



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Jeremy and Vicki Carey-Smith and GCA Legal Trustee 2014 Limited
RM reference:	RM161100
Location:	269 Crown Range Road, Cardrona
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to establish a residential building platform and erect a dwelling at 269 Crown Range Road
Legal Description:	Section 124 Block VIII Shotover Survey District and Section 33 Block X Shotover Survey District held in Computer Freehold Register OT10C/227
Zoning:	Rural General
Notification Decision:	Publicly Notified
Delegated Authority:	Quinn McIntyre – Manager, Resource Consents
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	24 May 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. 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 Quinn McIntyre, Manager, Resource Consenting, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (S42A) report prepared for Council (attached as Appendix 4) 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 8 February 2017 (Section 95 report attached as Appendix 2).

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 Quinn McIntyre (Manager, Resource Consenting) on 23 May 2017 (attached as Appendix 3).

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 7 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 8 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 **discretionary** activity resource consent pursuant to Rule 5.3.3.3[i](a) for the proposed residential unit not contained within a RBP, and associated physical activity including roading, landscaping and earthworks.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3[i](b) for the proposed identification of a 1000m² building platform.

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

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

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

4. SUMMARY OF EVIDENCE HEARD

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

5. PRINCIPAL ISSUES IN CONTENTION

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

- The effects of establishing a building platform and residential dwelling on a site located within an Outstanding Natural Landscape that contains an existing residential unit and accessory buildings and the effect on landscape and visual amenity values, nature conservation values, natural hazards, servicing, access, earthworks and positive effects.

The findings relating to these principal issues of contention are outlined in Section 7.2.3 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 7 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

1. The proposal increases the spread of domestication across the site which will affect the open landscape character. However the unique characteristics of the site and scale of the dwelling are such that the development can be absorbed into the site as it will be reasonably difficult to see. Further there will be a net positive effect as the already compromised visual coherence and naturalness of the site will be reduced through removal of the wilding tree blocks and changing the colour of existing buildings.
2. The proposal will contribute positively toward nature conservation values due to the removal of wilding tree species (Douglas fir and Larch).
3. The site is subject to '*Dormant Schist Debris Landslides*' and the application and supporting expert advice suitably demonstrate the landslide feature is ancient, not active and that the global stability of the site is stable.
4. The proposed dwelling can be appropriately serviced including with water which will be supplied from a mixture of ponds fed from an unnamed creek along the north boundary and rainwater collection.
5. An existing vehicle crossing and access track will provide access to the platform, and each is found to be appropriate with conditions for upgrades.
6. The proposed earthworks are relatively small scale. The geotechnical assessment found that good ground is not present, that fill is to be placed beneath the dwelling, and is addressed by conditions for an engineer to oversee fill placement and certification, and engineered foundation design.
7. The removal of previously consented forestry trees that are now considered nuisance due to their wilding nature, and the repainting of existing buildings are found to be a significant positive effect of the development.

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

As outlined in detail in Section 7.3 of the S42A report, overall the proposed development is consistent with the relevant policies and objectives of the Operative and Proposed District Plans.

6.2 RELEVANT REGIONAL POLICY STATEMENTS (Section 104(1)(b)(v))

As outlined in detail in Section 7.5 of the S42A report, overall the proposed development is consistent with the relevant policies and objectives of the Operative and Proposed Regional Policy Statements.

6.4 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 8 of the S42A report.

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

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

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

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

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

Administrative Matters

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

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

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

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

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

If you have any enquiries please contact Alana Standish on phone (03) 441 0499 or email alana.standish@qldc.govt.nz.

Report prepared by

Decision made by




Alana Standish
SENIOR PLANNER

Quinn McIntyre
MANAGER, RESOURCE CONSENTS

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

APPENDIX 1 – CONSENT CONDITIONS

Proposed draft conditions should the Commission seek to approve

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

- 'Landscape concept plan CP1c' dated 19th December 2016;
- 'Existing house concept plan CP2b' dated 9th October 2016;
- 'Existing house concept plan CP3c' dated 19th December 2016;
- 'Landscape concept plan plant list' dated 19th December 2016;
- '3d Views A0.1 issue A' dated 25-Oct-16;
- '3d Views A0.2 issue A' dated 25-Oct-16;
- '3d Views A0.3 issue A' dated 25-Oct-16;
- 'Site Plan A1.1 issue A' dated 25-Oct-16;
- 'Floor Plan Level 1 A2.1 issue A' dated 25-Oct-16;
- 'Roof Plan A2.3 issue A' dated 25-Oct-16;
- 'Slab/Foundation Plan Level 1 A2.6 issue A' dated 25-Oct-16;
- 'Elevations – N & E A3.1 issue A' dated 23-Nov-16; and
- 'Elevations – S & W A3.2 issue A' dated 23-Nov-16
- 'Site Plan' A1.1 dated 9-May-17
- 'Site Survey Plan and Building Platform' A1.2 dated 9-May-17
- 'Survey / Platform Floor Plan' A1.3 dated 9-May-17

stamped as approved on 23 May 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 \$145. This initial fee has been set under section 36(1) of the Act.
3. The consent holder shall ensure that no construction work for the new dwelling occurs prior to registration of the building platform and covenant on the title.
4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

5. Prior to commencing works within the Crown Range Road, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

On completion of earthworks and prior to construction of the dwelling

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

Or

 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
9. The roofs of the existing buildings be coloured in a dark recessive colour within the natural hues of browns, greys and greens with an LRV of between 20% and 7%. This work should be undertaken before any construction of a new building occurs.

Building Platform to be Registered

10. In order to give effect to this consent, the consent holder shall provide a "Land Transfer Covenant Plan" ("Covenant Plan") showing the location of the approved building platform (as per the 'Site Survey Plan and Building Platform' dated 9 May 2017). The consent holder shall register this Covenant Plan on the Computer Freehold Register and shall execute all required documentation. The costs of doing so are to be borne by the consent holder. For the avoidance of doubt, the Covenant Plan shall not be registered until Conditions 12(a) to (k) have been complied with.
11. The consent holder shall provide the registered Land Transfer Covenant Plan to Council within 6 weeks of it being registered on the Certificate of Title.

Prior to the registration of the Building Platform on the Computer Freehold Register

12. Prior to the building platform being registered on the Computer Freehold Register, the consent holder shall complete the following:
 - a) A digital plan showing the location of the building platform as shown on the survey plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - b) The completion of the work detailed in Conditions (4) – (9) above.
 - c) The roofs of the existing buildings (Creagh Cottage and Barn 1), shall be re-painted the colour "Ironsand".
 - d) The provision of a sealed vehicle crossing to the site from Crown Range Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

- e) 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 shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
- f) Any power supply connections to the platform shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- g) Any wired telecommunications connections to the platform shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- h) Stormwater collection design from impervious surfaces including the access / driveway.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- j) A detailed landscape management plan shall be submitted to the Resource Consents Manager by a suitably qualified landscape professional. The landscape management plan shall ensure the ongoing health of proposed planting areas. This will include soil preparation, specimen protection and irrigation, removal of woody weeds and replacement of dead or diseased plants. Within three (3) years of establishment, the consent holder shall contact Council so that the areas of planting can be assessed. The assessment shall determine if the planted areas have successfully established and provide a dense cover of indigenous vegetation.
- k) An amended landscape plan shall be submitted to the Resource Consents Manager that identifies the existing landform and proposed planting to the north and west of the proposed dwelling at a higher level of detail to ensure the existing and proposed mitigation is maintained. This shall require a landscape plan at an approximate scale of 1:500 which identifies specific tree species and landforms to be relied on the mitigation.

