resource Consent RM040206 was issued for the construction of the existing dwelling on proposed lot 1 and RM050690 was issued for the construction of the existing shed/garage on the site.

8.2.3 Receiving Environment

The site contains the existing dwelling and a shed/garage with an approximate floor area of 120m², both within the proposed Lot 1. The dwelling is also operated as a B&B (Kanuka Lodge). The applicant has provided a landscape assessment prepared by Anne Steven, Landscape Architect. Ms Steven has created a detailed description of the site and locality. This description is considered accurate and is adopted for the purposes of this report (included as Appendix 2).

The subject site sits within a triangle of land bounded by Shortcut Road, Church Road and the Wanaka-Luggate Highway. Two of the adjoining lots are of a similar size, Lot 3 DP 303794 being 4.916Ha and Lot 2 DP 303794 being 4.71Ha. The remaining lots within that triangle area are larger rural blocks

RM081380 was granted on a neighbouring site to the east for the construction of a dwelling, and accessory buildings with associated earthworks. RM020087, RM020446 and RM040421 were granted on an adjacent site to the north for two separate accessory buildings and a dwelling. RM010321 and RM980371 were granted for a dwelling and accessory shed on a site the west. There are no current unimplemented consents on either the subject site or any of the adjoining lots.

8.2.4 Actual and Potential Effects on the Environment

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

- Subdivision Design
- Lot Sizes and Dimensions
- Effects on rural character
- Landscape and visual amenity effects
- Cumulative effects
- Access and traffic
- Services
- Hazards

Subdivision Design

Assessment matter 15.2.3.6(b) specifically seeks consideration of whether the rural character, landscape values and visual amenity are maintained or enhanced.

The proposed subdivision would not maintain or enhance the rural character of the surrounding area, as the lots will be considerably smaller than those that surround it. The proposed lots are of a size that is more typical of the Rural Lifestyle zone and would contribute a greater level of domestication. The proposal would create lots that are less likely to be able to support rural activities as the primary land use, albeit that some rural activities may still be supported. The proposal would create the potential for residential activity to be the primary land use. There is potential for the domestic areas of the sites, including curtilage areas to be visible, therefore creating a perception of increased residential density.

Given the size of the proposed lots, I believe that that the proposal has potential to result in adverse effects on rural character that are more than minor. It is my opinion that effects resulting from the subdivision design will be mitigated in part by the proposed landscaping but not to the extent that further domestication will not be perceivable. Overall I consider that the effects of the the proposed subdivision design will be minor.

Lot Size and Dimensions

As noted above, the proposed lot sizes would be more akin to what can be found within the Rural Lifestyle zone than what is anticipated in the Rural General Zone. While the proposal will provide functional spaces for residential activities, the reduction in lot sizes will compromise the fulfilment of intended land uses associated with the rural zone. The creation of the proposed lots and the associated increased residential density will reduce the productive agricultural capacity of the site. The proposed lot sizes are such that they would be significantly smaller than, and inconsistent with lots in the surrounding areas. Overall I consider that the effects on the environment resulting from the proposed lot sizes and dimensions have the potential to be more than minor.

Services

As discussed in 7.1 above, Ms Overton has assessed the application in regard to the proposed services and has recommended conditions. I consider Ms Overton's comment in respect of the proposed services to be accurate and I therefore accept it. If consent were granted conditions of consent could be included to ensure that all services to the site are constructed in accordance with the Council's standards. On this basis, any adverse effects arising from the provision of the required services to the proposed lots and new dwelling will be less than minor.

Landscape

An assessment of effects on the landscape using the VAL assessment matters contained in Part 5 of the District Plan has been completed on pages 5-6 of the s95 report. This assessment remains current and is therefore adopted in full for the purposes of this report with the addition of the following comments.

The relevant assessment matters for the VAL area as follows:

- *Effects on natural and pastoral character.*
- *Visibility of Development*
- *Form and Density of Development*
- *Cumulative Effects of Development on the Landscape*
- *Rural Amenities*

I consider the effects of the proposal relating to natural and pastoral character, visibility of development, form, and density of development to be less than minor. Ms Steven and Mr Smith are satisfied that the site can adequately absorb effects on the landscape or that they can be appropriately mitigated through landscaping and I accept their comment in that regard.

Cumulative Effects

In my opinion the proposed development will have the potential to produce cumulative effects on the landscape that are more than minor. Notwithstanding the comment provided from Ms Steven's and the implicit support from Mr Smith, those reports emphasise the visible elements of the proposal but do not focus on wider issues relating to the effects of the proposal in relation to increased levels of domestication within a Rural General zone. The proposed subdivision will have the potential to further diminish the productive agricultural capacity of the site. Within the context of the surrounding environment the proposed lots will be significantly smaller than those that surround them and hence would have the potential to produce further cumulative effects associated with intensification which include traffic effects, noise and demand for services. Furthermore, there is potential for some elements of the proposal, particularly the proposed new dwelling and associated curtilage landscaping to be visible from Shortcut Road, hence creating a perception of increased domestication.

It is my opinion that the level of cumulative effects likely to result from the proposal will not reach a threshold that exceeds the ability of the site to absorb further change. This is also supported by the written approvals that have been provided for all the surrounding lots and given that no submissions have been received in opposition to the proposal.

Consent Notice Cancellation

It is proposed to cancel Consent Notice 5224071.2 which currently contains a condition for the installation of noise insulation that meets the requirements of the proposed or operative District Plan District. In respect of noise insulation, the application site does not lie within the Airport Outer Control boundary or within any area that is subject to specific acoustic insulation requirements. The consent notice also contains conditions for effluent disposal design, landscaping, a requirement for dwelling to be erected within building platforms, and the provision of firefighting water. Each of these conditions are to be superseded by a proposed new consent notice that will be placed on the new lots. Ms Overton is satisfied that the old conditions can be removed without compromising the ability of the lots to be serviced. It is my opinion that any effects resulting from the cancellation of Consent Notice 5224071.2 will be less than minor.

Effects on Persons

The subject site is among an area characterised by rural blocks of a similar size, adjoining Shortcut Road to the north. The site shares internal boundaries with 112 Shortcut Road, 1153 Wanaka-Luggate Highway and Lot 3 DP 303794. The owners of the adjoining sites have all provided written approval for the proposal (as outlined in Part 4) as have Land Transport New Zealand in respect of the adjoining section of State Highway 8A. The land area across the highway is reserve land managed by the Department of Conservation.

The proposal will result in an intensification of residential activity within the Rural General zone. However, all of the immediately adjacent neighbours have provided written approval and therefore any adverse effects on these persons can be disregarded. Any adverse effects on persons are considered to be limited to those within close proximity to the site.

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

Conclusion

Overall the applicant has demonstrated that the proposed development is feasible in respect of engineering matters such as servicing, earthworks, access and mitigation of natural hazards. The most pertinent issues relating to this application concern the formation of lots that are considerably smaller than what exists within the receiving environment and within the wider context of what can be found within Visual Amenity Landscapes in the Wanaka area.

Having considered the proposal and the findings of the landscape assessments, it is my opinion that the reduced lot size has the potential to produce adverse effects on the environment in terms of loss of pastoral character and cumulative effects of development. However, with the imposition of recommended conditions and the proposed mitigation measures I consider that these effects do not exceed a threshold beyond the ability of the site to absorb the changes associated with the proposal.

8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

Objectives and Policies

The relevant objectives and policies are contained within Parts 4 (District Wide Issues), 5 (Rural Areas) and Chapter 15 (Subdivision, Development and Financial contributions) of the District Plan. The most relevant Objectives and Policies of the Operative District Plan are attached as *Appendix 5* to this report

Part 4

Objective 4.2.5(4)

The relevant objectives and associated policies in Part 4 include Objective 4.2.5(4), which seeks to avoid, remedy and mitigate the adverse effects of subdivision that is highly visible from roads and public areas, to mitigate the effects of development through landscaping and to avoid the planting of linear trees.

Mr Smith's report concludes that he is satisfied that the landscape plan provided by the applicant adequately addresses any requirements to screen the visible effects of development from roads and public areas while maintaining a degree of rural openness.

The proposed development on Lot 2 would have the potential to be visible from a small section of Shortcut Road but these effects will be mitigated through landscaping to the extent that Mr Smith considers acceptable, therefore the proposal would be consistent with the Objective 4.4.5(4).

Objective 4.2.5(8)

Objective 4.2.5(8) seeks to avoid cumulative degradation. In his peer review Mr Smith does not make any specific reference to cumulative degradation, however his report focuses mainly on the areas where there is some disagreement with Ms Steven's assessment. It can therefore be inferred that Mr Smith is in agreement with Ms Steven that the proposed development can adequately be absorbed without producing cumulative effects of over domestication, at least from a landscape perspective.

The proposal will enable additional residential development within a confined site and as such there will potentially be effects in terms of the reduced productive capacity and rural uses of the site. As discussed in 8.2.4, the appearance of additional domestication will be mitigated at least in part by the proposed landscaping, although curtilage planting in the vicinity of the proposed building platform has the potential to in itself create a perception of increased domestication. Furthermore, there is potential for the proposal to result in cumulative effects relating to such matters as traffic and servicing that go beyond those assessed the Landscape Architects. Any such effects would in my opinion be limited in terms of scale.

Overall I believe that the proposal will result in some cumulative effects, however given the mitigation the proposal would not result in cumulative degradation and will therefore be consistent with Objective 4.2.5(8).

Part 4.8

Part 4.8 relates to avoiding or mitigating effects resulting from natural hazards. Ms Overton has assessed the application in respect of hazards which included a review of council records and a geotechnical report provided by the applicant. Ms Overton has recommended conditions of consent relating to the placement of fill and foundation design. With the imposition of Ms Overton's recommended conditions I consider that the proposal is consistent with the objective and policies in 4.8.

Part 5

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

Objective 5.2.1

The relevant objectives in Part 5 include Objective 1(Character and Landscape Values) which seeks:

'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.'

At present much of the site is in pasture with areas planted in saffron and peonies. The remaining areas of the site are used for domestic purposes. The proposal has the potential to change the rural character through increased domestication and the loss of a small amount of productive land.

Taking into consideration the proposed landscaping and landscape architect's comment, I consider that the effects on landscape will be suitably controlled so that the character and landscape values within the site and receiving environment are protected. I therefore consider that any changes to the existing rural and landscape character of the site are will therefore consistent with Objective 5.2.1.

Objective 5.2.3

Objective 5.2.3 seeks to avoid, remedy or mitigate adverse effects of activities on rural amenity. The associated policies include providing for a range of rural activities and ensuring that residential dwellings are set back from property boundaries.

The proposed development will occur on a site that is not currently being utilised as a working farm but has small scale production of saffron and peonies. The proposal will further diminish the productive capacity of the site, however in the context of the existing use any such reduction will be small. The proposed building platform and dwelling will be clustered with the existing buildings on the site in a manner that maintains the pastoral openness of the site. The effects of the proposal on rural amenity will be sufficiently avoided and mitigated in a manner that I consider to be consistent with objective 5.2.3.

Part 15

The relevant objectives and policies of Section 15 relate to the following;

- Subdivision that avoids, remedies or mitigates adverse effects on landscape and visual amenity values.
- Maintaining safe and efficient access and movements for vehicles and pedestrians.
- The provision of services with the anticipation of the likely effects of the development.
- Appropriate lot sizes to maintain and enhance amenity while providing for the safe and efficient functioning of roads and services

The applicant's landscape assessment and the landscape architect's peer review conclude that the proposed dwelling will not be prominent when viewed from public places and will not result in any significant loss of natural character. The visible effects of the proposed development will be appropriately avoided, remedied or mitigated through the proposed landscaping. As previously discussed, the development will be screened by proposed and existing vegetation from surrounding properties and public areas. All servicing requirements for the proposal have been adequately addressed and with the imposition of conditions as recommended by Ms Overton will be established to an acceptable standard.

Objective 15.5 (Amenity Protection), includes policy 5.1 which provides for lot sizes appropriate for anticipated land uses, albeit that no minimum lot size is set for the Rural General zone. The proposal will create a residential density that goes beyond what can be anticipated for a rural general site. As previously stated the proposal goes beyond the anticipated density for a rural general site and is closer to the two hectare density provided for the Rural Lifestyle zone. The potential environmental effects of increased density will be mitigated in part by landscaping and the location of the new building platform which is clustered with the existing buildings on proposed lot, hence maintaining much of the existing rural openness. It is my opinion that within the context of the receiving environment the rural amenity of the site will be maintained and protected to a level that is consistent with Objective 15.5.

Overall I believe that the proposal is consistent with the relevant policies and objectives of the District Plan.

8.4 OBJECTIVES AND POLICIES OF THE PROPOSED DISTRICT PLAN

The Proposed District Plan (PDP) was notified on 26 August 2015. The relevant Objectives and Policies are attached as *Appendix 5* to this report.

Chapter – 6 (Landscapes)

Under the PDP the subject site is described as Rural Landscape Character (RLC) and the relevant objectives and policies seek to ensure that landscape character is not diminished as a consequence of development. The PDP recognises that RLCs 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 Rural Landscapes. It is recognised that there is a finite capacity for residential activity in rural areas if the qualities of the 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.

Policy 6.3.1.11, which seeks to protect visual values, is of relevance to the current application insofar as elements of the development will be visible from the road. Policy 6.3.2.4 requires a regard for adverse effects on landscape resulting from infill or sprawl along roads. In my opinion these effects do not reach a threshold beyond which they will be successfully mitigated through the proposed landscaping.

With consideration given to the landscape architects assessments and the proposed landscaping, I consider that the proposal will not diminish the landscape character and visual amenity or produce cumulative effects on the landscape that are beyond a threshold as to be inconsistent with the relevant objectives and policies of Chapter 6.

Chapter 21 – Rural

Chapter 21 identifies that it is necessary to recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places. Subdivision and 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. 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.

The proposed building platform and dwelling will be suitably set back from the boundaries of neighbours and will comply with relevant site standards in this regard. Overall the proposal protects landscape and amenity values and is consistent with the relevant objectives and policies of Chapter 21.

Chapter 27 – Subdivision and Development

The objectives and policies in this chapter seek to create quality environments that enhance natural features and are appropriately connected to infrastructure. I considered that the proposed subdivision will meet these requirements, and therefore is considered to be consistent with these objectives and policies.

Policy 27.2.1.3 provides for suitable lot sizes that are developed to the intended land use of the site. This is of relevance to this application and more or less replicates what is provided for in 15.5.1 of the operative plan. While the site is to be subdivided to a size that is not typical for the Rural General Zone, elements of the intended rural use of the site will remain, albeit that there will be a small reduction in terms agricultural capacity and a small increase in domestication. The effects associated with increased domestication will be mitigated through the proposed landscaping and chosen location of the building platform. Overall I believe the proposal will be consistent with Policy 27.2.1.3 of the Proposed District Plan and is otherwise consistent with the objectives and policies of chapter 27.

8.5 WEIGHTING

The Proposed District Plan was notified on 26 August 2015. At the time of the application no decisions had been made in respect of the Rural General zone. I am satisfied however, that the assessment of the relevant objectives and policies in the operative District Plan and those in the PDP are closely aligned to each other, and seek to achieve similar outcomes. Therefore a detailed weighting exercise is not necessary in this instance.

8.6 SUMMARY OF OBJECTIVES AND POLICIES

The Objectives and policies of the PDP align closely with those of the Operative District Plan. Overall, it is my opinion that the proposed development will give effect to and be consistent with the relevant objectives and policies of both the Operative and Proposed District Plans.

8.7 OPERATIVE AND PROPOSED REGIONAL POLICY STATEMENT

The objectives and policies contained within the Operative and Proposed Otago Regional Policy Statements (ORPS) are also relevant to the proposal. These are attached as *Appendix 6* 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, waterbody's and water quality, and protecting against natural hazards. The relevant matters are consistent between the Operative and Proposed RPS.

Of relevance to the application are Objective 5.4.1(a) of the Operative Regional Policy Statement which seeks to promote the maintenance of the primary productive capacity of rural land and Objective 5.3 of the Proposed Regional Policy Statement, containing reciprocal provisions. As previously discussed, the proposal will potentially result in some loss of productive rural land, however the quantity of land lost to rural production shall be small.

Overall, I consider that the proposal will be inconsistent with the specific objectives and policies of the proposed and operative Otago RPS that relate to the loss of productive land however it is consistent with all other ORPS provisions.

8.8 OTHER MATTERS

Precedent

The matter of precedent is a relevant consideration for the proposal. The subject site currently contains a single residential unit on a 4.5 hectare lot within what can be loosely defined as a triangle of land boarded by Shortcut Road, Church Road and The Wanaka-Luggate Highway containing seven other lots, six of which have a single building platform. Two of the adjoining lots are of a similar size, character and use as the subject site.