Ongoing / Covenant Conditions

13. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991, and which conditions shall be complied with on an ongoing basis:

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX

Landscape Matters:

- b) Within 2 years of the building consent for the dwelling being granted, all mature Douglas fir and Larch trees shall be removed. For monitoring purposes, the consent holder shall advise the Manager Resource Consents, when the building consent is granted.
- c) The existing poplars west of the proposed curtilage area are to be removed to not highlight the presence of domestic elements and degrade the more natural character of the Crown Range escarpment.
- d) The approved landscaping plan shall be implemented within the first planting season of approval. The plants shall thereafter be maintained in accordance with the Detailed Landscape Management Plan certified by Council pursuant to Condition 12(j) of RM161100. If any plant or tree should die or become diseased it shall be replaced.

Engineering Matters:

- e) The building platform is located on 'Shallow soil' in accordance with NZS1170.5.2004. Investigations have revealed that these soils do not meet the requirements to be defined as 'good ground' in terms of NZS3604 (New Zealand Building Code) due to the ultimate bearing pressure being less than 300 kPa. The foundations of all buildings shall be designed, supervised during construction and certified by a suitably qualified and experienced engineer.
- f) The water supply to this lot is reliant on rain water collected from the roof of the dwelling and does not meet Council's standards. The consent holder (RM161100) will ultimately be responsible for managing water use within the site. Council accepts no responsibility for the limited water supply. As such, prior to the occupation of any dwelling, the consent holder shall ensure:
 - i. That all roof water shall be collected onsite for domestic water supply and this shall be supplemented with sufficient water from the onsite ponds to constantly maintain a static firefighting water reserve of at least 20,000litres at all times within a 30,000litre onsite storage tank;
 - ii. The ongoing treatment of the domestic water supplies by filtration and disinfection so they comply with the Drinking Water Standards for New Zealand 2005;
 - iii. The drinking water supplies shall be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the lot owner. Should the water not meet the requirements of the Standard then the owner shall be responsible for the provision of further water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- g) The provision of an effluent disposal system in accordance with the Grant Railton Contracting Ltd 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 review and certification.

- h) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

Advice Note: *The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 9km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in new dwelling.*

Building / Site / Curtilage Controls:

- i) The maximum height of any building shall be 5.50m above the original ground level as shown on the approved plan entitled "Site Plan A1.1 issue A" dated 25-Oct-16.
- j) All structures including the dwelling, water tanks, garage and accessory building, or any building used in association with a farming activity, shall be the same colour as the dwelling.
- k) Joinery colours (excepting timber) shall match the roof, gutter and spouting colour.
- l) All exterior lighting shall be fixed no higher than 2.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce visibility of light sources and lit areas from any point off-site.
- m) All domestic structures, including but not limited to car parking areas, lawns, domestic landscape planting, outdoor storage areas, pergolas, barbeque areas, garden sheds and clotheslines, shall be contained within the domestic curtilage area identified on the approved plan entitled "Landscape Concept Plan CP1C" dated 19th December 2016, prepared by Michelle Snodgrass Landscape Architecture Ltd.
- n) All curtilage fencing shall be traditional farming type post and wire (but not deer fencing).
- o) Linear planting is not permitted alongside any curtilage or other existing or future fencing.
- p) No entrance structures shall be permitted.

- q) All planting within the curtilage areas which will reach a mature height of greater than 3.5m shall be either evergreen or indigenous.

APPENDIX 2 – SECTION 95 DECISION



REFERENCE: RM161100

APPLICANT: Jeremy and Vicki Carey-Smith, and GCA Legal Trustee 2014 Limited

ACTIVITY: Land use consent to establish a residential building platform and erect a dwelling

LOCATION: 269 Crown Range Road, Wakatipu

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

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

1 Public Notification

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

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

1.1 Public Notice

Public notice of the application is to be given in the prescribed form by way of advertisement in the *The Mirror*.

1.2 Service

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

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

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

The parties considered affected in the context of section 95E of the Act are those identified on the attached map.

- (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 – all owners are the applicant

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

Otago Regional Council

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

The iwi authorities to be served notice are as follows:

N/A

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

**Delta Utility Services Limited
NZ Fire Service
Public Health South**

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

Wakatipu Wilding Conifer Control Group Incorporated

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

Report prepared by



Alana Standish
SENIOR PLANNER

Report reviewed by



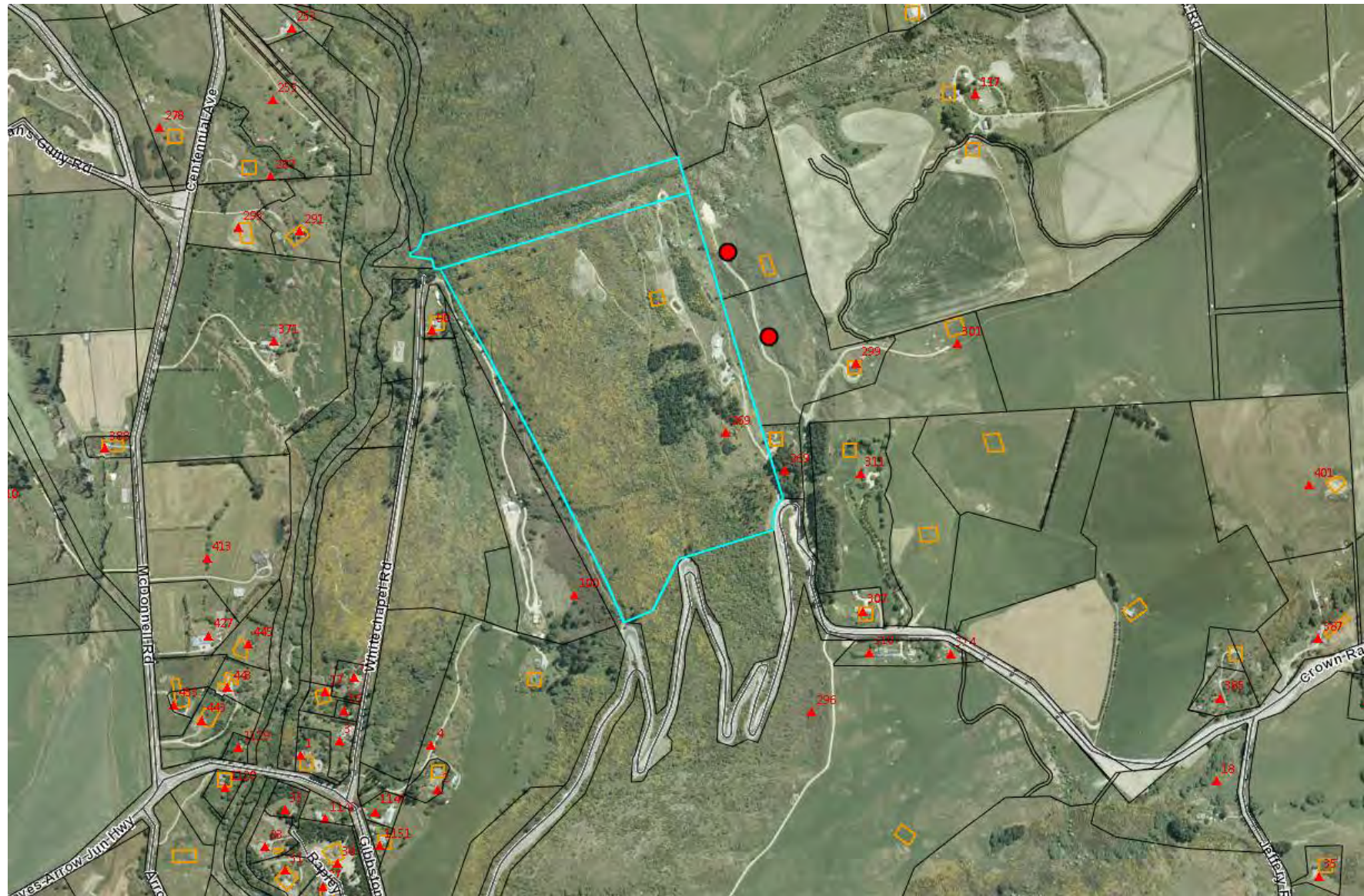
Paula Costello
SENIOR PLANNER

PLANNER'S RECOMMENDATION

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

Report Dated: 1 February 2017

APPENDIX 1:
Map showing individual persons to serve notice of the application



APPENDIX 3 – SECTION 100 DECISION

FILE REF: RM161100

TO: Quinn McIntyre – Manager, Resource Consents

FROM: Alana Standish – Senior Planner

DATE: 24 May 2017

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

Jeremy and Vicki Carey-Smith and GCA Legal Trustee 2014 Limited have applied for resource consent to establish a residential building platform and erect a dwelling at 269 Crown Range Road.

On 8 February 2017 the application was publically notified and notice of the application was served on surrounding properties in the near vicinity of the application site that may be adversely affected by the proposal. The submission period closed on 8 March 2017 with two submissions being received.

One submission has been received in opposition to the application, and one neutral submission; the submitters did not wish to be heard. Correspondence received from the opposing submitter on 21.03.2017 stated that the submitter is satisfied that additional correspondence from the applicant (received on 17.03.2017) addresses the matters raised in their submission (global stability issue from the ORC).

The persons served notice of the application are listed in the applicable section 95 (notification) report.

A report has been prepared for this application which outlines the assessment that has been undertaken of the proposal against the provisions of the District Plan and the RMA.

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

Section 100. Obligation to hold a hearing

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

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

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

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

Report prepared by

Decision made by



Alana Standish
SENIOR PLANNER



Quinn McIntyre
MANAGER, RESOURCE CONSENTS

APPENDIX 4 – SECTION 42A REPORT

FILE REF: RM161100

TO: Independent Hearings Commissioners

FROM: Alana Standish, Senior Planner

SUBJECT: Report on a publicly notified consent application.

SUMMARY

Applicant: Jeremy and Vicki Carey-Smith and GCA Legal Trustee 2014 Limited

Location: 269 Crown Range Road, Cardrona

Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to establish a residential building platform and erect a dwelling at 269 Crown Range Road

Legal Description: Section 124 Block VIII Shotover Survey District and Section 33 Block X Shotover Survey District held in Computer Freehold Register OT10C/227

Zoning: Rural General

Public Notification Date: 8 February 2017

Closing Date for Submissions: 8 March 2017

Submissions: One submission has been received in opposition to the application, and one neutral submission; the submitters do not wish to be heard.

RECOMMENDATION

- (i) That subject to new or additional evidence being presented at the Hearing, the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:
1. It is considered that the adverse effects of the activity will be acceptable as while the proposal will affect the open character of the site, the development is contained within the site by topography, appropriate landscaping and development controls such that the proposed dwelling will be reasonably difficult to see in the wider environment. The proposed dwelling can be fully serviced and the applicant has given suitable regard to the potential natural hazard on the site.
 2. The proposal is consistent with the relevant objectives and policies of the District Plan as the effects on landscape and visual amenity values in the Wakatipu Basin are appropriately mitigated, and positive effects will occur as a result of the systematic removal of wilding tree species from the site.

1. INTRODUCTION

My name is Alana Standish. I am a resource consents planner with Queenstown Lakes District Council. I have been employed in this role for four years. I hold the qualifications of a Bachelor of Resource and Environmental Planning (Honours) from Massey University. I am an Intermediate 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 copy of the application and accompanying assessment of effects and supporting reports can be found in the "Application" section of the Agenda.

2.1 PROPOSAL AND SITE HISTORY

A detailed description of the proposal details is set out in Section 1.4 of the report entitled, '*Jeremy & Vicki Carey-Smith & GCA Legal Trustee 2014 Ltd; Application for landuse consent to identify a building platform and erect a dwelling at 269 Crown Range Road*' dated 25 November 2016, prepared by Amy Wilson-White ("Applicant's AEE"). This description is considered accurate and is adopted for the purpose of this report.

In summary, the applicants are seeking consent for the following:

- To establish a 1,000m² irregular shaped residential building platform (RBP) in the north east corner of the site;
- To construct a single story 254m² residential unit within the proposed residential building platform;
- Design controls are proposed for within the building platform, curtilage and site (refer to *Attachment C: Design Controls* of the Michelle Snodgrass Landscape Architect (MSLA) Report) including:
 - 5.50m maximum building height above the existing ground level;
 - restricted building materials and palette (principal colours *Sandstone Grey* and *Grey Friars*) on timber and tray profile wall and roof cladding;
 - design controls for any future structures and ancillary buildings within the platform to match the dwelling;
 - A curtilage area around the platform to contain domestic features, and controls for accessory buildings to be contained within the curtilage, for post and wire fencing only, and no linear planting along the fence line;
- Proposed onsite services include potable, firefighting and landscape water supply via storage tanks and supplemented via an onsite pond, stormwater to ground via soak pits, and wastewater reticulation as per the Railton Contracting report in Appendix K to the Applicant's AEE;
- Upgrade the existing access track that traverses the southern extent of the platform boundary, and extend within the curtilage area;
- Approximately 208m³ earthworks (cut and fill) to prepare the building area for the proposed dwelling in accordance with the Opus Geotechnical Report in Annexure J to the Applicants AEE; and

- Landscaping across the site as per the Landscape Plans by Landscape Architect Michelle Snodgrass contained in Annexures G1, G2, G3 and G4.

The landscape treatment also involves removal of wilding tree species on the site including Douglas fir and larch that were required pursuant to RM930192 within two years of a grant to consent, and planting native evergreen species north, west and south of the platform.

The proposal also includes alterations to two existing buildings onsite; re-painting the roof of the existing dwelling (Creagh Cottage), and the first barn (Barn 1) to *Ironsand* and the establishment of curtilage areas outside these existing buildings.

2.2 SITE & LOCALITY DESCRIPTION

The applicant has provided a detailed description of the site and locality in Section 1.2 of the Applicant's AEE. The description is considered accurate and is adopted for the purpose of this report. Figure 1 below shows the location of the subject site and its surrounds.



Figure 1: Application site location , and location of neighbour's site who has provided written affected persons approval to the application ●.

2.3 RELEVANT CONSENT HISTORY

Section 1.3 of the Applicant's AEE details the relevant consent history for the site which is generally adopted, and to which I provide the following additional comments based on the details available on Council's electronic file:

'Creagh Cottage' (the existing dwelling on the subject site) was constructed pursuant to RM930192 issued in July 1993.

Barn 1 was constructed pursuant to Building Permit B3857 issued in January 1992.

3. SUBMISSIONS

3.1 SUBMISSIONS

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

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
Otago Regional Council ("ORC")	N/a	Submission opposes the application. The submitter raised concerns with the landslide natural hazard, global stability of the site and land stability beyond the confines of the proposed platform. Correspondence received from the submitter on 21.03.2017 states that the submitter is satisfied that additional correspondence from the applicant (received on 17.03.2017) addresses the global stability issue, and the ORC concern (opposition)	Consent be declined, or demonstrate that global stability of the site is addressed.
Wakatipu Wilding Conifer Control Group ("WCG")	N/a	Submission neither supports or opposes the application (neutral). The submitter supports removal of all wilding trees from the property within two years, and continued removal as wildings appear. The submitter does not support wilding trees left as screening as natives struggle to grow when shaded.	That all wilding trees are removed from the property within two years.

4. CONSULTATION AND WRITTEN APPROVALS

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

Person (owner/occupier)	Address (location in respect of subject site)
Bridget Wolter and Willian Denis Hewat	269a Crown Range Road, Cardrona (refer to Figure 1 above for location)

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), and Part 5 (Rural Areas).