There are no particular qualities of the site or proposal that would set it apart from other potential developments in the surrounding Rural General zone, particularly the adjoining lots, although the subject site sits within topography that makes less visible from roads and public areas than some of the sites in the area. This presents a potential precedent for further residential development within this area which could give rise to cumulative effects in terms of the further fragmentation of land, traffic effects and servicing requirements that could result in a noticeable change to the character of the locality. The absence of submissions in opposition and the written approvals obtained by neighbours would suggest that there is no opposition in the locality to setting this precedent. As such, there would be a potential for such a precedent to be taken advantage of by other landowners in the surrounding Rural General sites.

The District Plan requires each application to be assessed in terms of cumulative effects and the granting of this particular consent would not negate this requirement for any future applications. I also consider that the given the provisions of the Operative and Proposed District Plans, and the level of assessment required for each individual development, this proposal would be unlikely to result in any precedent effects that would have implications for the wider Rural General zone.

Overall I consider that the application has the potential to result in precedent effects, however any such effects would be limited.

9. SECTION 106 OF THE RMA

It is considered that appropriate physical and legal access has been or can be created to the site. As to hazards, it is considered the proposed subdivision does suitably consider natural hazards and that subsequent use of the site will be not increase risk from natural hazards.

On the basis of the above assessments there is scope to grant consent under s106 of the RMA.

10. 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.*

The proposal represents development that has the potential to convert land that is currently used for primary production to residential use. The development would enable the applicant to provide for their economic wellbeing but otherwise would not contribute to the social, economic or cultural wellbeing of other people or the community. The life supporting capacity of air, water, soil and ecosystems of the surrounding area is not affected by the proposed activity. The proposal also seeks to avoid and mitigate potential effects on the environment through landscaping, the chosen location of the proposed building platform, and the design of the dwelling.

Overall, I consider that the proposal will sustain the potential of natural and physical resource to meet the reasonably foreseeable need of future generations, as directed by Section 5(2)(a) and appropriately avoids and mitigates adverse effects of the proposed activity on the environment.

Therefore, in its current form, the proposal is considered to be consistent with the primary purpose of Part 5 of the Act.

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:*

The proposal will contribute to a small loss of agricultural land while contributing to an increase in available land for residential purposes. The proposed landscaping and mitigation measures will ensure that the development will not result in an unacceptable loss of amenity values or finite natural resources.

Overall, I consider the proposal does promote sustainable management.

11. RECOMMENDATION

- An application has been received to undertake a subdivision resulting in two fee simple allotments, to establish a building platform the proposed Lot 2, and to construct a dwelling on the platform along with associated earthworks, servicing and landscaping.
- It is considered that the adverse effects of the activity have the potential to be more than minor. However, having considered the proposal, in my opinion the development can be generally contained within the site by topography and landscaping. It is my opinion that the proposed lots can be serviced, the effects of the proposed dwelling can be appropriately mitigated and the location of the proposed building platform maintains landscape values with respect to the VAL.
- The development gives rise to issues of a potential loss of rural character and potential precedent effects, however in my opinion it does not give rise to any adverse effects that are beyond a threshold that would be contrary to the relevant objectives and policies of the Operative or Proposed District Plan.
- Overall I consider that the proposal would not be contrary to the relevant objectives and policies of the District Plan. For these same reasons, I consider the proposal does promote sustainable management and is aligned to Part 2 of the RMA.
- I consider that Resource Consent should be granted.
- 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 7.

Report prepared by



Tim Anderson
PLANNER

Reviewed by



Sarah Picard
SENIOR PLANNER

Attachments:	Appendix 1	Section 95 Report
	Appendix 2	Applicant's Landscape Architect's report
	Appendix 3	Landscape Architect's Peer Review
	Appendix 4	Engineering Report
	Appendix 5	Objectives and Policies
	Appendix 6	ORPS Objectives and Policies
Report Dated:	27 July 2017	

APPENDIX 1 – SECTION 95 REPORT



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

SECTION 95 NOTIFICATION

Applicant:	Heather and Graeme Halliday
RM reference:	RM161080
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to subdivide Lot 1 DP 303794 into two fee simple allotments, and land use consent to establish a residential building platform on proposed Lot 2 and to construct a dwelling in the platform.
Location:	110 Shortcut Road, Luggate
Legal Description:	Lot 1 Deposited Plan 303794 held in Computer Freehold Register 15148
Zoning:	Rural General
Activity Status:	Discretionary
Decision Date:	10 January 2017

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a notified basis given the findings of Section 4 of this report. The application will be notified in the WANAKA SUN and served on those parties identified in section 6.5 of this report in accordance with section 2AA of the RMA. This decision is made by Sarah Picard, Senior Planner, on 10 January 2017 under delegated authority pursuant to Section 34A of the RMA.

1. PROPOSAL & SITE DESCRIPTION

Consent is sought to subdivide Lot 1 DP 303794 into Lots 1 and 2. The site currently has an area of 4.538ha. Proposed Lot 1 is to have a gross area of 2.24ha with a net area of 2.06ha and Lot 2 is proposed to be 2.29ha. Proposed Lot 1 has an existing dwelling contained in a registered building platform. Land use consent is sought to establish a residential building platform on Lot 2, to construct a dwelling on that platform and undertake associated earthworks and landscaping.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 2 of the report entitled '*Heather and Graeme Halliday Resource Consent Application Land Use and Subdivision Consent– Building Platform, House on Proposed Platform and Two Lot Fee Simple Subdivision*', prepared by Duncan White of Paterson Pitts Group, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 1). This description is considered accurate and is adopted for the purpose of this report with the addition of the following comments.

Landscaping

The applicant provided a landscape plan. As a result of a peer review by Council's Consultant Landscape Architect Mr Paul Smith, the applicant has amended the landscape plan removing a double row of trees and enhanced the planting in the curtilage area of proposed Lot 2.

Site Description

The site contains the existing dwelling and a shed/garage with an approximate floor area of 120m², both within the proposed Lot 2. The dwelling is also operated as a B&B (Kanuka Lodge). The applicant has provided a landscape assessment prepared by Anne Steven, Landscape Architect. Ms Steven has created a detailed description of the site and locality. This description is considered accurate and is adopted for the purposes of this report (included as Appendix 2).

Ms Stephen and Mr Smith agree that the site is part of a Visual Amenity Landscape (VAL).

Relevant Site History

The site was created by resource consent RM000251 which was granted to subdivide a 14.16ha site into three lots with a building platform. RM040206 was granted for the construction of the dwelling and RM050690 for the construction of the shed/garage on the subject site.

2. ACTIVITY STATUS

2.1 THE DISTRICT PLAN

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

Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 being:
 - Rule 15.2.6.1 (lot sizes and dimensions);
 - Rule 15.2.7.1 (subdivision design);
 - Rule 15.2.8.1 (property access);
 - Rule 15.2.10.1 (natural and other hazards);
 - Rule 15.2.11.1 (water supply);
 - Rule 15.2.12.1 (storm water disposal);
 - Rule 15.2.13.1 (sewerage treatment and disposal);
 - Rule 15.2.15.1 (energy supply and telecommunications);
 - Rule 15.2.16.1 (open space and recreation);

- Rule 15.2.17.1 (vegetation and landscaping);
 - Rule 15.2.18.1 (easements).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3 (vi) for a two lot subdivision in the Rural General zone where both Lots contain building platforms.

Land Use

- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(a) for the construction of a dwelling on a building platform on proposed Lot 2.
- A **discretionary** activity pursuant to Rule 5.3.3.3 (i)(b) for the identification of a building platform on Lot 2.

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

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

Based on the Preliminary Site Investigation prepared on behalf of the applicant, the piece of land to which this application relates is not a piece of land covered under Regulation (7) as it is highly unlikely that any HAIL activity or industry has occurred on the site. On this basis the NES regulations do not apply.

3. SECTION 95A NOTIFICATION

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

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

There are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

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

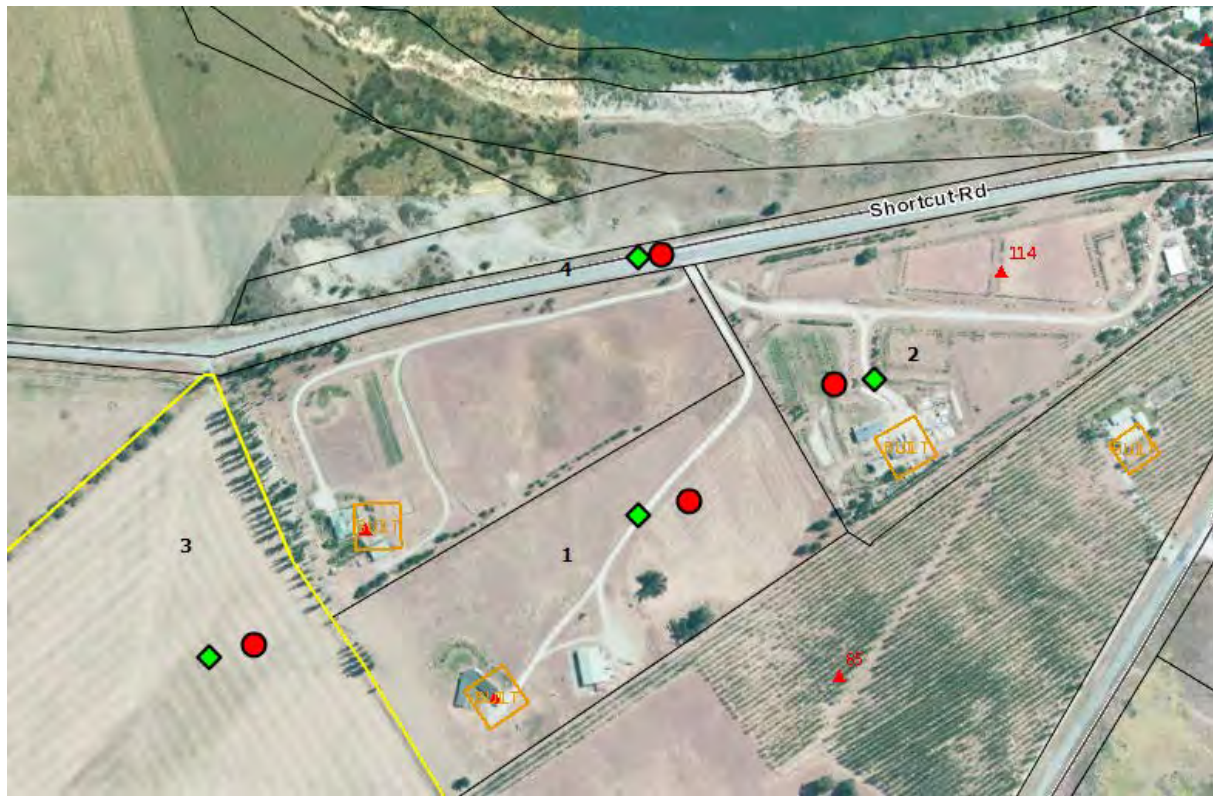
An assessment in this respect is therefore made in section 4 below:

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)

- A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: Trade competition and the effects of trade competition (s95D(d)).*
- C: The following persons have provided their written approval and as such adverse effects on these parties have been disregarded (s95D(e)).*

Ref	Person (owner/occupier)	Address (location in respect of subject site)
1	W J and C R Wilson Family Trust	112 Shortcut Road
2	G D and C A Taylor Family Trust	144 Shortcut Road (Lot 3 DP 303794)
3	Judith Mary Thompson	1153 Wanaka- Luggate Highway
4	Tony McColl	On behalf of the New Zealand Transport Agency



●	Written Approval signed
◆	Adjacent land

Figure 2: The Subject Site (outlined in blue)

4.2 PERMITTED BASELINE

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, earthworks up to a volume of up to 1000m² over a 12 month period can occur. Farming activities are permitted on the site. All buildings or alterations to buildings in the Rural General Zone (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent. Therefore, any adverse effects from the proposed activity have been taken into account when assessing actual and potential effects.

4.3 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account sections 4.1 and 4.2 above, the following assessment determines whether the activity will have or is likely to have adverse effects on the environment that are more than minor.

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

Consultant Landscape Architect, Paul Smith, of Vivian + Espie has provided a peer review of Ms Steven's report. The application has been assessed using the Assessment Matters 5.4.2.2(3) (Visual Amenity Landscapes).

Council's resource management engineer, Ms Lyn Overton, has reviewed the proposal and provided comment on engineering matters relating to access, earthworks, servicing and natural hazard matters. Ms Overton's engineering assessment is attached as Appendix 4.

The Assessment of Effects provided at Section 3 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report with the addition of the following comments.

Landscape

Ms Steven and Mr Smith both consider the site to be within a Visual Amenity Landscape (VAL). Mr Smith concurs with Ms Steven's comments in respect of, form and density of development, cumulative effects, rural amenities and other relevant matters.

Mr Smith had minor differences from Ms Steven's opinions in terms of the effects of the proposal in respect of the natural and pastoral character and visibility of the proposed development assessment and these differences of opinions have been outlined in the comments below.

Natural and Pastoral Character

In respect of the natural and pastoral character of the site, Mr Smith identified a proposed double row of plantings of 'Alders and/or Veronese poplars' as potentially producing adverse effects on the environment in terms of the pastoral character of the site. As a result, amendments were made to the landscape plan to remove these elements. Mr Smith is satisfied that the proposed landscaping adequately addresses the effects of the proposal on the natural and pastoral character of the site. Subject to those changes being implemented, it can be considered that the effects of the proposal on the natural and pastoral character of the area will be less than minor.

Visibility of Development

In relation to the visual effects of the proposal from Shortcut Road, Mr Smith recommended that the proposed Leyland Cypress hedge in the curtilage area of Lot 2 should have a minimum specified height in order to provide the necessary screening of those effects. The applicant has amended the landscape plan to show a height of between 2-3 metres to be maintained for the hedge (3m above original ground level and 2m for areas on top of a knoll).

Overall Mr Smith is satisfied that the proposed landscaping will adequately mitigate the visual effects of the proposal. Subject to the landscaping being implemented, it can be considered that in terms of visibility of development the effects of the proposal will be less than minor.

Cumulative Effects

Mr Smith is in agreement with Ms Steven's assessment of the application in respect of the cumulative effects of the proposal. Ms Steven is satisfied that the proposal will have little perceivable effect on the current level of domestication within the vicinity of the site, that the development can adequately be absorbed into the landscape, and that the proposed landscaping will adequately mitigate the cumulative effects of the development. In respect of potential cumulative effects of the proposal on the landscape Ms Steven's stated he following;

The density of development is not considered inappropriate in this location and the perception of density of development would change little in any case. The further planting that would occur is considered to be beneficial, considering the proposed planting would also screen existing development so that the number of dwellings visible from Shortcut Road remains the same, or perhaps less. There would not be a cumulative effect of over-domestication in my opinion.

Notwithstanding the comment provided from Ms Steven's and the implicit support from Mr Smith, those reports emphasise the visible elements of the proposal but do not focus on wider issues relating to the effects of the proposal in relation to increased levels of domestication within a Rural General zone.

The proposed subdivision will have the potential to further diminish the productive agricultural capacity of the site. Within the context of the surrounding environment the proposed lots will be significantly

smaller than those that surround them and hence will produce further cumulative effects associated with intensification which include traffic effects, noise and demand for services.

Overall it is considered that the cumulative effects of the proposal will have the potential to be more than minor.

Subdivision Design

The subject site sits within a triangle of land bounded by Shortcut Road, Church Road and the Wanaka-Luggate Highway. Two of the adjoining lots are of a similar size, Lot 3 DP 303794 being 4.916Ha and Lot 2 DP 303794 being 4.71Ha. The remaining lots within that triangle area are larger rural blocks. Assessment matter 15.2.3.6(b) specifically seeks consideration of whether the rural character, landscape values and visual amenity are maintained or enhanced.

The proposed subdivision would not maintain or enhance the rural character of the surrounding area as the lots will be considerably smaller than the existing lots in the area. The proposed lots are of a size that is more typical of the Rural Lifestyle zone and would contribute a greater level of domestication. The proposal would create lots that are less likely to be able to support rural activities as the primary land use, albeit that some rural activities may still be supported. The proposal would create the potential for residential activity to be the primary land use. Overall it is considered that the proposal has potential to result in adverse effects on rural character that are more than minor.

Lot size and dimensions

As noted above the proposed lot sizes would be more akin to what can be found within the Rural Lifestyle zone than what is anticipated in the Rural General Zone. While the proposal will provide functional spaces for residential activities, the reduction in lot sizes will compromise the fulfilment the intended land uses associated with the rural zone. The creation of the proposed lots and the associated increased residential density will reduce the productive agricultural capacity of the site. The proposed lot sizes are such that they would be significantly smaller than and inconsistent with the lots on the adjoining sites. Overall, effects on the environment resulting from the proposed lot sizes and dimensions have the potential to be more than minor.

Services

Ms Overton has identified that appropriate provision has been made for the required services, being potable and fire fighting water supply, storm water, and effluent treatment and disposal, and power and telecommunication connections. Reticulated services are available for electricity and telecommunications for both lots and sufficient potable water is available from a private scheme. Ms Overton has recommended the inclusion of a hardstand area and improved access to the existing firefighting tank on proposed Lot 1 so that it can service the proposed dwelling on Lot 2. Ms Overton is satisfied that the proposal has made adequate provision for onsite wastewater and storm water disposal.

If consent were granted conditions of consent could be imposed to ensure that all services to the site are constructed in accordance with the Council's standards. On this basis, any adverse effects arising from the provision of the required services to the proposed lots and new dwelling will be less than minor.

Access and Traffic Generation

It is proposed to access both lots using the existing vehicle crossing and driveway from Shortcut Road (SH8A) at the north of the site. The New Zealand Transport Agency (NZTA) as the authority responsible for SH8A has provided written approval for the proposal. As a result of consultation with the NZTA a redundant vehicle crossing to the west is to be removed. Access to Lot 1 will remain unchanged while a Right of Way is proposed over Lot 1 to establish access for Lot 2. The proposed subdivision would result in a small increase in traffic on Shortcut Road, however Shortcut Road is a state highway and in the context of the existing level of use any increase would be minimal.

Ms Overton has assessed the proposal with regard to access and is satisfied that the location of the

proposed access is appropriate to service both lots. Ms Overton considers that the existing driveway needs to be upgraded, and has recommended that improvements should be made to the existing driveway to ensure that it has appropriate surfacing and drainage. Provided that the necessary upgrades to the driveway are carried out, it is considered that any effects on the environment resulting from the proposed access will be less than minor as would any effects of traffic generation.

Hazards

Ms Overton is satisfied that there are no undue risks from hazards on the site and a condition of consent is included to ensure that the foundation design is in accordance with the geotechnical report provided by the applicant. Any effects of the proposal relating to hazards will be less than minor.

Easements

Ms Overton is satisfied that the necessary easements have been included with the proposal and a condition of consent is appropriate to ensure that all necessary easements are provided.

4.3 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2)(a))

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

5. NOTIFICATION

Given the decision made in section 4.3 above, the application is to be publicly notified.

5.1 Public Notification

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

6. SERVICE

6.1 AFFECTED PERSONS

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

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

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

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

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

6.2 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)

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

6.3 ASSESSMENT: EFFECTS ON PERSONS

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

The subject site is among an area characterised by rural blocks of a similar size, adjoining Shortcut Road to the north. The site shares internal boundaries with 112 Shortcut Road, 1153 Wanaka-Luggate Highway and Lot 3 DP 303794. The owners of the adjoining sites have all provided written approval for the proposal (as outlined in 4.1) as have Land Transport New Zealand in respect of the adjoining section of State Highway 8A. The land area across the highway is reserve land managed by the Department of Conservation.

The proposal will result in an intensification of residential activity within the Rural General zone. However, all of the immediately adjacent neighbours have provided written approval and therefore any adverse effects can be disregarded. Any adverse effects on persons are considered to be limited to those within close proximity to the site.

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

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

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

N/A

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

**Queenstown Lakes District Council Parks & Reserves Department
Otago Regional Council**

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

The iwi authorities to be served notice are as follows:

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

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

**Regional Conservator: Department of Conservation
Luggate Community Association
Upper Clutha Environmental Society Incorporated**

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

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

N/A

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

N/A

(g) the Heritage New Zealand Pouhere Taonga, if the application or review—

(i) relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or

(ii) affects any historic place, historic area, wahi tapu, or wahi tapu area registered under the Heritage New Zealand Taonga Act 2014.

Heritage New Zealand Pouhere Taonga

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

N/A

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

N/A

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

N/A

7. DECISION: PUBLIC NOTIFICATION AND SERVICE

The application shall be notified in the Wanaka Sun and serviced on those persons identified in sections 6.4 and 6.5 above.

Report prepared by



Tim Anderson
PLANNER

Decision made by



Sarah Picard
SENIOR PLANNER

Report Dated: 10 January 2016

APPENDIX 2 – APPLICANT’S LANDSCAPE ARCHITECT’S REPORT

APPENDIX D – LANDSCAPE REPORT AND PLAN

PROPOSED SUBDIVISION AND NEW DWELLING

HALLIDAY PROPERTY, 110 Shortcut Road



Landscape Assessment Report



July 2016

**PROPOSED SUBDIVISION
AND NEW DWELLING, HALLIDAY PROPERTY
Landscape Assessment Report**

JULY 2016

CONTENTS

1	INTRODUCTION	-----	3
1.1	Relevant Experience	-----	4
2	THE SITE	-----	4
2.1	Surrounding Land Uses	-----	5
2.2	Background	-----	5
3	LANDSCAPE CONTEXT	-----	6
4	LANDSCAPE SIGNIFICANCE OF SITE	-----	8
5	LANDSCAPE CLASSIFICATION	-----	8
6	PROPOSALS	-----	8
7	VISIBILITY OF PROPOSED DWELLING	-----	10
8	LANDSCAPE ASSESSMENT	-----	11
8.1	Effects on Natural and Pastoral Character	-----	11
8.2	Visibility of Development	-----	13
8.3	Form and Density of Development	-----	15
8.4	Cumulative Effects	-----	17
8.5	Rural Amenities	-----	17
8.6	Other Assessment Matters	-----	17
8.7	Proposed District Plan Objectives and Policies	-----	18
9	CONCLUSION	-----	18

APPENDIX

PROPOSED SUBDIVISION AND NEW DWELLING, HALLIDAY PROPERTY

Landscape Assessment Report

1. INTRODUCTION

I have been engaged by Graham and Heather Halliday (the Applicant) to assist with a resource consent application to construct a dwelling on the Applicant's property at 110 Shortcut Road near Luggate, Lot 1 DP303794. The property is a 4.54ha rural lifestyle property on the north side of the "Luggate triangle" (the triangle) (see map below).

The Zoning is Rural General and the landscape classification is Visual Amenity Landscape (VAL).

This report describes the application site (the site), analyses its landscape context and the significance of the site, and assesses the potential landscape and visual effects of the proposed development with regard to the provisions of the operative Queenstown Lakes District Plan (the Plan).

Location of
Application Site



1.1 Relevant Experience

I have had a sole practice in Wanaka, where I have lived since 2001. I have advised on and assessed a number of development proposals in the Queenstown and Wanaka rural areas, including preparing evidence for Council and Environment Court hearings. I consider myself experienced in this field and familiar with the objectives, policies and rules of the Queenstown Lakes District Plan (the Plan).

Residing in Wanaka, I have driven past the triangle many times on all sides since 2001. I have carried out a number of landscape assessments in the Wanaka-Luggate area for different development projects, and for landscape studies. I have been managing an ecological restoration project for the last 5 years on conservation land near the site, between the road and the Clutha River, and have cycled through this area numerous times (on road and on the Clutha River track).

I am thus familiar with the site and its context landscape and have spent considerable time analysing it. I visited the Site and surrounding landscape in May and June 2016 for the purposes of this assessment.

2 THE SITE

The Site is a roughly rectangular property of 4.54ha bounding Shortcut Road. The road frontage is around 330m and the site width varies from 90m at the east end to 190 m across the west end.

It is situated on undulating outwash plain, with a large 4m high scarp forming the west end of the property. A large shallow dry swale features at the west end under the scarp – a relict meltwater channel. The southeast corner also drops away into a swale. A second smaller swale passes through the middle of the site, marked by slightly better pasture growth.

Mature Lombardy Poplars and a scattering of younger trees grow along the top of the scarp on the west boundary and form a grove in the northwest corner. A number of semi-mature pines are present along the south boundary in a discontinuous double row belt placed some 10m in from the south boundary fence. A number of the trees planted have died so there are gaps. Some gaps have been recently planted again with other species such as cedar and monkey puzzle trees. There are a few gum trees amongst the pines. There is a single line of young pines along the eastern boundary, similarly set in about 10m from the boundary fence with one mature pine towards the road entrance. Along the road boundary there is a linear planting of a more diverse mix of silver birch, rowan, eucalypt, olearia and Kanuka. This planting appears rather wind beaten and most plants remain small in stature. There are a couple of taller more mature gums, and in the middle is a grove of more mature Kanuka, existing in the smaller shallow swale that continues through the middle paddock.

Buildings and more diverse and domestic planting are concentrated over the western third of the property. The other two thirds comprise two paddocks, for horse grazing. The fence line on the western end of the paddocks, located along the top of the broad swale, has been planted in Leyland cypress, which is growing well albeit of two different ages. This planting will grow to separate the paddock area from the western end of the site.

A dwelling constructed in 2004 is co-located in the southwest corner along with a large utility shed, tucked under the scarp. The dwelling has walls of a pale neutral colour (“Desert Sand” LRV 50.5%, as a roof colour, probably lower on plaster wall) and a medium green steel corrugate gable roof (“Rivergum” LRV 21.5%). The shed is painted the same green colour.

There are numerous garden and horticultural plantings around the dwelling including hazelnuts, a saffron patch down in the swale, fruit and nut trees across the lower face of the scarp and an avenue of olives on the entrance drive. There is a large peony patch further out in the swale, with a row of young alder along its western edge.

A pond has been constructed closer to the road, with willows planted around its north side. South of the pond, there is a tussock dotted bund. A larger bund has been constructed along the road boundary, also with some silver tussock planting.

The gravel access drive enters in the northeast corner and runs through the property just inside the road boundary until it nears the scarp. Here it swings 90 degrees to head towards the house close to the base of the scarp. A secondary drive splits off earlier, and runs down the east side of the swale and then along the south boundary a short distance, providing separate access to the shed, which faces south.

With respect to landscape character, the site has a low level of natural character (also all exotic species in non-natural patterns with visible presence of man-made elements) and a moderate degree of open pastoral character (limited by small size of property).

Fig. 1 in the Attachments shows the existing site features.

2.1 Surrounding Land Use

The site is surrounded to the east and south by two similar sized properties (Taylor and Willson). The Taylor property has been planted with a lot of trees including orchard and shelter belt trees. The dwelling is similarly located in the southwest corner of the site, and a work area with sheds exists at the east end of the property amongst tall Kanuka. The Willson property is more open with large areas remaining in grass or crop. The house is also located in the southwest corner about 80m away from the south boundary of the site, and there is a large pale coloured utility shed near the dwelling and associated work yard with several parked agricultural vehicles (tractors, etc).

The three properties have separate drive access, but all enter at the same point off Shortcut Road. The Willson access runs along the east boundary of the site.

To the west on the terrace surface above are two larger rural properties of 14ha each, Butson (with no dwelling) and Thompson, with a dwelling located closer to the Wanaka-Luggate highway. These properties are characterised by open pasture and cropland.

Shortcut Road (SH8A) forms the north boundary. Across the road to the north is a disused gravel pit (Pittaway) and public conservation land along the banks of the Clutha River (some 75-150m away).

Fig. 2 in the Attachments shows these surrounding properties.

2.2 Background

The site was created in 2000 following approval of a subdivision of a larger rural lot of around 14ha into three separate similar sized lots (RM000251), each with a residential dwelling building platform – now the Halliday, Taylor and Willson properties.

In the Council's decision the 2000 subdivision site was considered to have a "relatively low landscape importance in regard to its context" and to be a "relatively isolated pocket of land within which dwellings can be easily accommodated"¹. It was concluded in the council landscape architect's assessment² that locating the dwelling close to a scarp and 150m or more away from SH8a, and limiting its height to 5.5m, would adequately mitigate visual effects and integrate the dwellings with the landscape, combined with some screen planting of pines and kanuka. There was some concern at being able to accommodate a third dwelling out in the open further east due to visual prominence and cumulative effect, however location of that dwelling (the Taylor dwelling) in a depression mitigated that concern. This dwelling is not visible now at all from outside the property due to trees.

¹ pp 4 and 5 Decision of the Queenstown Lakes District Council October 2000

² Liz Kidson Report to Chris Ferguson 19 June 2000

The conditions of the decision required the preparation of landscape guidelines to mitigate the effects of the development of the three separate lots/dwellings. One purpose of this plan was to integrate the development, by avoiding a piecemeal approach to planting. A landscape plan was prepared in 2000 by Sue Mort (appended), which was submitted for approval. This showed retention of the existing Lombardy poplars on the west and north boundary of the (current) site; an “island” of mixed species of trees midway along the south boundary to partially screen the now Willson dwelling; a short belt of trees in the southwest corner to separate the Willson and Halliday building platforms; and a belt of pines and deciduous trees along the road boundary towards the east end of the site. The continuous belt of pine and deciduous trees along the road boundary has not been planted, however there is a discontinuous planting of gum trees, deciduous trees (birch, rowan), and native species as well as a natural clump of Kanuka remaining. The Lombardy Poplars all remain. A belt of conifers and gums (mainly pines) has been planted along the southern boundary (thus more than the island required) but it has a few gaps allowing views through to the Willson buildings behind.

In 2004 application was made to construct the dwelling on the site (RM040206), which required a landscape plan to show visual mitigation. This plan was to provide naturally shaped clusters of trees and shrubs to the south of the dwelling to soften its form in public views and to screen the water tank to ensure it was not visible from outside the site. This was prepared by Sue Mort also dated June 2004 and was approved by council landscape architect in May 2005 (appended). This showed an earth berm built along the road boundary (in place); retention of the Lombardy poplars with Kanuka, *Alnus viridis*, *Cotoneaster affinis* and Eucalyptus added to it (poplars retained, new planting not completed); groups of deciduous trees along scarp below poplars (there are a number of fruit trees along here); a home orchard on the scarp above the dwelling (there are some fruit trees here, in a different layout); a belt of *Acacia rubida* angling across the scarp behind dwelling (not present); a clump of *Salix glaucophylloides x viminalis*, a Scots Pine, and a Bhutan Cypress in the southwest corner as backdrop (not present); and a copse of evergreens to the east of the dwelling and a utility shed (planted as a belt instead along the boundary). Many other trees have been planted on the site, so that whilst not all the planting on the approved plan has been implemented, the level of visual mitigation now is similar to that expected with the approved plan.

The water tank cannot be seen from Shortcut Road at present due to other planting around the dwelling; and the pines on the south boundary provide a partial backdrop to the dwelling when viewed from the north, as do the remaining poplars on the west boundary viewed from the east (less so in winter). Other trees have been planted on the bank around the water tank however some additional poplar planting to augment remaining poplars would provide a more complete backdrop, than what was on the approved plan.

Planting that is now important for maintaining a good level of visual mitigation for the existing and proposed dwelling is identified on the Landscape Plan attached to this assessment, to be retained and replaced if lost.

3 LANDSCAPE CONTEXT

The broader landscape context of the Site is the triangle of land bounded by the Cromwell-Luggate – Wanaka highway (SH6), Church Road (a local road), and Shortcut Road (SH8A); and the land between Shortcut Road and Church Road, and the Clutha River. The more immediate context is the area comprising the site, the land opposite between SH8A and the Clutha River, and the neighbouring Taylor and Willson properties. This is the lower outwash plain area, defined by the main scarp separating it from the elevated terraces to the west, and, broadly, the Clutha River to the north/northeast - although mature pine tree cover at present confines landscape experience to the immediate road corridor.

The triangle area is comprised of terraced glacial outwash plain elevated above the Clutha River, including angular scarps and undulating plain with sandy areas, bouldery rises and shallow dry swales of former meltwater channels. The eastern pointy end of the triangle area is on a lower terrace, with a 4-5m high north-south running planar scarp separating the lower and upper terraces.

Rural lifestyle and smaller scale more intensive land uses using tree and flower crops characterises the lower terrace including the remaining 14ha property along the south side of the triangle (Klingenburg), which supports a semi-mature stand of poplars for timber production.

Vegetation outside of curtilage areas in the triangle is dominantly exotic and managed in geometric patterns in this landscape, either as cultivated paddocks, shelterbelts and plantations of poplars, pine and Douglas Fir and other conifer species, or tree crops and orchards. The grove of poplars on the northwest corner of the Site and its small Kanuka clump further east along the boundary, and a larger area of mature Kanuka woodland on the Taylor property at the pointy end of the triangle are the only areas of more natural looking vegetation.

Pastoral character of the lower triangle area is low. The larger properties on the upper terrace are of more simple appearance, with a high level of open and pastoral (or arable) character, with large paddocks producing hay or grazing horses. This area is contiguous with adjacent Lake Mackay Station farmland with a high degree of pastoral character.

The land between Shortcut Road and the Clutha River is more natural in character. The disused gravel pit although an eyesore is dominated by self sown pest broom and other weed species. Undisturbed land within the privately owned land next to the gravel pit and within the conservation area retains a relict short tussock grassland, cushion/herbfield and scattered grey shrubland species and kanuka. Wilding pine tree cover characterises the land further east. Following removal of large pines and spraying of pest broom in this area, an ecological enrichment project run by the local branch of the Forest and Bird under an MOU with the Department of Conservation has been underway for the last 6 years on the conservation land, with around 2500 native plants planted to date.

The land between Church Road and the Clutha River is of low natural character due to the industrial land uses and degree of disturbance.