Resource consent is required for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3[i](a) for the proposed residential unit not contained within a RBP, and associated physical activity including roading, landscaping and earthworks.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3[i](b) for the proposed identification of a 1000m² building platform.

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

5.2 PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan on 26th August 2015, which contains no rules with immediate legal effect that are relevant to this proposal.

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

The applicant has provided a Preliminary Site Investigation ("PSI") Report entitled '*Preliminary Site Investigation Report 269 Crown Range Road Arrow Junction, J M Carey-Smith*' for the development prepared by Opus International Consultants Ltd. The report identifies the vineyard located on the site approximately 70m southwest of the proposed development area, but does not clearly identify if any HAIL activity has occurred in the platform location.

The Opus report was reviewed by Mr Simon Beardmore, Senior Environmental Officer at the Otago Regional Council as part of the ORC process to register HAIL information against land. Mr Beardmore notes that while some parts of the report are lacking, namely the above and extensive site history, the soil sampling methodology near the platform was good, and the results demonstrate naturally occurring background concentrations of potential contaminants.

In terms of meeting the NES requirements for a permitted activity, a PSI must exist, the investigation must state that it is highly unlikely that there will be a risk to human health if the proposed activity is done to the piece of land, be accompanied by a relevant site plan referenced in the report, and the consent authority must have the report. All of these matters are met, and given the comments from Mr Beardmore, I accept the applicant's PSI findings that it is highly unlikely there will be a risk to human health from the proposed development and works.

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

6. INTERNAL REPORTS

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

- Mr Stephen Skelton, consultant Landscape Architect for Council (**Appendix 1** to this recommendation).
- Mr Tim Dennis, consultant Resource Management Engineer for Council (**Appendix 2** to this recommendation).

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

7. ASSESSMENT

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria
- (iii) Relevant Plan provisions
- (iv) National Environmental Standard for assessing and managing contaminants in soil to protect human health (NES)

- (v) Regional Policy Statement
- (vi) Other Matters

7.1 LANDSCAPE CLASSIFICATION

The application site is located on the face of the Crown Terrace. The MSLA report states that the area is described under Environment Court decision C180/99 classified as an “Outstanding Natural Landscape” (“ONL”). This classification is replicated within the District Plan to which Mr Skelton agrees. For clarity I note the ONL classification in the District Plan is further confined to within the Wakatipu Basin.

No further assessment of the landscape classification is necessary as the landscape experts are in agreement, and to which I concur.

7.2 EFFECTS ON THE ENVIRONMENT

7.2.1 The Permitted Baseline

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

- Farming activities (except factory farming);
- Operating a Homestay for up to five paying guest at one time, for an unlimited number of days, and that is registered with Council;
- A fence of less than 2 metres height anywhere within the site; and
- Earthworks are permitted in accordance with Site Standard Rules 22.3.3[i] and [ii] provided the work comprises less than 1,000m³ volume of earth moved within a consecutive 12 month period, cuts are at an angle of no more than 65 degrees, and fill up to 2m in height.

The construction of any building (being a structure that is greater than 5m² or 2m in height) regardless of it being located within or outside of a registered building platform, and platform establishment in the Rural General zone requires resource consent. This includes associated works such as earthworks, landscaping and access. Therefore I consider a permitted baseline assessment is not relevant to this proposal.

7.2.2 Receiving Environment

Of relevance to this application is consideration of activities (consented, but yet to be developed) that could take place within the vicinity of the site. In this case, the site is surrounded by other Rural General land of various sizes including large pastoral leasehold tracts to the northeast, with the exception of a small area of Rural Lifestyle zoned land below and to the southwest on Whitechapel Road.

Consented development that forms part of the receiving environment above or on the edge of the Crown Range terrace is made up of various properties with approved subdivisions and/or registered building platforms that are not constructed upon. These include eleven rural residential type allotments with residential building platforms approved under RM081447 (Royal Burn Farming Co) on land located to the southeast on the Crown Range Road. This subdivision is yet to be given effect to with a time extension being granted 8 September 2015 to extend the lapse date to 24 November 2018. Further, RM010420 (Southern Peaks subdivision, as varied by RM130814) approved and registered residential building platforms on the east side of Glencoe Road. A number of these platforms have recently obtained resource consents for dwellings, however no dwellings have been constructed on the platforms.

The only consented development on the terrace face within the vicinity of the subject site is the applicant's existing dwelling and barn structures. I concur with Mr Skelton that the land north of the site on the escarpment is largely undeveloped, and not subject to any approved consent applications, whilst development including residential buildings and a private golf course have been approved and constructed on adjacent sites to the east on the terrace.



Figure 2: Application site and immediate surrounds

Figure 2 above provides an overview of the application site and immediate surrounds. Note the yellow rectangles represent sites with approved and registered residential building platforms, and the red triangles properties with rapid address numbers.

7.2.3 Existing Environment

Presently the site contains one dwelling and two barns. Barn 1 which was legally established and modified to include a fireplace, is presently used as a Registered Homestay which the applicant notes *“has been rented for approximately 40 nights, with a close down period during winter months due to heating difficulties”*. The use of the barn was not specified at the time Building Permits were issued. The building was lawfully established under the relevant planning framework however not as a residential building. Barn 1 is not known to contain a kitchen or laundry, however is used for sleeping guests. The barn can therefore be considered to be accessory to the residential unit and residential activity on site. It is noted that a building consent for a change in use is not found within the property records and may be required as people sleep in the building.

7.2.4 Actual and Potential Effects on the Environment (Section 104(1)(a))

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

1. Landscape and Visual Amenity Effects
2. Nature Conservation Values
3. Natural Hazards
4. Infrastructure Servicing
5. Access and Traffic Generation
6. Earthworks
7. Positive Effects

Landscape and Visual Amenity Effects

The District Plan directs that consideration of applications in the ONL-WB be assessed in light of the relevant assessment matters, that successful applications will be exceptional cases, and that vegetation planted after 28 September 2002 shall not be considered as beneficial, part of the permitted baseline, nor the removal be considered a positive effect. It is my opinion that activities including new residential buildings in an ONL, particularly the Wakatipu Basin, are therefore considered to be inappropriate in most instances due to the high values placed on these landscapes. Applications for new development in these areas need to be exceptional in their characteristics when assessed against the relevant assessment matters for ONL-WB. The vegetation subject to this application was planted before 2002 so positive effects can be considered.

The applicant has provided a landscape and visual assessment from Michelle Snodgrass of Michelle Snodgrass Landscape Architect (MSLA), dated 30th October 2016 (I refer the commission to the "Application" section of the Agenda), which Mr Skelton has peer reviewed for Council (Appendix 1 to this recommendation). The MSLA report includes a visual baseline describing present visibility of the site from prescribed locations in the Wakatipu Basin, followed by an assessment of the proposed activity from those same locations, and with respect to the ONL assessment matters. Mr Skelton generally agrees with the MSLA assessment with several exceptions, notably where the site can be viewed from and the extent of visual effects:

- The existing buildings are the highest visible residential development on the terrace face which is otherwise defined by its natural character;
- The subject site character displays a more modified pattern of landscape elements (forestry block, vineyard, domestic planting), and is perceivable from distant locations;
- The RBP and curtilage location is not a small terrace, but a distinct feature of the Crown Terrace, though not readily visible outside the site;
- The site can also be viewed from: portions of the Queenstown Trail network, especially the 'Arrow River Bridges Ride', Speargrass Flats Road, Slope Hill Road, Other public roads and places across the Wakatipu Basin as distant as the surface of Lake Wakatipu;
- The site is visible from much of the Wakatipu Basin where it is seen within the wider context of the surrounding mountains and landforms;
- The visual effects would be greater than suggested in the MSLA report as viewed from Centennial Avenue, Hogan's Gully Road, and SH6 near the Arrow Junction.

I have considered both landscape assessments and the assessment within the applicants AEE, and generally agree with the conclusions reached. These assessments will not be repeated here; however I will outline my rational, and points of agreement/disagreement within the framework of the ONL-WB assessment matters, and those pertaining to structures which is also relevant to the proposed dwelling within the proposed RBP.

(a) Effects on openness of landscape

The site is located on a prominent ONL landscape feature and is broadly visible from many public places. Mr Skelton considers that *"the extension of built development across the terrace face, regardless of the level of visibility will have a moderate adverse effect on the open character of the landscape. This is attributed to the proposed spread of domestic elements into an area with a very high open and natural character"*.

I agree with Mr Skelton that the site does have an open character and that this character is diminished by the extension of development regardless of the level of visibility. The application will result in one additional building on a site within the ONL-WB which will affect open space values, however no new road infrastructure is proposed as an existing track will be utilised to access the platform. I consider the site is unique, and the discrete topographical elements and proposed vegetation around the platform area will help to contain the dwelling such that I consider the effects on the open character are acceptable.

Mr Skelton suggests protecting the remaining open space areas of the site to protect the open space values and to further contribute towards positive effects, in addition to a reduced platform size that closely mimics the shape of the dwelling. I consider that with this application the site has reached its capacity for residential development, and maintaining the remaining open space is an important consideration as the upper portion of the site contains a reasonable level of consented development.

However I do not consider an open space covenant (or similar) is necessary to further protect the site. Should any future development be sought outside the platform, it would require resource consent. A covenant pursuant to Section 108 of the RMA would also require resource consent to remove or change and would be subject to the same scrutiny and assessment. Therefore I do not consider the provision of an open space covenant is necessary

Platforms provide a tangible means to contain residential development including dwellings and other smaller accessory buildings within a specified area. The platform is determined to be suitably located on site with specific controls volunteered for any future accessory buildings within the platform. The proposed dwelling does not contain any accessory type areas e.g. garage, and I consider it reasonable that a future accessory building of this or similar nature could be sought. Enabling any other building onsite will further contribute to a degradation of open space values, however in this instance, I consider the platform is appropriately located within the site, and any future accessory building within the platform that met the covenant design controls would not so greatly affect openness that the effects would be unacceptable.

Overall I consider that the effects on the openness of the landscape are acceptable.

(b) Visibility of development

Both landscape experts are in agreement that while the application site is prominent, the proposed platform location and dwelling would be reasonably difficult to see given the proposed external palette and height control, the site characteristics and topographical containment. The proposed native planting will further mitigate effects as it grows. Mr Skelton advises the proposed planting will take between three to five years to mature as effective landscape screening. With the removal of the forestry blocks within two years, this will leave the dwelling more visible for a short time. Given the plants suggested are appropriate for the local conditions, I consider any resulting visibility will constitute a temporary effect, and is appropriate, particularly given the positive effects of removing these forestry blocks which pronounce the site in the wider context.

'Creagh Cottage', the existing dwelling on the subject site was constructed pursuant to RM930192, the approval to which indicates the roof of the dwelling was to be the colour Grey Friars. Barn 1 was constructed pursuant to Building Permit B3857, and the plans show unpainted corrugated iron however the 'Special Conditions' required "*the roof to be painted a non-reflective colour in accordance with the District Planner's approval*". It is not evident that either roof has previously been painted, as both roofs are presently highly reflective. While painting these roofs will reduce the visibility effects of the existing development on site, I consider the associated positive effects have little bearing as such requirements form part of the conditions for the associated historic consents for each building. Regardless, I do accept that painting these roofs will significantly reduce the adverse effects and visibility of the existing development on site.

(c) Cumulative effects

In terms of cumulative effects, I agree with the landscape experts that the existing development onsite, regardless of the roof colour and including the consented forestry blocks, does compromise the visual coherence and naturalness of the site. While this proposal does introduce another domestic feature into the site, the location of the platform, the scale of the dwelling and proposed colours and native planting will mean the dwelling is reasonably difficult to see. Reinstating the forestry blocks with natives will improve the natural character and landscape values of the site, reducing the cumulative effects and contributing toward positive effects of the development.

I consider the proposed dwelling design and location inside the platform are key to the effects of this development being reduced. Removal of the forestry blocks is also an important positive effect. As such I consider it is important the dwelling proposed be constructed within the platform, and that design controls for any accessory building to match are appropriate. To ensure this I recommend a covenant to ensure the platform registration prior to any construction, and which includes the requirement to construct the proposed dwelling within the building platform.

In summary, I consider the proposal increases the spread of domestication across the site which will affect the open landscape character. However, in my opinion, the unique characteristics of the site

and scale of the dwelling are such that the development can be absorbed into the site as it will be reasonably difficult to see. Further there will be a net positive effect as the already compromised visual coherence and naturalness of the site will be reduced through removal of the wilding tree blocks and changing the colour of existing buildings. Therefore any cumulative effects will be acceptable.

Nature Conservation Values

In relation to the consent for 'Creagh Cottage' the application states: *"Consent conditions required 'economic use' of the land and the previously mentioned exotic species were planted for forestry."* Regardless of the intended rationale for the trees initially, a portion of the site is now covered in wilding tree species, those purposefully planted within the clearly visible forestry block areas, and those that are second generation self-seeded. I agree with the Applicant, that removing the Douglas Fir and Larch is considered appropriate to manage the spread of these species and would have a positive effect.

The submission from the WCG supports the wilding tree species removal within two years and continued removal of second generation trees. The WCG does not support retaining the Larch in 'Block D' until such time that the proposed natives are of a height to provide screening.

The *Request for Further Information* ("RFI") response (dated 19 December 2016), states the Block D Larch is to be retained until natives provide sufficient screening of the proposed dwelling, and, that the applicant is willing to take the advice of the WCG on the matter if earlier removal is preferred.

I acknowledge that from a nature conservation perspective removing all wilding trees as soon as practicable is preferred to curb the spread of these invasive species. At the same time appropriately locating and screening any new dwelling on the ONL is critical to ensure the development will not be visible, or will be reasonably difficult to see from public places. As discussed above, Mr Skelton considers the proposed mitigation planting will take between three to five years to develop to a reliable state for mitigation, and that with supporting landscape conditions, removing all the wilding tree species within two years is appropriate. Further the applicant has suggested management techniques to ensure the plant's survival, and a condition requiring a management plan to be certified by Council is recommended.

I have considered the submission from the WCG, the applicants intentions and the advice of Mr Skelton and am satisfied that a condition requiring the Block D Larch be removed in its entirety within two years from the date building consent is granted (should the commission elect to grant) is suitable. Removing the Larch before the natives mature will result in visibility effects. However, I consider that the resultant visibility effects due to the time lapse between these trees being removed and the native plants maturing would be temporary and are acceptable.

In summary I consider the proposal will contribute positively toward nature conservation values.

Natural Hazards

The application site entirety is identified as being subject to *'Dormant Schist Debris Landslides'* on QLDC Hazard Register Maps. The Opus Geotechnical assessment submitted with the application found the risk of landslides, rockfall and soil creep to be low, and that liquefaction is not likely given ground water was not found within effective depth. Mr Dennis agrees with the conclusions of this supporting assessment.

The submission from ORC opposing the grant of consent raised concerns that the Opus assessment, whilst addressing the landslide risk within the proposed building platform area, did not suitably consider risk associated with the global stability of the entire site. Following receipt of this submission, the applicant and Opus have engaged with the ORC, providing additional clarity on this matter. The further information confirms that the landslide feature is ancient, not active and that the global stability of the site is stable. Email correspondence (received 21 March 2017) from ORC confirms they are satisfied the matter is addressed satisfactorily to resolve their concerns.

In summary, given the additional correspondence from the submitter, and the assessment from Mr Dennis, I am satisfied that natural hazards are appropriately considered, and the activity will not exacerbate any known natural hazard on site.