Shortcut Road is a busy state highway (SH8A), connecting travellers between Tarras and Wanaka and through to Queenstown and also the West Coast via Albert Town. It is a well-used local road as well. Traffic tends to move fast along this section of highway as it is aptly named Shortcut Road. The main views enjoyed are to the north, of the more distant spectacular Clutha River terraces and expansive backdrop of mountains. The lower terrace land of the triangle along the road is of no particular visual merit being of moderate aesthetic quality in my opinion due to the smaller scale, highly modified and more eclectic character. The larger open spaces of the upper terrace landscape, including surrounding open farmland of the Pittaway farm and Lake Mackay Station is of somewhat higher aesthetic merit associated with open pastoral landscape.

A popular cycle/walking/running trail exists along the bank of the Clutha River, part of a wider well-used network of recreational trails in the Upper Clutha basin. A carpark trailhead is present a little further east along Shortcut Road, opposite the Taylor property. As the trail is partially enclosed by matagouri and Kanuka, and the pest broom on the gravel pit, views across Shortcut Road to the site are somewhat limited. In any case, the preferred view is the immediate natural landscape of tussock and shrubland, the impressive Clutha River below and the wider more natural landscape of the Clutha River corridor and distant mountain backdrop. The impressive sculpted scarp of the large outwash plain to the north of the river is a visual focus. The more open landscape with views of surrounding mountains is to the north and northeast. Views to the south and west tend to lift up over the unremarkable foreground to the more natural landscape of the Pisa Range.

Features described above are shown on Fig. 2 Landscape Context in the Attachments.

4 SIGNIFICANCE OF SITE

It can be concluded from the analysis of the Site in its landscape context that the Site is not significant as part of the wider landscape. It does not contribute meaningfully to either pastoral or natural landscape character. There is potential for significance with respect to the nearby conservation area and trail along the Clutha River however for the reasons set out, the site is not significant to experiences within the conservation area. The main consideration is its relationship with travellers along the northeast portion of Shortcut Road where it crosses the lower outwash plain surfaces.

5 LANDSCAPE CLASSIFICATION

The landscape classification for the Site and its context landscape is Visual Amenity Landscape (VAL). This has been established in the previous assessments done for this Site. The nearby Clutha River and its corridor is Outstanding Natural Feature or Landscape³. It is proposed as an ONF in the proposed district plan.

I do not consider the lower part of the Triangle area to be “core” VAL however due to the existing level of lifestyle block development, the presence of the old gravel pit, extensive wilding pine tree cover, the highways and the industrial land uses along Church Road, in proximity of the township of Luggate. The landscape is more open and pastoral on the upper terrace, where it is contiguous with the stronger pastoral landscape of Lake Mackay Station west of Luggate.

The key issue described in the Plan for VALs is the enhancement of natural character; although the assessment matters make it clear maintaining a pastoral “Arcadian” character is also important. Both of these attributes can be maintained in a landscape being developed for rural lifestyle character. Of particular importance in my view are increased levels of planting especially of indigenous species where in proximity to natural areas, and retention of large open spaces such as pasture or crop land adjacent to roads, with built and domestic elements well set back and remaining discreet and subordinate to natural elements.

6 PROPOSALS

The proposals are shown on Fig. 3 in the Attachments.

The property would be divided into two lots of 2.24ha and 2.29ha, with the lot boundary following the existing paddock fence for the most part. In the swale on the south boundary it jinks to enclose the area within which the new dwelling would sit. This is also broadly a landform division, as the paddock fence follows the edge of the main swale so that the new lot largely comprises the terrace to the east of the swale.

A 25x20m (500m²) building platform is proposed located lengthwise close to the south boundary, within the swale. It would be setback from the south boundary by 15m, which enables the existing trees to be retained. The edge of the swale would be excavated to create a larger area at the swale level, to tuck the dwelling area into so that it is partially contained and screened by landform. Spoil would be spread on the adjacent horse paddock to form a gentle naturalistic rise blended with the undulating outwash plain.

The building platform would have a height limit of 285m asl which would allow for a 5m high dwelling above the level of the swale at the building platform of around 280m asl. A modest three bedroom McRaeway house 195.65m² in area (including internal double garage) is proposed within the platform with a gable roof with a gentle pitch of 20 degrees (refer architectural plans appended to

³ Refs Read and Steven

application). The roof and guttering/downpipes would be dark grey colorsteel with LRV of between 10 and 15%, and the walls would be a similar but darker neutral colour as the existing dwelling with LRV restriction of no more than 35%. Joinery would be a dark grey the same or very similar colour as the roof. The garage door would also be dark grey steel. Design controls are proposed to limit building height to 5m above 280m asl, to limit materials and colours as described, and to limit the pitch to 20 degrees.

Access to the dwelling area would be via the existing driveways, so no new driveway would need to be constructed except for a gravel area at the house. Alternative access to the existing utility shed would be via the existing house drive and across the firm ground to the east of the house.

A 30000l water tank would be located on the south boundary close to the house. The existing and proposed trees would screen it so that it is not publicly visible from outside the site.

A curtilage area of 735m² is proposed, within which all domestic structures and activities must be confined. A 1764m² curtilage area is also defined around the existing dwelling, encompassing the existing domestic garden area.

Various trees would be planted to integrate the dwelling and curtilage with the landscape and provide a good level of partial visual screening, as follows:

- a selection of deciduous trees planted around the proposed dwelling within the curtilage
- the existing Leyland Cypress hedge on the paddock boundary would be retained with new planting extended along the curtilage boundary for shelter and medium height screening as it would be topped to ensure sun and light into the dwelling area
- a line of specimen deciduous trees would be planted along the access drive (replacing a previous planting that failed)
- a belt of poplar and/or alder would be planted along the boundary between the horse paddocks, for shelter and shade as well as performing a visual screening role in more distant views from the northeast (also screening views of the existing dwelling and more distant Thompson dwelling on the upper terrace)
- a patch of Kanuka and Olearia is proposed for the swale on the drive, augmenting the small natural patch and substantiating its presence in the landscape
- Kanuka, olearia and coprosma shrubs would also be planted between the existing tussock dotted linear bund and the highway to screen the bund itself, increase natural character and biodiversity and provide additional visual screening of both house areas from Shortcut Road
- the existing poplar tree grove over the northwest corner of the site would be retained and new growth managed so there are always poplars here. Poplars are a valued feature of the wider rural landscape especially for their autumn colour and distinctive vertical form.
- the existing pines and other trees along the south boundary would be retained and augmented with other conifer species such as Cedar to ensure mutual screening from the neighbour to the south and for shelter. This planting would also screen the Willson buildings and work yard from Shortcut Road.
- Yunnan poplar trees would be planted to screen the existing utility shed
- The landscape plan identifies existing tree planting to be retained associated with the approved plan for the existing dwelling.

The native planting between the existing drive and the north site boundary, the conifer planting along the south boundary and the poplar/alder belt would be required to be undertaken in the first

autumn and winter following granting of consent. All other plantings would be required to be planted within 12 months of completion of the dwelling.

Overall the planting is not intended to completely screen the proposed dwelling, as this is not an expectation in VAL, but it is to ensure both existing and proposed dwellings are discreet and well settled into the landscape. Natural elements such as trees, pasture and landform are intended to dominate the perception of the landscape.

7 VISIBILITY OF PROPOSED DWELLING

The profile poles marking the proposed building platform are visible to highly visible from a stretch of Shortcut Road about 400m long, where it passes by the site, and they are visible from more open areas on the public conservation area and trail along the Clutha River. The latter however is not considered significant and measures to address visual effects from Shortcut Road would also address any visual effects from this viewpoint.

Approaching the site from the southeast on Shortcut Road, travelling towards Wanaka, the profile poles can be seen on the far side of the horse paddocks, some distance from the road and close to the existing dwelling and shed and to the scarp separating upper and lower terraces. The existing dwelling and shed are also highly visible in most views from the road. It is backdropped by the existing pine planting along the south boundary, although there are gaps, through which the Willson dwelling and utility shed can also be seen. The lower part of the proposed dwelling and its curtilage area is screened by its location down in the swale. The existing Leyland Cypress shelterbelt will grow to screen the existing dwelling and shed and the proposed dwelling in views more from the north but would need partial removal to create the dwelling and curtilage area. Existing planting along the road would filter views in places but generally the site would remain reasonably open to view.

At the west end of the site, the existing tussock planted berm, the pond willows and the poplar trees partially screen views of the building platform, as well as the existing dwelling and shed. As existing tree planting matures over this part of the site, visual screening will increase.

Travelling east towards the Red Bridge, whilst the building platform is visible, first views are filtered through existing trees, and then are to the side and then backward and are considered less significant.

The proposed alder/poplar belt would prevent any views of the proposed and existing dwelling and shed in more northeasterly views. Additional Kanuka and other native shrub planting along the road boundary would limit the open views in, as well as screening the berm.

The Leyland Cypress belt including the new section along the curtilage boundary would effectively screen out most of the proposed dwelling and all the curtilage in views from the northeast to north. Deciduous trees are proposed within the curtilage to provide partial and filtered views of roof areas. The proposed driveway trees would filter any views of the dwelling and curtilage seen through the poplars from the northwest.

Evergreen trees along the south boundary provide a visual backdrop as well as screening out views of the Willson shed and dwelling. Yunnan poplars are also proposed to provide soft screening of the existing utility shed.

The access drive is already in place so there would be no additional visual effect associated with driveway access.

The visibility of the profile poles erected on the building platform is shown in the photomontages 1-7 in the Attachments.

8 LANDSCAPE AND VISUAL ASSESSMENT

The relevant assessment matters in the District Plan are those that relate to Visual Amenity Landscape in Part 5.4.2.2, and the general assessment matters in Part 5.4.2.3 (GAM). The relevant objectives and policies are in Part 4 of the Plan including specific ones for Visual Amenity Landscape (VAL) and there are further relevant objectives and policies in Part 5 Rural Areas.

The full matters, objectives and policies are set out in an Appendix for reference.

The assessment follows the 5.4.2.2 format and refers to the additional matters and the objectives and policies where relevant.

The Objectives and Policies of the proposed District Plan will also be covered in a final section.

To preface assessment, there is a principle around existing vegetation, which needs addressing. In accordance with the consent for construction of the existing dwelling, there has been extensive planting on the property dating after 2002. However none of this planting obstructs or substantially interferes with views of the landscape. It can be considered as part of the permitted baseline.

(a) Effects on Natural and Pastoral Character

At present the site has a dominantly open pastoral character, mainly comprising horse paddocks, albeit of a small lifestyle rural property scale. Around the existing dwelling the character is more horticultural with the peony plot and fruit trees. The wider landscape of the eastern (lower) terrace area of the triangle has a more horticultural/tree crop character with a large poplar plantation on Church Road, and numerous tree plantings on the Taylor and Halliday property including orchard areas and shelter plantings. The interior Willson property is an open arable/pastoral property, as are the properties on the upper terrace of the triangle along the Cromwell-Wanaka highway.

The upper terrace area of the triangle has a stronger open pastoral character, contiguous with the adjacent Lake Mackay Station farmland.

The upper terrace properties are not strongly visually associated with the lower terrace properties however due to the separating or compartmentalising effect of the scarp. Travellers on the Wanaka-Luggate-Cromwell road only experience the upper terrace. The upper and lower terrace landscape is consecutively traversed along both Shortcut and Church Road; the poplar plantation limits the experience on Church Road however. The Shortcut Road and Church Road experiences also include the non-pastoral landscape of the disused gravel pit, conservation area, pine dominated areas and industrial land uses along Church Road. Natural character is stronger along Shortcut Road due to the conservation area. It is weak along Church Road.

Overall, as previously explained, the site and its immediate vicinity has a low level of pastoral character; and natural character is generally moderate to low (locally high in the conservation area opposite the Taylor property).

- (i) The Site is adjacent to the Outstanding Natural Feature/Landscape of the Clutha River. The site is not in the foreground of any public views of this landscape however and is separated from it by a state highway. No aspect of the proposal would alter the perception of the openness or natural character of the river corridor.
- (ii) It is my opinion that this proposal would not have a significant adverse effect on the existing level of pastoral character of the Site, or on the wider landscape which the Site is part of. The landscape outcome is considered consistent with the rural lifestyle character of the lower terrace of the triangle. Natural character would be very slightly enhanced by additional planting, but overall the perception of the degree of natural character of the Site and the wider landscape would not be changed. It would remain moderate to low, and low over the site itself.

There would not be an outcome of over-domestication.

Effect on Pastoral Character:

The proposed dwelling and associated elements are typical in scale and nature to other development in the context landscape, and are in fact rather more modest. The proposed development is contained to a lower part of the site in close proximity to existing buildings, leaving the main area of paddocks largely untouched thus maintaining the existing area of open pastoral space as perceived from Shortcut Road. The proposed dwelling is further away from the road boundary than the existing dwelling (around 130m compared to 110m or so). Overall the perception of open pastoral space from the road would be changed very little, although with the proposed planting it would be more compartmentalised. However shelter/shade planting and planting of native species are typical and permitted activities in the rural landscape. The site would essentially retain its existing degree of pastoral character. Screening of existing dwellings by trees (Halliday, Willson and Thompson) would increase the dominance of trees and pasture over buildings and associated domestic elements despite the additional dwelling proposed, which would also be well screened.

The natural character of the site is low and this level would not be changed by this proposal to very low, or enhanced to moderately low. The proposed development is located in close proximity to existing development, in the more modified part of the site, leaving the bulk of the site unchanged. It would also be well screened by tree planting once it is reasonably mature. The proposed development would also screen the existing dwelling and shed on the Willson property behind, currently seen through gaps in the trees. This reduces the sense of additional dwellings in the landscape. The additional planting of native species along the road frontage would have some beneficial effect with respect to natural character.

The proposal would meet satisfy GAM xxii as the scale and proposed use of the buildings are compatible with existing ones; and the character of the site would remain as it is.

Design controls are proposed that would ensure future buildings and curtilage development is in keeping with a rural character (refer also GAM iv (b), xii (a) (i) and xxvi (e) – external appearance of dwelling would be appropriate; and GAM xxii (a) (i) the scale of the dwelling would be compatible). Objective 9 in Part 4.2.5 would also be met relating to (a) colour of buildings, although the building would not use local natural materials.

The proposal would be consistent with Policy 9 (b) screening of structures from roads and other public places by vegetation whenever possible to maintain and enhance naturalness, and with Policy 4 for VALs, part (b) and (c) to mitigate any loss of or enhance natural character by appropriate planting and landscaping, yet not by planting in linear fashion along the road. The planting proposed is of similar pattern and species to existing ones. Although not linear, a belt of planting is proposed along the road next to the berm, to screen the berm, as well as blocking views into the site (which is the purpose of the berm). The blocking of this view from the road is not considered an adverse effect, and the establishment of a native shrubland margin to the road is considered positive, complementing natural vegetation nearby and other native vegetation on the site.

iii) the matter of over-domestication is covered in the section on cumulative effects

iv) tree planting is proposed to mitigate potential adverse effects on landscape character and visual amenity. The design of the subdivision based on the existing landform and fence pattern, and location of the dwelling close to existing development also mitigate the effects. Consent notice conditions are also proposed, as further measures to ensure the development would be appropriate

8.1 (b) Visibility of Proposed Development

Visibility of the building platform and curtilage is described in section 7. My overall conclusion is that the proposed development taking into account the existing and mitigating tree planting when reasonably mature, would not result in a loss of or reduction in the existing level of natural character, or the pastoral character, that would be considered significantly adverse. There would in fact be improved screening of existing built form.

- (i) Also referring to Policy 4 in Part 4.2.5, the proposed development (being the dwelling and curtilage) would potentially be highly visible from a 300m long section of Shortcut Road. Visibility is more obvious travelling west, as travelling east the proposed dwelling would be to the side and then behind the viewer. It would not be highly visible from the Clutha River track due to distance and intervening vegetation.

Visibility would be reduced as the proposed planting matures, so that views are filtered through trees or partial, screened by landform (lower level) and various tree plantings. The planting of backdrop trees would also help reduce any visual prominence, along with use of recessive colours. The length of road from which the dwelling would be visible at all would in time shorten to around 100m as the poplar/alder belt would block views from the east, and the proposed native shrub planting along the road boundary would limit the sections of road from which a view is possible over the site. The outcome would in my opinion be that trees, shrubs and open pasture would come to dominate views of the site.

- (ii) The views of the site are not of a natural landscape. They are of a pastoral landscape, albeit of a rural lifestyle character. Existing dwellings (Willson and Halliday), a very large pale coloured shed (Willson) and various stored/parked items are visible in this view and it is not considered to be a high quality pastoral view either. There are superior views to the north and northeast, across the Clutha River (despite the presence of the quarry in the foreground).

Due to setback from the road, clustering with existing buildings, use of recessive materials and a height limit to 5m, and the various proposed tree plantings, I do not consider that the proposed dwelling and associated activity would be so prominent or so positioned or designed as to significantly detract from any public or private view of the landscape. The proposed planting would also block views of the Willson dwelling and shed, and also limit visibility of the Halliday dwelling and shed. It is my understanding that all neighbours have given written approval, thus only public views are require assessment.

- (iii) There are no important views of the site with respect to natural topography or cultural plantings. There are no significant landform elements or plantings to consider with the exception of the main scarp and the belt of Lombardy Poplar trees. This proposal intends to maintain this feature and it would remain a dominating element in the landscape able to be appreciated from Shortcut Road.

The proposed planting is of species and patterns that are similar and/or complementary to what is existing, being clustered and linear plantings of both exotic and local native species most notably Poplar and Kanuka. Planting follows the main landform of the site thus contributing to legibility and coherence.

This planting would satisfy Policy 9 (b) for VALs, the planting of vegetation to screen structures from roads wherever possible, to maintain and enhance the naturalness of the environment.

Overall it is considered the proposed planting would enhance the visual quality of the Site.

Minor earthworks are proposed to create the building area. The spoil would be spread in a low rolling knoll form over the paddock adjacent to the dwelling, creating a low rise. Low angle rolling rises are common in the undulating outwash plain terrain and it would be very easy to blend it in so it appears natural. It would be re-established in pasture grass.

- (iv) the site is partially contained by the large scarp along its western boundary which effectively prevents any visual association from locations further to the northwest and west. Shortcut Road and the Clutha River corridor, and Church Road are also effective containment lines. Within the site, the swale provides a measure of landform containment of effects.
- (v) referring also GAM 5.4.2.3 iv (a) and xxvi (d), and Policy 1.8 in Part 5.2, the proposed dwelling would not break the line of any skyline or ridge or appear on any prominent hill or slope.
- (vi) refer also GAM 5.4.2.3 iv (a) and Policy 9 Structures in Part 4.2.5: No aspect of the proposal would adversely affect the natural landform structure of the Site. The access drive is already built and is low visual impact and well aligned to landform. There are no major earthworks proposed, and the new dwelling is sited in a broad shallow swale where it would appear in harmony with landform. The building appearance would complement the rural setting. As stated previously, proposed planting aligns well with existing landform and planting/fence patterns.

With respect to GAM xxvii Earthworks, there would be no effects on the visual quality and amenity of the landscape due to any earthworks associated with this proposal as they would not be visible from outside the site. The dwelling itself and its garden would mask any earthworks.

Referring to Policy 12 Transport Infrastructure, whilst there would be no new roading, the existing road layout follows landform well, with the drive to the proposed dwelling following the edge of the swale. As the ground is essentially flat there are no significant cuts and batters with the existing drives, that might require further work.

- (vii) (viii) The proposed Lot boundary largely follows existing lines of the north paddock fence and a formed access. Only immediately around the dwelling does it kink in a new line within the swale. However this would be barely noticeable from Shortcut Road due to distance and intervening trees.
- (ix) there would not be an outcome of sprawl of development along Shortcut Road. The dwelling would be set back 130m or so from the road and would be clustered with existing development effectively retaining the existing open pastoral space adjacent to the road.

Effect on Open Character and Visual Coherence

Policy 17 - Land Use in Part 4.2.5 is to encourage land use in a manner which minimises adverse effects on the open character (meaning a lack of vertical elements) and visual coherence of the landscape. This development would reduce spatial open character because of tree planting. The resultant levels and disposition of open space is considered typical of a rural lifestyle block landscape and consistent with rural landscape character generally. The proposal maintains the existing open paddocks next to the road and no planting is proposed that would substantially block views of the paddocks.

Policy 5.1 and 5.2 in Part 15.1 are also satisfied, with resultant density, in my opinion, reflecting the levels of open space and density of built development anticipated in the area; and not resulting in a pattern of land uses which would have adverse effects.

Visual coherence would be promoted as has already been described with regard to building location, lot boundaries, earthworks and planting in relation to existing natural landforms and natural and cultural patterns.

Policy 1 (c) and Policy 9 in Part 4.2.5 would also be satisfied, as the development would harmonise with local topography and be of appropriate appearance to the local rural setting. There are no indigenous-dominated ecological systems on site to harmonise with. The proposed native planting along the road boundary recognises the proximity of the conservation area on the north side of Shortcut Road.

8.2 (c) Form and Density of Development

- (i) There is some opportunity to use existing topography to limit the prominence of the proposed new dwelling. The location on the lower terrace limits the extent of visibility of the site overall, to just a short section of Shortcut Road where it directly passes the site, and to a short section of the Clutha River trail more distantly and less clearly. On the site, the location of the dwelling and curtilage within the swale lessens its prominence slightly. It is not sufficient on its own to ensure the future dwelling would not be highly visible from the road.
- (ii) There is good opportunity here to locate the new dwelling in close proximity to the existing dwelling and generally to the preferred location close to the scarp at the western end of the site. There is opportunity to share the existing driveways. No new driveway would need to be created to access the dwelling area.
- (iii) it was acknowledged in the decision to allow the three lot subdivision that created this site that the lower terrace area is a more appropriate part of the rural landscape for rural lifestyle use, due to the enclosure by highways and smaller area of land being less efficient for conventional larger scale pastoral or arable farming. It is also not in the foreground of any important views of outstanding landscape, and it does not possess any particularly special pastoral or natural landscape qualities. My assessment is that the site is an area of the rural landscape that is better able to absorb additional residential development, without detracting from the qualities of the wider VAL. The site itself also lends itself to accommodating an additional dwelling without compromising the existing pastoral character of the site.

Policy 1 – Future Development in Part 4.2.5 and Policy 1.4 and Policy 1.7 in Part 5.2 would be met, as this proposal would represent encouragement of development and subdivision to occur in an area of the district with greater potential to absorb change without detracting from landscape and visual amenity values.

A (desired) Anticipated Environmental Result in Part 4.2.6 is a variety of settlement pattern form based upon the absorption capacity. This proposal supports this outcome in my opinion.

- (iv) the resultant density of dwellings would not be characteristic of urban areas.
- (v) **Alternative locations** – land within 500m of the centre of the proposed building platform around the new dwelling is shown in Fig.4 in the Attachments and includes:
 - a terrace area on the farmland to the north of Shortcut Road
 - the disused gravel pit
 - unused land adjacent to Shortcut Road and adjoining conservation land, alongside the Clutha River and north of Shortcut Road, in relict short tussock grassland and grey shrubland
 - the eastern portions of the properties on the upper level of the “triangle area”
 - the Willson, Klingenburg and Taylor properties

The gravel pit and unused/conservation land north of Shortcut Road is clearly not an option for an alternative dwelling site. The farmland north of the road is very open with a strong

pastoral character, and is adjacent to both public conservation land and ONL/F and is not considered suitable for such development, as it would be isolated and highly visible.

It is likely there are other locations within the triangle area that would be just as suitable and perhaps better than the one proposed, due to increased ability to distance it from public roads. This would be more so for the lower terrace than the more open upper level, with its stronger open pastoral/arable character.

- (vi) it is possible that the resultant density of dwellings could be assessed as having reached the limit of number of dwellings in this area. However in my opinion this lower terrace triangle area is well suited to a cluster of small rural lifestyle properties, as long as future dwellings are contained deep within it; the areas adjacent to the roads retain a rural character, whether trees, native vegetation, or small paddocks; and there is an integrating framework of trees.

(d) Cumulative Effects

- (i) existing development in the vicinity of the proposed dwelling includes the other lifestyle block properties of the triangle – Taylor, Klingenberg, Willson, Cleland, Thompson, and Butson properties. The Willson property also has a large pale coloured shed that is visible from Shortcut Road. The most visible dwellings are the applicant's dwelling and the Cleland dwelling. The Willson dwelling can also be seen through gaps in trees. There is no dwelling (or any other building) on the Butson property. The Taylor and Thompson dwellings are hidden behind trees, although the Thompson dwelling can be seen in a viewshaft from the northeast behind and above the Halliday dwelling. The Klingenberg dwelling and outbuildings can be seen through a filter of poplar tree woodlot. There are no other dwellings in the vicinity, to the north of Shortcut Road or to the south of Church Road. The disused gravel pit to the north of Shortcut Road is a detracting element visible from the road; and the industrial land uses along Church Road also detract from landscape quality and impart more of a utility landscape character (Alpine Fencing, Central Trusses, Lumber Mill, Alpine Deer, landfill site). Luggate township is close by to the south, less than 1km from the proposed dwelling site. As described previously the landscape of the site and its setting on the lower terrace is not considered to be "core" VAL.
- (iii) the proposed development would result in a slight increase in residential development. However this is not considered inappropriate in the landscape of the lower terrace area, which is a strongly contained and already modified area and could accommodate denser rural lifestyle development in my opinion. It would not be visually part of the more open and strongly pastoral upper terrace area. Moreover, the proposed dwelling and planting would screen out views of the Willson dwelling; and by bulking up the poplars along the site's western scarp margin, views of the Thompson house would also be screened. The overall perception of residential development would be little changed or even improved from the existing situation, once existing and proposed tree planting is reasonably mature. The existing landscape of the lower triangle is not considered to be at a threshold with respect to additional development for rural living.

With respect to Policy 8 Avoiding Cumulative Degradation, the density of development is not considered inappropriate in this location and the perception of density of development would change little in any case. The further planting that would occur is considered to be beneficial, considering the proposed planting would also screen existing development so that the number of dwellings visible from Shortcut Road remains the same, or perhaps less.

- iv) the proposed development is not considered to exacerbate existing adverse effects, beyond the visible presence of a dwelling and curtilage. Whilst in themselves these elements would

not have adverse visual qualities, they affect landscape character. However it is considered the landscape character of the lower terrace part of the triangle is characterised by rural lifestyle block development and that this proposal is in keeping in scale and nature. The proposed dwelling would be better screened in time than the existing Halliday or Willson dwellings. The proposals would serve to screen these dwellings as well. The main adverse landscape effects present are large utility buildings which are visible; the businesses along Church Road, which have no visual screening or other measures to manage visual quality; and the disused gravel pit infested with weeds and lacking any kind of rehabilitation.

- (v) addressed in previous section c (i)
- (vi) there would be no infrastructure consistent with urban landscape.
- (vii) the cumulative effect of increased domestication (but not over domestication) would be adequately mitigated in my opinion by the generous setback and retention of open pastoral space next to the road, the proposed low key and modest design, and the proposed planting. Various conditions are proposed to avoid possible future adverse effects associated with curtilage, entrance, etc.

8.3 (e) Rural Amenities

- (i) the proposed dwelling and associated hedge and tree planting are set back and positioned and are of such heights, that adequate and appropriate visual access to open space and views across pastoral landscape would be maintained with respect to the public view from Shortcut Road. The site is not highly relevant to the views from the Clutha River trail, which focus on the river corridor and distant mountains.

Private views need not be considered as all neighbours have given written consent.

Referring to Rural Policy 3.2 and 3.5, there would not be loss of rural amenity; and the dwelling is well set back from boundaries (between 200-450m).

- (ii) not in my area of expertise
- (iii) no infrastructure consistent with urban landscape would be required
- (iv) no changes are proposed to the existing entrance nevertheless the proposed conditions are intended to ensure that fencing and entranceways would be of a scale and design that is in keeping with the rural landscape context
- (v) the dwelling would be generously set back from the road boundary. Internal setbacks are also complied with.

Policy 9 in Part 4.2.5 would be met well, providing for greater setbacks from public roads to maintain and enhance amenity values.

8.4 Other Assessment Matters

Nature Conservation Values (Objective 1 Part 4.1.4, GAM Part 5.4.2.3 i, xxv)

This proposal makes a slight positive contribution to nature conservation values with additional planting of native species along the road boundary, which complement species present on the conservation land nearby. The only indigenous species on the site – the small patch of Kanuka on the access drive – is retained and augmented. There would be no adverse effects on nature conservation values, as the site is otherwise completely modified. No wilding spread risk trees are proposed.

8.5 Proposed District Plan Objectives and Policies

The site would have a Rural Landscape Classification. The various policies under Objective 6.3.5 – ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscape - have been addressed in the preceding sections of my assessment under the operative plan assessment matters.

9 CONCLUSION

The site has a low level of both natural and pastoral character. It is not significant in views of outstanding natural landscape and is not regarded as exemplary of “core” visual amenity landscape. It is a contained area that has potential to absorb further development for rural living purposes.

My overall conclusion is that this proposal for a residential building platform and associated curtilage and including the proposed mitigation measures (location, setback, tree planting and design controls) would be unlikely to result in significant adverse effects on visual and landscape values.

Visibility of the future dwelling and curtilage would be limited once proposed mitigation planting is reasonably mature, and as existing vegetation matures. This planting will also screen the Willson buildings and the existing dwelling and shed. Overall there will be a similar or lower visibility of buildings than there is at present. Trees and pasture would dominate the landscape.

In my view, the development in its scale and nature is consistent with the character of its context landscape. The dwelling would be of appropriate appearance. The proposed development would not be prominent so that it would detract from existing views in the landscape.

The enhancement of natural character is the key issue in VALs and an anticipated environmental outcome. The current low level of naturalness would be unchanged, and perhaps slightly enhanced by the tree planting.

The current low level of pastoral character and openness would be largely retained, by locating the proposed dwelling on the far south boundary and retaining the open paddocks adjacent to the road.

There would be no effect on the outstanding natural landscape/feature of the Clutha River corridor.

There would be no outcomes of poor relationships of buildings, access, fences and plantings to landform and existing patterns; and no major earthworks are proposed. Visual coherence would not be weakened.

There would not be a cumulative effect of over-domestication in my opinion. There are other sites potentially within 500m of the proposed building platform that could be equally as acceptable for a dwelling with respect to visual absorption capacity and landscape character. The proposal supports achieving a variety of settlement pattern based on absorption capacity.

It would maintain a level of rural amenity generally, both public and private, that is in my view expected and consistent with what would reasonably be expected.

There is little opportunity to enhance nature conservation values with this proposal.

Anne Steven

Registered Landscape Architect

Wanaka

July 2016



APPENDIX
Extract of Relevant Rules, Objectives and Policies
Queenstown Lakes District Plan
December 2015

The following has been extracted from the District Plan website on April 2015:

5.3 Rural General and Ski Area Sub-Zone - Rules

5.3.1 Zone Purposes 5.3.1.1 Rural General Zone

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

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

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

5.4.2.2 Assessment Matters

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 or other public places

- 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.

(3) Visual Amenity Landscapes

(a) Effects on natural and pastoral character

In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:

(i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;

(ii) whether and the extent to which the scale and nature of the development will compromise the natural or arcadian pastoral character of the surrounding Visual Amenity Landscape;

(iii) whether the development will degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape;

(iv) whether any adverse effects identified in (i) - (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;

(b) Visibility of Development

Whether the development will result in a loss of the natural or arcadian pastoral character of the landscape, having regard to whether and the extent to which:

- (i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and
- (ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;
- (iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;
- (iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;
- (v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;
- (vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;
- (vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;
- (viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;
- (ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.

c) Form and Density of Development

In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:

- (i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;
- (ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);
- (iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;
- (iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.
- (v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:
 - (a) within a 500 metre radius of the centre of the building platform, whether or not:
 - (i) subdivision and/or development is contemplated on those sites;
 - (ii) the relevant land is within the applicant's ownership; and
 - (b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council - must be taken into account.
- (vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.

(d) Cumulative effects of development on the landscape

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

- (i) the assessment matters detailed in (a) to (d) above;
- (ii) the nature and extent of existing development within the vicinity or locality;
- (iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;
- (iv) whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;
- (v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;
- (vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;
- (vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).

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

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

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

(e) Rural Amenities

In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent:

- (i) the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;
- (ii) the proposed development compromises the ability to undertake agricultural activities on surrounding land;
- (iii) the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;
- (iv) landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.
- (v) buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties.

5.4.2.3 Assessment Matters General

i General - Nature Conservation Values

- (a) The extent to which activities will result in opportunities for the protection and enhancement of indigenous bio-diversity or indigenous ecosystems.
- (b) Any adverse effects of the activity on indigenous ecosystems from animal pests and domestic animals.
- (c) Any need to avoid, contain, manage and/or monitor the adverse effects of introduced plant species/forms, which have potential to spread and naturalise.
- (d) The extent to which the activity provides opportunities for making available information regarding indigenous ecosystems.
- (e) The extent to which activities will protect and enhance the survival and well being of indigenous plants and/or animals that are rare, vulnerable or endangered, or significant within the District, Region or nationally.
- (f) In the case of activities proposed in the vicinity of rock outcrops, the extent to which the activity will adversely affect, or provide opportunities to enhance, the protection of lizard populations and their habitat.
- (g) The extent to which the inherent values of the site, and its ecological context, have been recognised and provided for.

xxv Significant Indigenous Vegetation

- (a) The significance of the species and their communities.
- (b) The extent to which the proposed activity may adversely affect:
 - (i) the life supporting capacity of the indigenous species, including their habitat.
 - (ii) landscape and natural values of the site and in the vicinity of the site.
 - (iii) the life supporting capacity of soil and water.
- (c) The degree to which alternative sites and methods have been considered.
- (d) The extent to which previous activities have modified the site.