Infrastructure Servicing

The applicants are seeking to service the new dwelling with sustainable energy however as noted in the AEE, the site and existing dwelling is presently fully serviced and the new dwelling can connect to these services on the site (power and telecommunications). Conditions are imposed to ensure these connections are made. Rain water collection and pond reservoir will supply potable, irrigation and fire fighting water supply. Stormwater will dispose to ground, and a new wastewater treatment system is to be installed.

Mr Dennis is satisfied that, based on the supplied Site and Soils Assessment, the effluent disposal system is appropriate and suitable area is available for the stormwater disposal. Conditions are recommended to ensure appropriate stormwater collection and disposal from the access way, and that the waste water system is installed to manufacturer specifications. I accept Mr Dennis' conclusions and consider effects with respect to stormwater and wastewater are suitably managed.

Existing ponds fed from an unnamed creek along the north boundary are to be used for irrigation purposes, and to supplement the static fire fighting water and potable water supply. Rainwater collection shall also be used for the potable water. Given the rainfall conditions for the area, rainwater alone is not a sufficient water source, and requires treatment to meet drinking water standards. Mr Dennis is satisfied that combined with the available water in the ponds, and provided that water is treated and monitored to meet the NZ Drinking Water Standards, that appropriate water supply can be achieved. Consent conditions about the supply, monitoring and treatment are recommended, as is a covenant alerting future owners that the rainwater supply does not meet Council standards and that they are required to manage this supply to ensure drinking water standards are met. I accept Mr Dennis's conclusions and conditions. Overall, I consider that effects from the proposed water supply can be appropriately managed.

In summary, and given the recommendations from Mr Dennis, I consider the proposed dwelling can be appropriately serviced, and that potential effects are acceptable.

Access and Traffic Generation

The proposed dwelling shall be accessed via the existing vehicle crossing at Crown Range Road which is gravelled and does not meet the District Plan sight distance requirements. Mr Dennis finds the crossing location is suitable given the practical operating road speed is less than 50km/hr, however is not satisfied the gravel construction is appropriate. A condition requiring the crossing be sealed to Council standard is recommended.

The additional dwelling will increase the residential traffic generation and result in temporary construction traffic. Whilst the crossing location does not meet the required sight distance, this is an existing situation and the most practical access point. I accept Mr Dennis's assessment around safety and practical use of the crossing, and crossing formation, and am satisfied the additional traffic generation at this crossing would not adversely affect road user safety.

The internal access arrangement involves upgrading the existing track to the new dwelling. Details of this construction are not supplied however having viewed the site, Mr Dennis is satisfied the existing track can be formed to Council standard, and a condition in this regard is recommended. I accept Mr Dennis's findings.

In summary, I consider the proposed access is appropriate and that transport effects are suitably mitigated.

Earthworks

The earthworks necessary to establish the build area and extend access to the water tanks are within permitted volumes, height and depths. No water body is located within 7m of the earthwork area. Fill

will be placed below the dwelling, and the Opus Geotechnical assessment found that good ground is not present. Mr Dennis is satisfied that instability is unlikely to result and recommends specific conditions pertaining to the fill placement and certification, and engineered foundation design to address these matters. I accept Mr Dennis's conclusions and recommended conditions.

During the earthworks, rock breaking is possible however rock blasting is not proposed. Potential nuisance noise effects can be managed through conditions for the hours of operation. Given the site size and distance of the works from water, Mr Dennis is satisfied sediment control can be managed appropriately and in accordance with Councils 'Guide to Earthworks'. I accept Mr Dennis's assessment and recommendations.

Given the small scale and containment within the site, I do not consider the earthworks raises landscape effects.

In summary, the proposed earthworks are relatively small scale, and the effects can be appropriately managed via consent conditions.

Positive Effects

As previously discussed, the application includes the removal of previously consented forestry trees that are now considered a nuisance due to their wilding nature, and the repainting of existing buildings. Both these aspects constitute a positive effect of development. The Douglas fir and Larch are to be replaced with native vegetation with appropriate management to ensure their establishment and protection. Painting the presently reflective roof features will remedy adverse effects of the existing development which are presently highly visible even at large distances. I agree with Mr Skelton that these constitute significant positive effects.

7.2.5 Conclusion on actual and potential effects on the environment

Overall the applicant has demonstrated that the proposed development is feasible in respect to engineering matters such as servicing, earthworks, access and avoidance of natural hazards risk. Having considered the proposal and the findings of the landscape assessments, it is my opinion that there will be adverse effects from the proposed development as it relates to the openness of the landscape character and visibility, but that these effects are acceptable with the proposed mitigation (planting and design controls) and conditions.

I consider the density of development on site will result in additional domestication and loss of open character, and is at a threshold for associated cumulative effects on the surrounding landscape. However on this occasion I consider the building design, platform location and proposed mitigation (planting and design controls) can accommodate this change such that effects are acceptable.

7.3 RELEVANT PLAN PROVISIONS (Section 104(1)(b)(vi))

7.3.1 Objectives and Policies – Operative District Plan

The relevant assessment matters are contained in Part 5 (Rural Areas) and have been considered in the assessment above. A full list is contained in **Appendix 3**.

The relevant objectives and policies in the Operative District Plan are contained within Part 4 (District Wide Issues), and Part 5 (Rural Areas). A full list is contained in **Appendix 4**.

Part 4 (District Wide Issues)

Objective 1 and Policy 1.5 are considered relevant as these seek to protect and enhance indigenous ecosystems, encouraging the removal or management of existing introduced vegetation with the potential to spread.

The application includes the removal of historically consented trees known to be wilding species. This removal is proposed within two years which will ensure relatively quick removal of these nuisance trees. I consider this is consistent with the relevant objective and policy.

Objective 4.2.5 and Policies 1, 3, 8, 9, 12, 16, and 17 are considered relevant as they seek to ensure development is undertaken in a way that avoids, remedies or mitigates adverse effects on landscape and visual amenity values in the Wakatipu Basin, and to minimise adverse effects of wilding trees.

The application site is prominent and vulnerable to degradation through additional development. As previously discussed, the unique site characteristics, proposed dwelling constraints and new native planting blocks will mitigate the effects on the landscape and natural character, and visual amenity values as the building will be reasonably difficult to see in the wider environment. In this sense I consider that while the domestication of the site will increase such that the site has reached its capacity for further development, the proposal is sympathetic to the landscape values, does not introduce new roading infrastructure (except for the minor upgarding of the existing access to the building platform), and mitigates the effect of the new structure on a prominent slope through planting and design controls. Further, as previously discussed, the proposal will minimise the effect of wilding trees through a systematic removal programme.

Given the above, I consider the proposal is consistent with the relevant objective and policies.

Objective 4.8.3 and Policies 1.4 and 1.5 are relevant as they seek to ensure development is located to avoid or mitigate potential hazard risk, and that adequate assessments are completed identifying natural hazards and identify methods to avoid or mitigate risk as part of the consenting process.

Given the assessment from Mr Dennis, and comment from the ORC I am satisfied the relevant policies are met.

Part 5 (Rural Areas)

Objectives 5.2.1 (Character and Landscape Values) and 5.2.3 (Rural Amenity) and supporting Policies 1.4, 1.6, 1.7, 1.8, 3.3, and 3.5 are considered relevant to the proposal.

The proposed building platform and residential activity will affect the open character of this rural area, however the effects on the landscape character are mitigated by the internal site characteristics, building design and controls. Removing the wilding trees and repainting the roofs on existing structures will help to remedy effects of existing development, positively contributing to the visual coherence of the landscape. Whilst the development is located on a prominent hillslope, I consider the development is located such that the change can be absorbed in the landscape (Objective 5.2.1). Further the application demonstrates the effects of this activity are suitably mitigated and that the platform and dwelling will be appropriately setback from neighbouring boundaries (Objective 5.2.3).