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.

xxii Nature and Scale of Activities

- (a) The extent to which:
 - (i) the scale of the activity and the proposed use of buildings are compatible with the scale of other buildings and activities in the surrounding area.
 - (ii) the character of the site will remain dominant.

xxvi Residential Units – Discretionary and Non-Complying Activities

- (a) The extent to which the residential activity maintains and enhances:
 - (i) rural character.
 - (ii) landscape values.
 - (iv) visual amenity.
- (d) The extent to which the location of the residential unit and associated earthworks, access and landscaping, affects the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- (e) Whether the bulk, design, external appearance and overall form of the residential unit is appropriate within the rural context.

xxvii Earthworks

2. Effects on landscape and visual amenity values, in particular 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:
 - the visual quality and amenity values of the landscape;
 - the natural landform of any ridgeline or visually prominent areas;
 - 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 existing landscapes.
 - (d) The proposed rehabilitation of the site and to what extent revegetation will mitigate any adverse effects.
 - (e) Whether and to what extent the earthworks create an area that is inconsistent with the character of the surrounding landscape.
 - (f) Whether the location and/or design of any new tracking can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
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4. District Wide Issues

4.1.4 Objectives and Policies

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 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.

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.
- 1.4 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.
- 1.10 To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.
- 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.
- 1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.

Implementation Methods

- (iii) In relation to significant indigenous plants/or animals within the District, Region, or nationally:
 - (a) to encourage the retention of corridors and links between areas of habitat and along streams and road verges;
 - (c) to control, by way of the resource consent process, earthworks, vegetation clearance, tree plantings and buildings that have the potential to adversely affect significant natural communities and sensitive alpine environments and permitted activities subject to defined criteria.
- (iv) The taking of esplanade reserves or strips on subdivision, where appropriate.

(v) To consider amending the reserve contribution requirements, where physical protection of indigenous plants and animals, or geological features, is undertaken as part of the conditions of a consent application.

(vi) To consider conditions on resource consents to remedy or mitigate adverse effects of an activity, such as allowing development in some areas of diminished nature conservation value in return for contributions or enhancement of other more significant nature conservation areas.

4.1.5 Environmental Results Anticipated

(ii) The management of the location of land use activities to ensure the maintenance and protection of water availability and quality.

(iii) Enhancement of lakes and rivers and their margins as ecological and amenity assets.

(v) Protection and enhancement of the range and quality of natural ecosystems and the environment supporting them.

(vi) The survival of indigenous plants and animals in their natural habitats.

(vii) Maintenance of the natural character and landscape amenity of the rural area.

(x) Enhanced quality of the lakes and river margins and the recreational experience and public access opportunities this brings.

4.2 Landscape and Visual Amenity

4.2.3 Activities

i Settlement - Structures may be visible in the landscape due to their form and colour. As the presence of structures increases, the apparent level of modification in a landscape and its overall quality may change.The location and impact of new development must be managed to ensure that the changes that occur do so in a manner which respects the character of the landscape and avoids any adverse effects on the visual qualities of the landscape.

4.2.4 Issues

(1) General Landscape Issues

Because of the quality of the landscape and the important role it plays in the District's economy it is necessary to ensure that subdivision, development and associated activities are managed to avoid, remedy or mitigate any adverse effects resulting from the pattern of development and the location, siting and appearance of buildings. Likewise the views from roads within the District assume increasing importance as they give visual access to the mountains, lakes and landscape that, in turn, are integral to the economic wellbeing of the District, and provide a sense of place to both visitors and residents.

(3) Maintenance and Enhancement of Visual Amenity Landscapes

The visual amenity landscapes are the landscapes to which particular regard is to be had under Section 7 of the Act. They are landscapes which wear a cloak of human activity much more obviously - pastoral (in the poetic and picturesque sense rather than the functional sense) or Arcadian landscapes with more houses and trees, greener (introduced) grasses and tend to be on the District's downlands, flats and terraces. The extra quality that these landscapes possess which bring them into the category of 'visual amenity landscape' is their prominence because they are:

- adjacent to outstanding natural features or landscapes; or
- landscapes which include ridges, hills, downlands or terraces; or
- a combination of the above

The key resource management issues for the visual amenity landscapes are managing adverse effects of subdivision and development (particularly from public places including public roads) **to enhance natural character** and enable alternative forms of development where there are direct environmental benefits.

4.2.5 Objective and Policies

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.

4. Visual Amenity Landscapes

- (a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:
 - highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
 - visible from public roads.
- (b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.
- (c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.

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.
- (b) visual amenity landscapes
 - by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and
- (c) All rural landscapes by
 - providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.

12. Transport Infrastructure

To preserve the open nature of the rural landscape by:

- encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns
- requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.
- requiring that all disturbed areas be revegetated at the end of construction.

15. Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;

17. Land Use

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

4.2.6 Environmental Results Anticipated

Implementation of the policies and methods relating to Landscape and Visual Amenity will result in:

- (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.
- (v) A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.

5 Rural Areas - Rural General, Ski Area Sub-Zones

5.1 Resource Management Issues

iii Protecting the Rural Amenity Values

All Rural Zones have particular amenity and environmental values, which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, clean air and, at times, quietness.

However, because of the range of activities that necessarily occur in a rural area, there are levels of noise, dust, traffic generation and smell that are an integral part of rural amenity values. Provided that these effects do not constitute a genuine nuisance or a health risk, they must be accepted as anticipated components of rural amenity values.

5.2 Rural General and Ski Area Sub-Zone - Objectives and Policies

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:

- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

Objective 3 - Rural Amenity

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

Policies:

- 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.

5.2.1 Environmental Results Anticipated

The following environmental results are anticipated in the Rural General zones:

- (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.
- (v) A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.
- (ix) 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.
- (x) 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.

15. Subdivision, Development and Financial Contributions

15.1 Issues, Objectives and Policies

Objective 5 - Amenity Protection

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

Policies:

5.1 To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.

5.2 To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.

5.3 To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.

5.4 To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.

Explanation and Principle Reasons for Adoption

Subdivision of larger parcels of land provides the opportunity for developers to express innovation in such matters as roading design and layout, the shape open space networks, the rural-urban interface, protection of nature conservation values and the amenity values of the lakeshores and rivers.

It is desirable to maintain and enhance the amenity values of areas, regardless of their land use, when subdivision takes place. This applies to the levels and patterns of open space, plantings and built density desired in all areas of the District. This can be influenced by the pattern of subdivision, which leads to land-use activities such as the location of fencelines, shelterbelts, access roading and buildings.

The potential for subdivision patterns to influence the land use patterns should be considered at the time of subdivision consent, particularly in rural areas.

Significant trees can also make an important contribution to the amenities of an area, especially residential environments.

15.1.4 Environmental Results Anticipated

- (vi) Retention and enhancement of natural drainage systems.
- (iii) Enhanced and extended patterns of vehicular, cycle and pedestrian linkages.

- (viii) Maintenance of the quality of the environment, particularly water and natural ground features.
- (x) Continued provision of esplanade reserves or strips, in appropriate locations, where enhancement of habitats and/or access can be achieved.
- (xi) A pattern of subdivision complementary and appropriate to the character of the land uses in the area concerned.
- (xiii) Increased innovation in subdivision design and protection of significant trees or features.

PROPOSED DISTRICT PLAN

6.2 Objectives and Policies

Relevant policies for Rural Landscape Classification are set out below to which regard is to be had:

6.3.5 Objective - Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

Policy 6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.

6.3.5.2 Avoid adverse effects from subdivision and development that are:

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

6.3.5.3 Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.

6.3.5.4 Encourage any landscaping to be sustainable and consistent with the established character of the area.

6.3.5.5 Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.

6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.

EXTRACT FROM
PEER REVIEW OF LANDSCAPE ASSESSMENT
OUTSTANDING NATURAL LANDSCAPE OF THE UPPER CLUTHA PART OF THE
QUEENSTOWN LAKES DISTRICT
Anne Steven Landscape Architect June 2014

Part 4.8 Naturalness (from pp10 and 11)

The 7 point scale presented by Dr Michael Steven¹ in his Parkins Bay evidence, in itself derived from academic works, I think is a useful one:

Very High (Pristine)	High	Moderately High	Moderate	Moderately Low	Low	Very Low
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However each category needs typifying in the context of the Upper Clutha rural general zone:

Very High (Pristine)	Mt Aspiring National Park; head of the Hunter Valley Elements are overwhelmingly natural (there is the odd hut) and indigenous, very isolated and diminutive man made patterns (such a track or clearing), overwhelmingly natural processes (only very occasionally human induced process such as clearing a track)
High	Top of the Pisa Range; Young Range Elements and processes are overwhelmingly natural and indigenous but there are noticeable effects of human activity on patterns such as pastoralism modifying indigenous vegetation communities. Elements such as vehicle tracks and old fences are present
Moderately High	Grandview Range above Glenfoyle Elements remain predominantly natural but there is an increased frequency of man made elements such as fences and tracks; there is greater presence of exotic species but indigenous species retain visual and structural dominance. Patterns are predominantly natural with some unnatural eg, sheep camp effects. Processes include human –induced ones such as grazing, fertiliser spread, and spraying of shrubland.
Moderate	West side of Maungawera valley Elements remain predominantly natural and there is of mixed exotic/indigenous origin eg kanuka patches, exotic pasture, conifers. Patterns are a mix of natural and man made eg kanuka

¹ Paragraph 17 Landscape Evidence of Michael L Steven Oct 2009

	<p>patches, pest broom in gullies and cultivated straight edge fields.</p> <p>Processes are more obviously controlled by man – cultivation, woody plant control but there are still numerous examples of natural processes at work.</p>
Moderately Low	<p>Basin floor non irrigated farmland</p> <p>Elements are almost all natural but almost entirely exotic; relict indigenous. Patterns are almost entirely man made – patchwork of paddocks</p> <p>Processes are mainly controlled by humans such as cultivation and type of plants growing; still relies on natural rainfall.</p>
Low	<p>Irrigated Cooper dairy farm</p> <p>Elements are almost all natural but entirely exotic. Man made elements are obvious however (pivot irrigator). Patterns are entirely man made – circular pivot layout of paddocks.</p> <p>All processes including soil water are managed. There are no natural surface processes operating such as vegetative regeneration and succession, erosion and land building processes.</p>
Very Low (tend to be small localised areas)	<p>Wanaka Airport Area</p> <p>Large proportion of elements are man made. Remaining natural elements are mainly exotic. Patterns are almost entirely man made. Some processes are natural but most are controlled by humans, eg grass mowing, cultivation.</p>

**ATTACHMENTS TO
LANDSCAPE AND VISUAL ASSESSMENT
for Subdivision and Building Platform Proposal
Halliday Property, 110 Shortcut Road, Luggate**

**prepared by
Anne Steven
Registered Landscape Architect**



June 2016

PHOTOMONTAGES
Views 1-7 VISIBILITY OF
PROPOSED BUILDING PLATFORM

NOTE: Photos were taken using a 50-60mm lens on May 21 2016.
Building platform is depicted by opaque white polygon to its maximum extent.
6m profile poles were erected referenced approximately to 280m asl (the base of the swale).
The building platform is shown to a 5m height limit. No mitigating planting is shown.



VIEW 1. w r ntrance ast nd ,
Halliday lling
Utility d d ened . orm
Note d rty ar ft.



VIEW 2. w r ast nd ,
Halliday lling d rty .
through d ft.



VIEW 3. w r iddle ,
 Halliday lling d
 Leyland ypress lt en lling d,
 roadside e ening.
 es en d rty ft.



VIEW 4. w r iddle ,
Halliday d .
Willson lling
the It .



VIEW 5. w r
Halliday lling
will en lling
will d d
e , ening. yland ypress It
orm ,



VIEW 6. w r xisting rm, alliday lling
 utility d s .
 Note d rty
 through e .



VIEW 7. w r st nd
Willson d a ened d lling
and ss dge
Existing lling ened

**ATTACHMENTS TO
LANDSCAPE AND VISUAL ASSESSMENT
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June 2016

FIGURES 1-4



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED



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Fig. 4 ALTERNATIVE SITES ANALYSIS
Halliday Property, 110 Shortcut Road, Luggate

13 June 2016

APPENDIX 3 – LANDSCAPE ARCHITECT'S PEER REVIEW

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - PEER REVIEW

RM161080 - LAND USE PROPOSAL – 110 SHORTCUT ROAD, LUGGATE

Paul Smith (Landscape Planner)

vivian+espie

1st December 2016

INTRODUCTION, STRUCTURE/METHODOLOGY

- 1 An application has been made to Queenstown Lakes District Council for resource consent to subdivide an existing allotment in two, identify a building platform within the new lot, identify associated curtilage areas for the existing and proposed building platforms and implement landscape treatment. The site is located at Lot 1, DP 303794, that is 4.54ha in area and is located at 110 Shortcut Road, Luggate.
- 2 The application includes a detailed landscape assessment report provided by Ms Anne Steven, a Registered Landscape Architect based in Wanaka. My report comprises of a peer review of that assessment.
- 3 Ms Steven's report is structured in a way that describes the site and its landscape context. She then discusses the significance and categorisation of the landscape that the site forms a part of. From there, she analyses the visibility of the proposed activities and then assesses them in relation to the relevant assessment matters from section 5.4.2.2(3) of the Operative Queenstown Lakes District Plan (the Operative Plan). I consider that this structure/methodology is appropriate. While Ms Steven's report does not clearly distinguish between landscape character effects and visual effects, neither does the Operative Plan (a matter that is proposed to be clarified in the Proposed Queenstown Lakes District Plan (the Proposed Plan)).
- 4 Ms Steven does not set out a clear hierarchy of adjectives to be used when describing the degree of an identified effect. I consider that this would improve clarity of her report.
- 5 The details and layout of the proposed activities are thoroughly described in section 6 - Proposals of Ms Steven's assessment. I will not repeat that information here. I will divide my comments on Ms Steven's assessment into comments that relate to landscape character effects and those that relate to visual effects.

LANDSCAPE CHARACTER

Existing Landscape Character

- 6 The site's landscape character, landscape context, surrounding land uses, resource consent history, significance and landscape classification has been thoroughly described in sections 2 - The Site, 3 - Landscape Context, 4 - Significance of Site and 5 - Landscape Classification of Ms Steven's assessment report. I concur with Ms Steven's landscape character description and the Visual Amenity Landscape (VAL) classification of the site. Ms Steven has explicitly assessed the proposal against the VAL objectives, policies and assessment matters of ODP.
- 7 I have some disagreement with Ms Steven's statement that the site's vicinity is not "core' VAL". While the overall landscape character of a VAL is described in the ODP as being 'arcadian' or 'pastoral in the poetic sense', I consider that VAL's can (and do) include a variety of land uses. Gravel pits, wilding trees and lifestyle blocks can all sit comfortably within a VAL. However, in relation to the consideration of effects, this point is of little consequence.

Effects of the Activities on Landscape Character

- 8 Ms Steven discusses the potential effects of the proposed development on the landscape character of the site and its surroundings in section 8 – Landscape and Visual Assessment of her assessment report. I generally agree with the findings of Ms Steven's assessment report.
- 9 With regard to the open pastoral character of the eastern two-thirds of the site, I consider that Ms Steven has understated its importance and the potential adverse effects of the double belt of Alders and/or Veronese poplars that are to run north to south through the centre of these paddocks. I understand that a land owner can plant a double row of alder or poplar trees in this location as of right.
- 10 I concur with Ms Steven that this belt of vegetation will compartmentalise these two paddocks and that the tree planting will reduce the open character of the site. I disagree with Ms Steven's comment that the disposition of open space is consistent with rural landscape character. Visual access across open paddock land is a characteristic of VAL's. The retention of openness within these landscapes is given emphasis in the Proposed Plan.
- 11 I consider that the proposed double belt planting will increase the rural living character of the eastern end of the triangle by the reducing open pastoral character of the site. As discussed

below, if certainty is given to specify the minimum height of the Leyland Cypress hedge adjacent to the curtilage area, the proposed double belt planting may not be required for screening purposes.

- 12 Due to the above, I suggest it would be inappropriate for the double belt of trees in this location to be protected by way of resource consent conditions. I understand that these trees may be planted as a permitted activity but I see no merit in having them shown on an approved landscape plan, such that they are required to be planted and protected.