Therefore, I consider the proposed development is consistent with the relevant objectives and policies.

7.3.2 Objectives and Policies - Proposed District Plan

Council notified the Proposed District Plan on 26 August 2015, which contains objectives and policies and some rules with immediate legal effect, pursuant to section 86A(2) of the RMA. The hearings on the *Landscapes* (Part 2 Chapter 6), *Rural* (Part 4 Chapter 21) and *Natural Hazards* (Part 5 Chapter 28) chapters have been completed but decisions on the PDP have not been released.

Objectives 6.3.1, 6.3.2, 6.3.4, 21.2.1, 21.2.8, 28.3.2 and associated policies 6.3.1.3, 6.3.1.8, 6.3.1.11, 6.3.2.1 - 6.3.2.5, 6.3.4.1, 6.3.4.3, 21.2.1.3, 21.2.1.6, 21.2.8.1, 28.3.2.2 and 28.3.2.3 are considered relevant.

Of particular relevance is the objective and policies which seek to recognise the importance of the District's Outstanding Natural Landscapes, and that successful applications will be exceptional to ensure the landscape character and visual amenity values are not diminished as a consequence of development (Objective 6.3.1).

The PDP recognises the landscape has a finite capacity for residential activity in rural areas if the qualities of that 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. Further, it 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 (Objective 6.3.2).

The PDP recognises that ONLs must be protected from the adverse effects of subdivision and development, particularly where there is little capacity to absorb change, and that it is necessary to minimise the adverse landscape effects of subdivision, use or development (Objective 6.3.4).

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 (Objective 21.2.1).

The PDP also seeks to ensure natural hazards are appropriately considered and to not allow development in areas that would worsen the potential impacts and vulnerability to hazard risk (Objectives 21.2.8 and 28.3.2).

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

7.3.4 Weighting – Proposed and Operative District Plans

While the Operative District Plan is the current planning document and the Proposed District Plan is yet to be tested, the Operative District Plan must have significant weight. However, I am satisfied that 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 the same outcomes. Therefore a detailed weighting exercise is not considered necessary in this instance.

7.3.5 Summary of Objectives and Policies

Overall, it is my opinion that the proposed development will be consistent with the relevant objectives and policies of the Operative and Proposed District Plans.

7.4 NATIONAL ENVIRONMENTAL STANDARDS (Section 104(1)(b)(i))

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) applies to this application. As noted in Section 5.3 above, the proposal is a permitted activity under the NES, as it has been determined highly unlikely that there is a risk to human health. As such it is considered the residential development on the site will not result in a risk to human health. As a result, the proposal is considered to be consistent with this NES.

No other National Environmental Standards are relevant to this proposal.

7.5 REGIONAL POLICY STATEMENTS (Section 104(1)(b)(v))

Operative Regional Policy Statement (“ORPS”)

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 relevant objectives and policies of the ORPS which also seeks to protect Otago’s Outstanding Natural Landscapes from inappropriate development (Objective 5.4: Policy 5.5.6), and to avoid or mitigate the adverse effect on natural hazards (Objective 11.5: Policies 11.5.2 and 11.5.3).

The Crown Terrace is a unique landscape feature, and I consider the adverse effects on the landscape character from this development are suitably mitigated such that the development is not

inappropriate. Further the applicant has demonstrated the proposal is not likely to be at risk from the natural hazard identified on the site, to which the ORC agree. Therefore, I consider the proposal will also be consistent with the relevant objectives and policies of the ORPS.

Proposed Regional Policy Statement for Otago (PRPS)

The Regional Policy statement is currently under review; proposed changes were notified 23 May 2015, submissions closed 24 July 2015 and the Decisions on the PRPS released 1 October 2017. The relevant objectives and policies of the proposed Regional Policy Statement are contained within Part B Chapter 3 (Otago has high quality natural resources and ecosystems), and Chapter 4 (Communities in Otago are resilient, safe and healthy) of the Council Decisions Version dated 14 February 2017. The relevant objectives 3.1, 3.2, 4.1, and policies 3.1.10, 3.2.4, 4.1.4, and 4.1.5 are all subject to appeal and are therefore not considered fully operative, and as such carry limited weight.

The PRPS is largely consistent with the ORSP in that the relevant objectives and policies seek to ensure development in Otago's Outstanding Natural Landscapes is appropriately managed (Objectives 3.1 and 3.2), as is natural hazard risk (Objective 4.1). Given the proposed development is considered to be consistent with the ORPS, I consider the proposal is consistent with the PRPS.

7.6 OTHER MATTERS

7.6.1 Precedent Effects

Each application must be considered on its merits, and in doing so it is important consider the potential for precedent effects from the grant of an application. The proposed development within the ONL has the potential to result in precedent effects as any other person might reasonably expect that another similar application could also be granted.

The District Plan directs that any successful application in the ONL must be exceptional in its characteristics. Having considered the application and various supporting documents, I am of the opinion that this application is exceptional in its characteristics and the grant of consent would not constitute a precedent effect. The application site is unique in its location and characteristics and provides an opportunity to remedy past adverse effects from previous development. I consider it unlikely that a similar situation exists on the face of the Crown Terrace and therefore precedent effects are negated.

8. 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 proposed development represents an extension of existing development on the site, to address the suitability of the existing buildings in an effort to provide for the health and social wellbeing of the family by providing a modern construction residential dwelling. The applicant has demonstrated that the platform location is largely confined within natural topographic features, and provides additional mitigation to reduce effects and maintain amenity values, and the quality of the environment through appropriate servicing infrastructure. The proposal will not diminish the life-supporting capacity of air, water, soil or ecosystems, and the resulting adverse effects of the activity on the environment can be appropriately mitigated.

Under Part 2 of the RMA, all persons shall recognise and provide for the relevant matters of Section 6 – Matters of National Importance, including:

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

The application will introduce further residential development within an Outstanding Natural Landscape. Though the proposal does not specifically protect the ONL, the method for implementing this development and mitigation is considered appropriate, as it will not detract from the ascribed landscape values.

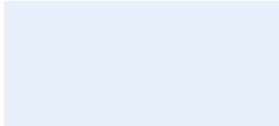
Overall, I consider the proposal does promote sustainable management.

9. RECOMMENDATION

- Having considered the proposal it is my opinion that the proposed development can be contained within the site by topography and landscaping to avoid unacceptable adverse effects on the existing landscape character, and that the development will result in positive effects from the removal of wilding tree species and planting of native vegetation.
- I record that based on expert advice, the sites can be serviced, the earthworks are feasible and the relevant NES and hazards have been appropriately accounted for. The location of the proposed building platform makes use of the natural topography to maintain landscape values and ensure the development will be reasonably difficult to see in the context of the ONL. In this regard the proposal would give effect to the relevant objectives and policies of the District Plan.
- 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 based on recommendations from the reporting officers, can be found in Appendix 1 of the s104 decision.

Report prepared by

Reviewed by



Alana Standish
SENIOR PLANNER

Quinn McIntyre
MANAGER, RESOURCE CONSENTS

Attachments:

Appendix 1	Councils Landscape Architect's Report
Appendix 2	Councils Engineering Report
Appendix 3	QLDC Assessment Matters
Appendix 4	QLDC Objectives and Policies
Appendix 5	Relevant ORC Regional Policy Statement Objectives and Policies

Report Dated: 23 May 2017

APPENDIX 1 - COUNCILS LANDSCAPE ARCHITECT'S REPORT



LANDSCAPE AND VISUAL ASSESSMENT

PEER REVIEW

RM161100 - 269 CROWN RANGE ROAD

29 January 2017

1

1. INTRODUCTION

1.1. This report provides comment on a proposed residential development at 269 Crown Range Road. The site is legally described as Section 124 BLLK VII Shotover SD. This report critically reviews a landscape and visual assessment report prepared by Michelle Snodgrass Landscape Architect (MSLA) and other relevant attached documents which accompanies the application.