VIEWS AND VISUAL AMENITY

Existing Views and Visual Amenity

- 13 I agree with Ms Steven's description of the current views available to members of the public on Shortcut Road and the public conservation area and trail north of Shortcut Road, as she describes in Section 7, paragraph 1. The report is thorough in this regard.
- 14 I generally agree with Ms Steven's description of the extent of visibility of the proposed development from Shortcut Road, as she described in Section 7. The proposal specifies that the Leyland Cypress hedge around the Lot 2's curtilage area will be topped. The proposal does not specify the minimum height that the hedge will be retained at. Due to this I am unsure how much visual screening will be achieved by the Leyland Cypress hedge. I consider a minimum height should be specified in relation to the trimming and maintenance of these trees. This height should be such that a future building is considerably screened from Shortcut Road.
- 15 With regard to the visibility of surrounding Outstanding Natural Landscapes, I consider that Ms Steven has understated the importance of the views gained from Shortcut Road to the northern face of the Pisa and Criffel Ranges and the potential effects of the double belt of Alders and/or Veronese poplars on these views.
- 16 As outlined on Ms Steven's Photomontages, Views 1-6, the existing taller trees within the site are situated as to not reduce views to the Pisa Range from Shortcut Road when east of the existing Leyland Cypress hedge that is to be maintained. I note the closer a user gets to the poplar trees along the western boundary the more this view is screened.
- 17 The proposed Alders and/or Poplars will be located within close proximity of users of Shortcut Road, similar to the poplars located along the western boundary of the site. I consider that this

proposed row of trees will reduce views over the site to the Pisa and Criffel mountain ranges. I also consider that the proposed vegetation within close proximity of the proposed building platform, if maintained at an appropriate height, will provide adequate visual screening of the proposed built form and associated domestic elements.

- 18 As discussed, I understand that a future owner can plant a hedge row of poplars in this location in the future. However, I consider that it would be inappropriate for a row of trees in this location to be protected by way of resource consent conditions.

CONCLUSIONS

- 19 It is proposed to subdivide the site in two, identify a building platform within the new lot, associated curtilage areas for the existing and proposed building platform and landscape treatment, located at 110 Shortcut Road, Luggate.
- 20 Ms Steven's report is thorough, does not omit any relevant issues and comes to conclusions and findings that are sound and justified. In general terms, the proposed activities can sit comfortably within a VAL
- 21 Ms Steven has slightly understated the potential adverse effects of the proposed double belt of Alders and/or Veronese poplars on the open pastoral character of the site and on the visual amenity of the Pisa and Criffel Range's gained from Shortcut Road, notwithstanding that the planting of these trees is a permitted activity.

RECOMMENDATIONS

- 22 I recommend the following alterations are made to the Landscape Plan produced by Ms Anne Steven.
- A minimum height that the Leyland Cypress hedge is to be maintained at is included. This should provide for considerable screening of a future dwelling.
 - The double belt of Alders and/or Veronese poplars is removed.
 - The labels and arrows used to describe the specific elements of the plan are more clearly drawn so as to ensure the plan is legible for monitoring purposes.

Paul Smith

vivian+espie

1st December 2016

APPENDIX 4 –ENGINEERING REPORT

ENGINEERING REPORT ADDENDUM

TO: Tim Anderson

FROM: Lyn Overton

DATE: 14/12/2016


APPLICATION DETAILS	
REFERENCE	RM161080
APPLICANT	Graeme and Heather Halliday
APPLICATION TYPE & DESCRIPTION	To subdivide Lot 1 DP 303794 into two fee simple allotments, to establish a building platform and construct a dwelling on a platform.
ADDRESS	110 Shortcut Road, Luggate
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 303794
SITE AREA	4.538ha
ACTIVITY STATUS	Discretionary

Application	Reference Documents	Consent Application.
	Previous Relevant Consents	RM000251 - Underlying Subdivision RM040206 – Land Use to construct a dwelling
	Date of site visit	17/11/2016

Location Diagram



Comments		
SITE DETAILS	Existing Use	Large rural lot with existing dwelling and sheds.
	Neighbours	There is a rural dwelling located to the south and east.
	Topography/Aspect	The topography is undulating
	Water Bodies	Nil

ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Means of Access	<p>Access</p> <p>Access to the site can be gained from an existing vehicle crossing and right of way from Shortcut Road (SH8A). New Zealand Transport Agency (NZTA) has provided their approval for the subdivision. The applicants have agreed to remove a redundant vehicle crossing as part of the consultation process with NZTA. An appropriate condition is recommended in this regard.</p> <p>A right of way will be created over the existing driveway to the dwelling within the site in favour of proposed Lot 2. There will be upgrades required to the surface of the access as there was evidence of water pooling in low spots which would indicate the need for a culvert.</p>  <p>I am satisfied that the width of the access is appropriate, however, passing bays will be required due to the length. An appropriate condition is recommended to ensure that all necessary upgrades are made for the right of way to comply with Council's standards.</p>	

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks will be required for the upgrade of the access, trenching for the installation of services, and for the preparation of the construction platform for the new dwelling. I am satisfied that the earthworks will be within the permitted volumes. A condition is recommended to ensure that all exposed areas are topsoiled and reinstated with grass.	X

SERVICES	Existing Services		The existing dwelling is serviced via a private water supply, onsite wastewater and stormwater disposal, telecommunications and electricity.	

	Water	Potable	A connection will be extended to the new lot from the private water supply. This water supply is currently monitored and managed by the applicant. The bore flow log undertaken at the time the bore was installed indicates that the water was airlifted/pumped at 3.5 litres per second which equates to 12,600 litres per hour. The bore provides domestic and irrigation water supplies to three lots in total. Therefore, I am satisfied that there is ample water to supply one more lot. The chemical and bacterial tests undertaken at the time the bore was installed indicate that the water is potable. An appropriate condition is recommended to ensure that both lots are provided a minimum of 2,100 litres of water per day.	X
		Fire-fighting	Condition 1e) registered on consent notice 5224071.2 requires the lot owners to install a 23,000 litre water tank with a total of 14,000 litres being held as a static water supply for firefighting purposes. There is an existing 23,000 litre firefighting water tank located to the south of the existing dwelling. While this tank would comply with the consent notice condition it will not comply with the current firefighting standard (SNZ PAS 509:2012 as no access has been provided to this tank. The applicant has confirmed a firefighting coupling is attached to the tank. I recommend that access and hardstand areas are provided to this water supply to comply with current firefighting standards. The applicant has indicated that the water tank for the proposed dwelling will be located adjacent to the vehicle manoeuvring area. I am satisfied that this location is appropriate and I recommend an appropriate condition to ensure that firefighting water supplies compliant with SNZ PAS 4509:2012 are provided to both lots.	X
	Effluent Disposal		Condition 1c) registered on consent notice 5224071.2 requires the lot owners to submit an on-site wastewater treatment and disposal system. Engineering consultants Batchelar McDougall Consulting Ltd has provided an 'On-site Wastewater Treatment and Dispersal Design Report for Proposed New Residential Dwelling – 110 Shortcut Rd. Hawea Flat' (dated 13 June 2016, BMC Ref 1606-2005). This report confirms that on-site wastewater disposal is feasible. However, due to the permeability of the soils disposal will be required via 'Discharge Control Trench' to ensure that the ground water is not contaminated. The design also incorporates water reducing fixtures. I accept the report and recommend a condition to ensure the design is adhered to.	X
	Stormwater		Based on the test pit log provided I am satisfied that there are no issues on-site that would preclude stormwater disposal to ground. Therefore, I am satisfied that stormwater disposal can be adequately addressed by the Building Consent process and no conditions are required in relation to stormwater disposal for this consent.	
	Power & Telecoms		Confirmation that electricity and telecommunications can be provided to service both lots has been received by utility providers Chorus and Aurora. Appropriate conditions are recommended in this regard.	X X
	Management Company		The applicant has confirmed that there is no management company for the private water supply. An appropriate condition is recommended to ensure that a management company is set up to manage the private water supply.	X
	O&M Manuals		Not required.	

NATURAL HAZARDS	Hazards on or near the site	There are no hazards identified on Council's hazards maps.	
	Hazard assessment by	GeoSolve Ltd	
	Report reference	<i>'Wanaka – Proposed Subdivision Geotechnical Assessment'</i> (Ref 14-05-2016).	
	Report on Hazards	The report confirms that there are no geotechnical hazards located within the site. The report does make some recommendations in respect to the placement of fill and testing the soil bearing prior to foundation design for any future development. An appropriate condition is recommended to ensure that the recommendations of the GeoSolve Report are adhered to.	X

PROJECT INFORMATION	Developers Engineering Representative	An appropriate condition is recommended to ensure that an engineering representative is provided to oversee the installation of services and construction of access.	X
	Notice of commencement	Not required.	
	Traffic Management Plan	A traffic management plan and agreement will need to be undertaken with NZTA for the works to remove the redundant vehicle crossing and reinstate the roadside berm. An appropriate condition is recommended in this regard.	X
	Design Certificates	Not required as no infrastructure to be vested to council.	
	Completion Certificates	As above	
	As builds	An appropriate condition is recommended to ensure that asbuilts of the new services are provided prior to section 224c certification.	X

TITLES	Consent Notices	Conditions registered on consent notice 5224071.2 are in respect to firefighting and onsite wastewater design. Please refer to the relevant sections of this report above. Consent notice conditions will be required in respect to the new building platform.	X
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on title plan	I am satisfied that no roads are to be named.	
	Building platforms	The digital location is required on the survey plan. An appropriate condition is recommended in this regard.	X
	Amalgamation Condition	None proposed.	

RECOMMENDED CONDITIONS

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

LAND USE CONDITIONS FOR DWELLING

General

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

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz>

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and acceptance, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an access way to the dwelling that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access way shall meet the following requirements:
 - i) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
 - ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - iv) The provision of culverts in low spots to prevent water pooling.
 - v) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed when works finish and before occupation of dwelling

5. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. 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 and toby positions).
 - b) The completion of all works detailed in Condition (4) above.
 - c) The provision of an effluent disposal system in accordance with the Batchelar McDougall Consulting Ltd Ltd (dated 13 June 2016, BMC Ref 1606-2005) report submitted with the

application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.

The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for Council review and acceptance.

- d) Any power supply or telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- e) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- f) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

SUBDIVISION CONDITIONS

General

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

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz>

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the Network Management Consultant at Opus International Consultants of Alexandra for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The formation of the right of way, in accordance with Council's standards. This shall include:
 - i) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
 - ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - iv) The provision of culverts in low spots to prevent water pooling.
 - v) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed before Council approval of the Survey Plan

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

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

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

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (4) above.
 - d) Redundant access CP59 shall be permanently and physically closed by removing the culvert, rock and reinstating the water channel in this location.
 - e) Access and hardstand area shall be provided to the existing water tank located on Lot 1. The access is to be formed to the same standards as the right of way and the hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres.
 - f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - g) In the event that the test results required in Condition 6(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
 - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

 - ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM161080 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council’s solicitors prior to registration.
 - h) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply associated with the subdivision.

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

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

- j) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) At the time a dwelling is erected on 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 the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.
 - c) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Batchelar McDougall Consulting Ltd (dated 13 June 2016, BMC Ref 1606-2005). The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.
 - d) At such a time that Council's wastewater reticulation is available to service the lots in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.
 - e) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
 - f) At the time that a dwelling is erected on Lots 1 and 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). **If required!**
 - g) At the time a dwelling is erected on Lots 1 and 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the

consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Recommended Advice Notes

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

Prepared by:



Lyn Overton
RESOURCE MANAGEMENT ENGINEER

Reviewed by:



Michael Wardill
RESOURCE MANAGEMENT ENGINEER

APPENDIX 5 – OBJECTIVES AND POLICIES

1. 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.

4. Visual Amenity Landscapes

- (a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:
 - highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
 - visible from public roads.
- (b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.
- (c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.

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.
- (b) visual amenity landscapes

- by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and

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: 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.
- 1.6 To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.
- 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.

Part 15: Subdivision, Development and Financial Contributions

Objective 1 – Servicing

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

Policies:

[...]

- 1.2 To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.

[...]

- 1.5 To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 1.6 To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.
- 1.7 To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.
- 1.8 To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.
- 1.9 To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.
- 1.10 To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.
- 1.11 To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.
- 1.12 To ensure the requirements of other relevant agencies are fully integrated into the subdivision/development process.

Objective 2 - Cost of Services to be Met by Subdividers

The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.

Policies:

- 2.1 To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:
- roading and access;
 - water supply;
 - sewage collection, treatment and disposal;
 - stormwater collection, treatment and disposal;
 - trade waste disposal;
 - provision of energy;

- provision of telecommunications.

Objective 5 - Amenity Protection

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

Policies:

- 5.1 *To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.*
- 5.2 *To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*
- 5.3 *To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.*
- 5.4 *To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.*
- 5.5 *To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

[...]

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.

6.3.2 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.

6.3.5 Objective - Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

Policies

- 6.3.5.1 Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.
- 6.3.5.2 Avoid adverse effects from subdivision and development that are:
- Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and
 - Visible from public roads.
- 6.3.5.3 Avoid planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape quality or character.
- 6.3.5.4 Encourage any landscaping to be sustainable and consistent with the established character of the area.
- 6.3.5.5 Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.
- 6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.

Part 4 Chapter 21: Rural

21.2.1 Objective - Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

Policies

- 21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.
- 21.2.1.2 Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values.
- 21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.
- 21.2.1.4 Minimise the dust, visual, noise and odour effects of activities by requiring facilities to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.
- 21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.
- 21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.
- 21.2.1.7 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua.
- 21.2.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.

Part 4 Chapter 27: Subdivision and Development

27.2.1 Objective - Subdivision will create quality environments that ensure the District is a desirable place to live, visit, work and play.

Policies:

- 27.2.1.1 Require subdivision to be consistent with the QLDC Land Development and Subdivision Code of Practice, while recognising opportunities for innovative design.
- 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.
- 27.2.1.5 The Council recognises that there is an expectation by future landowners that the effects and resources required of anticipated land uses will have been resolved through the subdivision approval process.

27.2.4 Objective - Identify, incorporate and enhance natural features and heritage.

Policies:

- 27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces.

27.2.5 Objective - Require infrastructure and services are provided to lots and developments in anticipation of the likely effects of land use activities on those lots and within overall developments.

Policies:

- 27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/ or sewage treatment and disposal system, where such systems are available or should be provided for.
- 27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 27.2.5.11 Ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with the Council's 10 Year Plan Development Contributions Policy.
- 27.2.5.12 Ensure appropriate stormwater design and management [...]
- 27.2.5.13 Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.
- 27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:
 - The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.
- 27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.
- 27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses [...]
- 27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use.

27.2.6 Objective - Cost of services to be met by subdividers.

Policies:

- 27.2.6.1 Require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), that are attributable to the effects of the subdivision or development

APPENDIX 6 – PRPS OBJECTIVES AND POLICIES

1. Operative Regional Policy Statement: Relevant Objectives and Policies

5.4 Objectives

- 5.4.1 To promote the sustainable management of Otago's land resources in order:
- (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and
 - (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.
- 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.
- 5.4.5 To promote the sustainable management of Otago's mineral resources in order to meet the present and reasonably foreseeable needs of Otago's communities.

5.5 Policies

- 5.5.1 To recognise and provide for the relationship Kai Tahu have with Otago's land resource through:
- (a) Establishing processes that allow the existence of heritage sites, waahi tapu and waahi taoka to be taken into account when considering the subdivision, use and development of Otago's land resources; and
 - (b) Protecting, where practicable, archaeological sites from disturbance; and
 - (c) Notifying the appropriate runanga of the disturbance of any archaeological site and avoiding, remedying, or mitigating any effect of further disturbance until consultation with the kaitiaki runanga has occurred.
- 5.5.2 To promote the retention of the primary productive capacity of Otago's existing high class soils to meet the reasonably foreseeable needs of future generations and the avoidance of uses that have the effect of removing those soils or their life-supporting capacity and to remedy or mitigate the adverse effects on the high class soils resource where avoidance is not practicable.
- 5.5.3 To maintain and enhance Otago's land resource through avoiding, remedying or mitigating the adverse effects of activities which have the potential to, among other adverse effects:
- (a) Reduce the soil's life-supporting capacity
 - (b) Reduce healthy vegetative cover
 - (c) Cause soil loss
 - (d) Contaminate soils
 - (e) Reduce soil productivity
 - (f) Compact soils
 - (g) Reduce soil moisture holding capacity.
- 5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.
- 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; or
- (c) Represent areas of cultural or historic significance in Otago; or
- (d) Contain visually or scientifically significant geological features; or
- (e) Have characteristics of cultural, historical and spiritual value that are regionally significant for Tangata Whenua and have been identified in accordance with Tikanga Maori.

2. Proposed Regional Policy Statement

The Regional Policy statement is currently under review and proposed changes were notified on the 23 May 2015. The Otago Regional Council released its decision on 1 October 2016 and is currently under appeal.

Objective 2.1 The principles of Te Tiriti o Waitangi are taken into account in resource management decisions

Objective 2.2 Kāi Tahu values, rights and interests and customary resources are sustained

Objective 3.1 The values of Otago's natural and physical resources are recognised, maintained and enhanced.

Policy 3.1.10 Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.

Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced.

Policy 3.2.3 Identify areas and values of outstanding natural features, landscapes and seascapes, using the attributes in Schedule 3.

Policy 3.2.5 Identify natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding, using the attributes in Schedule 3.

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes: Protect or enhance highly valued natural features, landscapes and seascapes by all of the following:

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

Objective 5.3 Sufficient land is managed and protected for economic production

Policy 5.3.1 Manage activities in rural areas, to support the region's economy and communities, by:

- a) Enabling primary production and other rural activities that support the rural economy;
- b) Minimising the loss of significant soils;
- c) Restricting the establishment of activities in rural areas that may lead to reverse sensitivity effects;
- d) Minimising the subdivision of productive rural land into smaller lots that may result in rural residential activities;
- e) Providing for other activities that have a functional need to locate in rural areas, including tourism and recreational activities that are of a nature and scale compatible with rural activities.

APPENDIX 7 – RECOMMENDED CONDITIONS

APPENDIX 7 - CONSENT CONDITIONS

LAND USE CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Scheme Plan, prepared by Patterson Pitts Group, dated 14 November
 - 'Floor Plan S001-2 prepared by McRaeway Homes, dated 11 May 2016
 - 'Elevations S001-2 prepared by McRaeway Homes, dated 11 May 2016
 - Landscape Plan, prepared by Anne Steven landscape Architect, dated December 2016

stamped as approved on date

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 \$290. This initial fee has been set under section 36(1) of the Act.

Colours and Materials

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

Feature	Materials	Colour
Walls	Rockcoate	Dark neutral no more than 35%
Roof	Colorsteel	Grey LRV 10% - 15%
Door, Window Joinery		To match roof LRV 10%-15%

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by Council.

Landscaping

4. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Engineering

General

5. 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>

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

6. 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.
7. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
8. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and acceptance, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an access way to the dwelling that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access way shall meet the following requirements:
 - i) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
 - ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - iv) The provision of culverts in low spots to prevent water pooling.
 - v) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed when works finish and before occupation of dwelling

9. Prior to the occupation of the dwelling, the consent holder shall complete the following:

- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. 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 and toby positions).
- b) The completion of all works detailed in Condition (8) above.
- c) The provision of an effluent disposal system in accordance with the Batchelar McDougall Consulting Ltd Ltd (dated 13 June 2016, BMC Ref 1606-2005) report submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.

The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for Council review and acceptance.

- d) Any power supply or telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- e) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- f) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's s Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be

capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

The NZFS connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

SUBDIVISION CONDITIONS

General

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

*Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz>*

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing works on site, the consent holder shall submit an application to undertake works within the State Highway road reserve and traffic management plan to the Network Management Consultant at Opus International Consultants of Alexandra for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
4. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The formation of the right of way, in accordance with Council's standards. This shall include:

- (i) The access way shall have a formed metal carriageway width of no less than 3.5 metres.
- (ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
- (iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
- (iv) The provision of culverts in low spots to prevent water pooling.
- (v) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.

To be completed before Council approval of the Survey Plan

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

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

- 6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (4) above.
 - d) Redundant access CP59 shall be permanently and physically closed by removing the culvert, rock and reinstating the water channel in this location.
 - e) Access and hardstand area shall be provided to the existing water tank located on Lot 1. The access is to be formed to the same standards as the right of way and the hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres.
 - f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - g) In the event that the test results required in Condition 6(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall

contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:

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

OR

- (ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM161080 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply associated with the subdivision.

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

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

Ongoing Conditions/Consent Notices

- 7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) At the time a dwelling is erected on 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 the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.

- c) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Batchelar McDougall Consulting Ltd (dated 13 June 2016, BMC Ref 1606-2005). The proposed wastewater system shall be subject to Council for prior to implementation and shall be installed prior to occupation of the dwelling.
- d) At such a time that Council's wastewater reticulation is available to service the lots in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.
- e) The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- f) At the time that a dwelling is erected on Lots 1 and 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008). (if required)
- g) At the time a dwelling is erected on Lots 1 and 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

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

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

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby

couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

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

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- f) The roof pitch on any dwelling or accessory building erected on Lot 2 shall not exceed 20 degrees.

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.

For Your Information

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

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

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

QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM161080

Friday, 7 July 2017



LEGEND

- Existing Property Boundary
- Existing Building Platform
- Proposed Lot 2 Boundary
- Proposed Building Platform
- Proposed Right of Way
- Waterbore (Location approx.)

PATERSONPITTSGROUP

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



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

Client & Location:

Heather Halliday
110 Shortcut Rd
Luggate

Purpose & Drawing Title:

Scheme Plan
Proposed Lots 1 & 2 Being Proposed
Subdivision of Lot 1 DP 303794

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Checked by:	DW				
Approved by:	DW	DO NOT SCALE			
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QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM161080

Friday, 7 July 2017

Vehicle
Access

Proposed House Platform

Hardstand

Proposed Water Tank

PROPOSED BUILDING OUTLINE

PATERSONPITTSGROUP

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



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

Client & Location:

Heather Halliday
110 Shortcut Rd
Luggate

Purpose & Drawing Title:

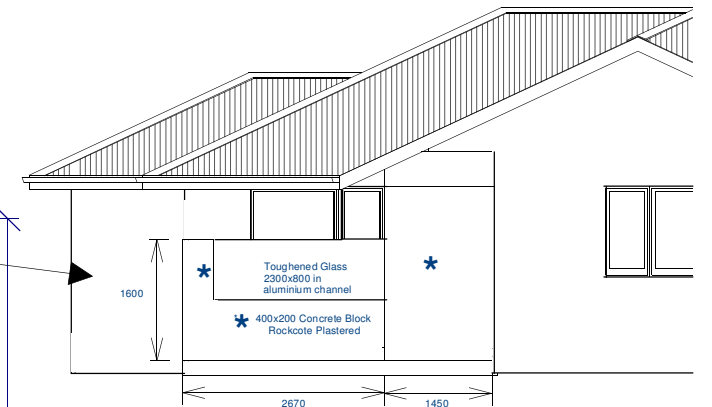
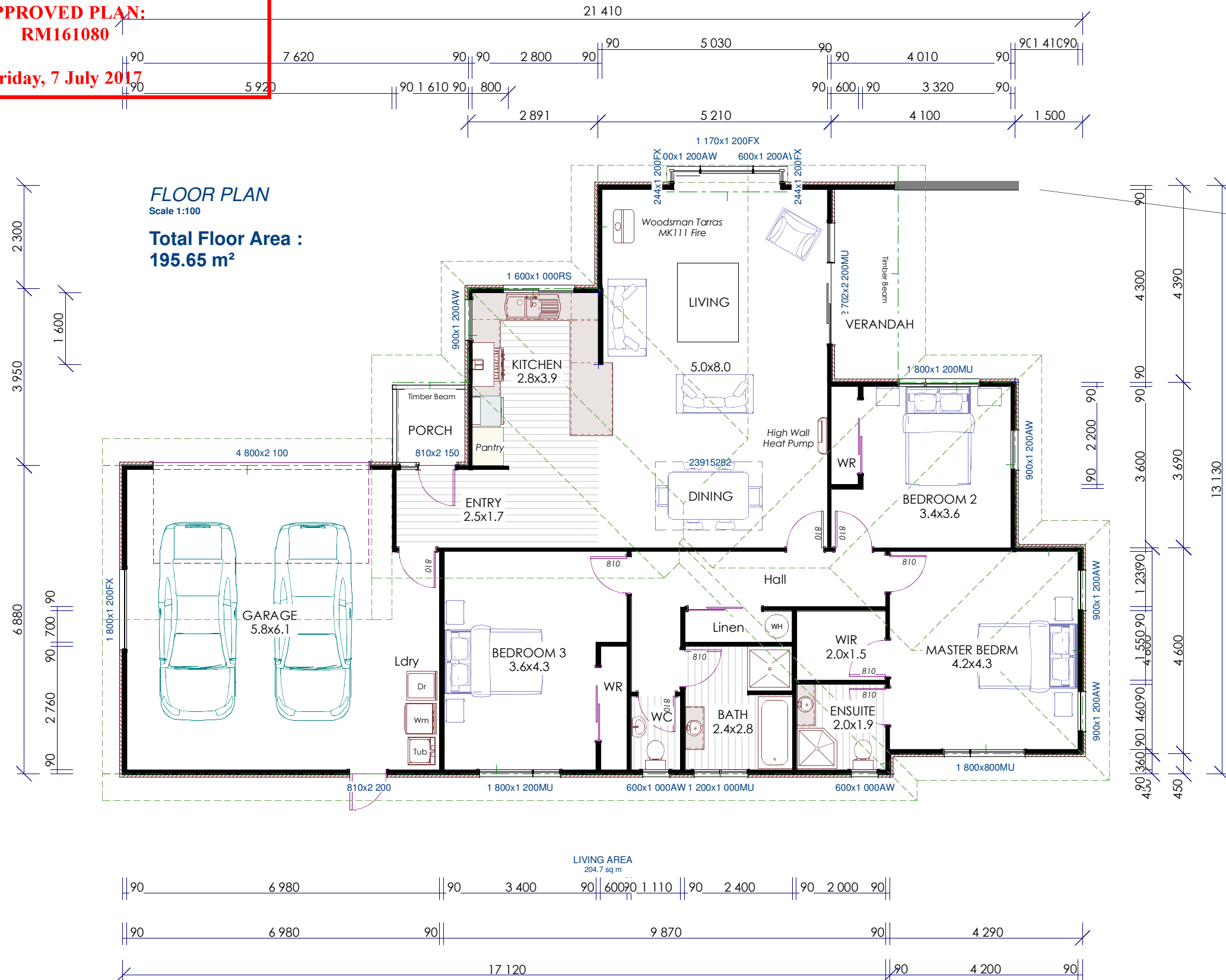
Proposed Building Platform and Water Tank Location
Proposed Lots 1 & 2 Being Proposed Subdivision of Lot 1
DP 303794

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Approved by:	DLW			
Job No: W4969		Sheet No: 1 of 1	Revision No: A	Date Created: 13/12/2016

APPROVED PLAN:
RM161080

Friday, 7 July 2017 90



General Information

Foundation: 20-series block foundation wall & 100mm thick Concrete Floor

Framing: LVL (Laminated Veneer Lumber) 90 x 45 Pre-nailed
Frames and Trusses to meet standards
Double Top Plate on all Frames (2x90x45mm)

Stud Height: 2400

Roof: .55g Color Corrugate - 20° pitch

Fascia/Spouting: Continuous Fascia/Quadrant Spouting/Snow Straps/ 80mm C/S Downpipes

Exterior Cladding: - Rockcote INTEGRA LWC Facade System

Insulation: R2.8 Wall & R3.6 Pink Batts

Interior Wall linings: Gib interior wall linings - painted

Ceiling: 13mm Gib Board to remaining ceilings

Verandah Screen: 400x200 concrete block with Rockcote plaster finish - Toughened Glass Panel refer to detail

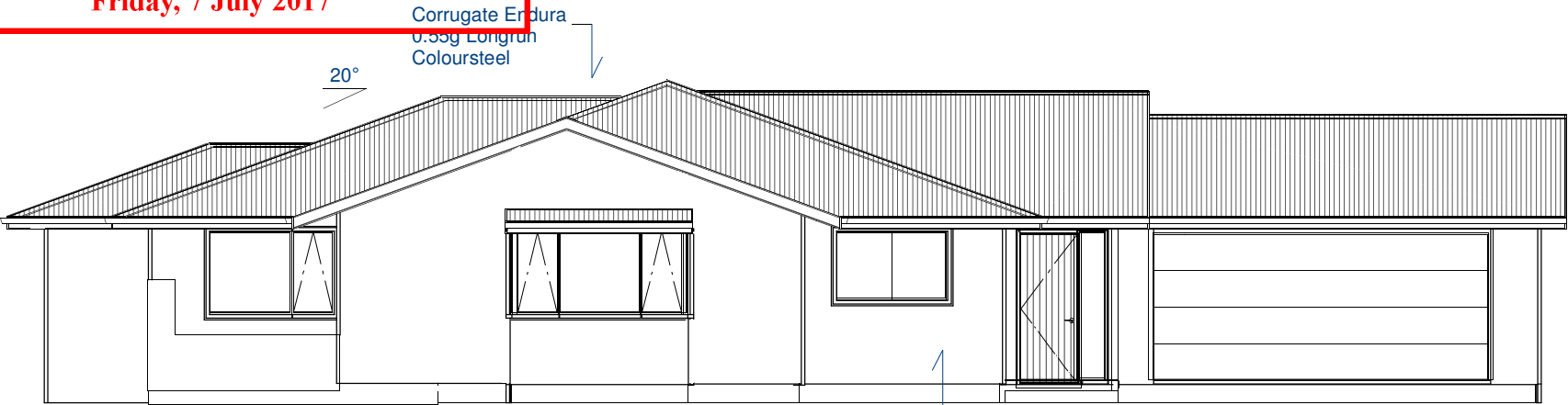
Plumbing to be AS/NZ
Standard

Snow Zone
Wind Zone - Very High
(To be Confirmed on Working Drawings)

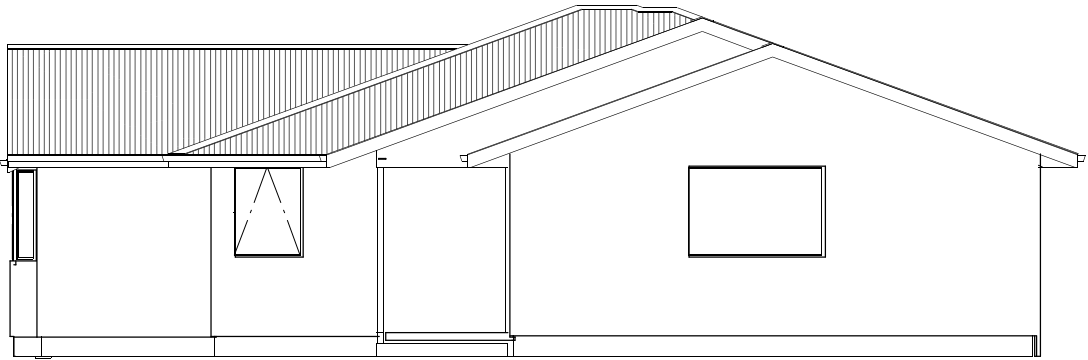
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161080

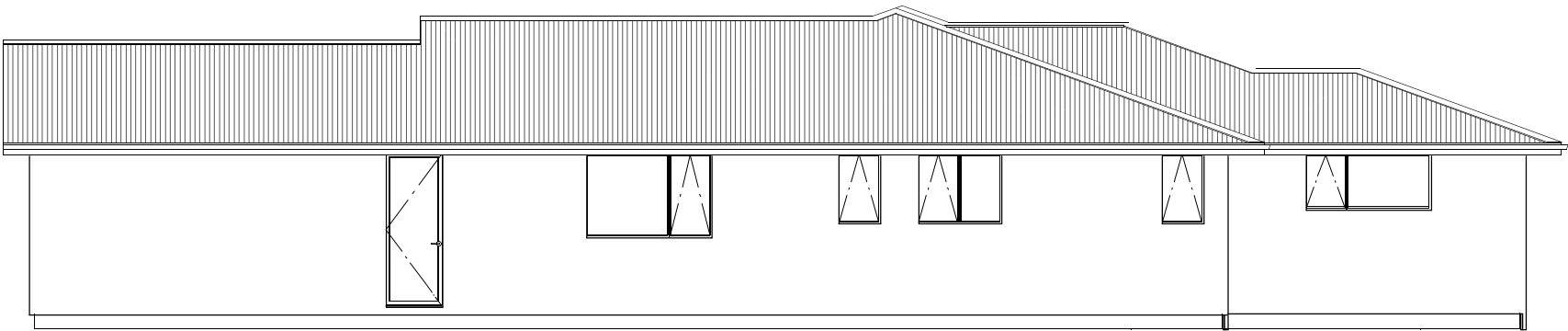
Friday, 7 July 2017



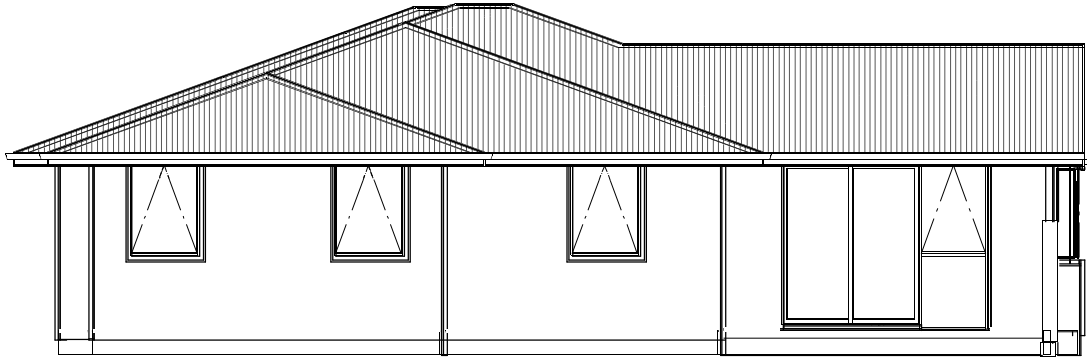
Elevation One



Elevation Two



Elevation Three



Elevation Four

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