1.2. The following report includes:

- A description of the proposal,
- A description of the landscape,
- A landscape assessment,
- Conclusions,
- Attachments.



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2. DESCRIPTION OF THE PROPOSAL

- 2.1. The site is a large, 32ha property. It is proposed to establish a 1000m² residential building platform (RBP) and residential curtilage area near the north-eastern corner of the site. The RBP will be accessed via an existing access point off the Crown Range Road and an existing farm track which accesses the subject area will be converted to a driveway. It is unclear what surface material of the driveway is proposed.
- 2.2. A 254m² residential dwelling is proposed within the RBP. The details of this building are contained within the application. The dwelling will be composed of two gabled forms with a mono-pitch roof connection. The building will have a maximum height of 5.16m from a proposed FFL. It will be clad in a mix of steel, timber and schist stone with aluminium joinery. The building will be predominantly coloured in Grey Friars which has an LRV of 8%, with some details coloured in Sandstone Grey which has an LRV of 21%.
- 2.3. Areas of native planting are also proposed as part of this application. Planted forestry blocks of larch and Douglas fir (required by RM930192) will be subject to an agreement with the Wakatipu Wilding Conifer Control Group. It is understood that the removal of these trees will be undertaken within two-years of consent being granted and that the area of removal will be subject to a native planting program similar to that proposed by this application.
- 2.4. It is understood that this application also includes a volunteered condition of consent to provide a domestic curtilage around the site's three existing buildings and to 'darken' the colour of the existing building's roofs. It is not clear what colour is proposed on the roofs but it is understood this will be a dark, recessive and natural colour.

3. DESCRIPTION OF THE LANDSCAPE

- 3.1. The subject site covers a large portion of the Crown Terrace escarpment (face), immediately north of the Crown Range Road 'zig zag'. In summary, the site:



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- Is rectangular in shape and occupies most of the steep slope between the foot of the Crown Terrace escarpment and the upper edge. A gully runs through it's more northerly extents.
- Is covered in a mix of vegetation. The lower portions of the site are mostly covered in wilding exotic species while the upper portions of the land are more managed, hosting forestry blocks, a vineyard, orchard, rural amenity planting and native vegetation.
- Contains three existing buildings; a dwelling a barn and a farm shed. It is understood that the farm shed is used for visitor accommodation.
- Hosts a series of maintained and disused vehicle tracks.

3.2. The site is part of the Crown Terrace escarpment which is widely recognised as being a highly valued feature of the Wakatipu Basin. Very little built development is visible on the escarpment and what development is visible is concentrated near the subject site and includes the existing buildings on site and on the neighbouring properties. Other structures and landscape patterns in the vicinity of the site including the road, contribute to a more modified character of this part of the escarpment. The escarpment face to either side of the subject site and associated zig zag portion of the Crown Range Road is more natural in character, although mostly covered in wilding exotic vegetation.

3.3. A description of the site and landscape baseline is contained within the MSLA assessment. It is considered that this description is adequate. However, I disagree with the following points:

- Paragraph 21. I do not consider the existing structures on site to be an 'established landmark'. Instead I consider these buildings as the highest visible residential development on the terrace face which is otherwise defined by its natural character. I consider these existing structures degrade the naturalness of the terrace face to a moderate to high degree.
- Paragraph 22: The properties adjacent to the site on the same escarpment are not largely undeveloped and the MSLA report suggests. I consider that the land on the same

escarpment to the north of the subject site *is* largely undeveloped, but find the statement in paragraph 22 to be misleading as other residential development *has* occurred on adjacent sites on or near the terrace escarpment.

- Paragraph 22 describes the face of the moraine (escarpment) as being characterised by natural, self-seeding patterns. I consider this to be the case on much of the terrace face. However, the subject site displays a more modified pattern of landscape elements including forestry blocks, a vineyard, orchard and more domestic planting associated with the existing buildings. This more modified character is perceivable from distant locations in the Wakatipu Basin.
- Paragraph 32 describes the location of the proposed building and curtilage area as being on a small terrace. I do not consider this to be a *small* terrace, but a distinct feature of the Crown Terrace, although not readily visible from outside of the site.

3.4. Notwithstanding the above discrepancies, I consider the MSLA landscape description to be sufficient.

4

LANDSCAPE CLASSIFICATION

3.5. The site is shown in Appendix 8A – Map 2 of the Queenstown Lakes District Council Operative District Plan (ODP) maps as being within an Outstanding Natural Landscape, Wakatipu Basin. I consider this to be the appropriate landscape category.

4. VISIBILITY SUMMARY

4.1. The MSLA report provides a visual baseline study. This part of the MSLA report considers the site to be visible from the following public places.

- Centennial Avenue, Arrowtown,
- SH6 near Morven Ferry Road,



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- Hogans Gully Road,
- SH6 near Arrow Junction Road,
- SH6 near the Bendemeer entrance
- The Crown Range Road,
- Advance Terrace,
- Malaghans Road,
- McDonnell Road,
- Whitechapel Road,

4.2. I consider that the site can also be viewed from:

- portions of the Queenstown Trail network, especially the 'Arrow River Bridges Ride'.
- Speargrass Flats Road,
- Slope Hill Road,
- Other public roads and places across the Wakatipu Basin as distant as the surface of Lake Wakatipu.

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4.3. The site is visible from much of the Wakatipu Basin where it is seen within the wider context of the surrounding mountains and landforms. The larger scale patterns of the site's forestry blocks can be distinguished from many of these more distant places. The light-coloured roofs of the existing buildings are highly visible from many of these locations and, in certain times of day and seasons, can be perceived from a significant distance.

4.4. The MSLA assessment considers that the visual effects of the proposal will be 'none' from any of the above locations. I disagree with this assessment and provide additional comment on the following three points (whilst not precluding the following assessment).



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- The proposal will reduce the overall visual effects of the proposal in terms of the removal of two forestry blocks which are incongruous with the texture, colour and scale of most of the rest of the vegetation on the terrace face. It is understood that these forestry blocks would be replaced with indigenous vegetation.
- Painting the roofs of the existing structures in a dark colour, will reduce the visual, domestic effects of the site.
- The visual effects of the proposed building, building platform and curtilage area will be greater than the MSLA assessment has assessed from as viewed from:
 - Centennial Avenue (**Attachment A, Image 1**),
 - Hogan's Gully Road (**Attachment B, Image 2**),
 - SH6 near the Arrow Junction (**Attachment C, Image 3**).

4.5. The overall effects of the visibility of the proposal will be addressed in the following assessment under the relevant assessment matters.

6

5. LANDSCAPE ASSESSMENT

5.1. The following are considered the appropriate assessment matters contained with the ODP:

5.4.2.2 Assessment Matters (1) Outstanding Natural Landscapes (Wakatipu Basin).

EFFECTS ON OPENNESS OF THE LANDSCAPE

5.2. The subject site is within the broadly visible open landscape as viewed from many public places. As stated above the proposed building, building platform and curtilage area will be placed on a terrace landform which at present is well screened by existing conifer forests.



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- 5.3. The proposal will see the extension of built development across the terrace face, approximately 250m to the northwest of existing built development. The existing built development on the terrace face only occurs on the subject site. All other development in the vicinity occurs above or on the edge of the terrace.
- 5.4. I disagree with the MSLA assessment that the subject site does not have open space values at the larger scale¹. I consider that the terrace face has a very high² open character. This open character is diminished by the existing public, private and disused roads and built development on and near the subject site.
- 5.5. The recessive colours of the proposed building, existing topography and additional mitigation planting will reduce the potential visual effects of a future building. However, visibility is not the only matter with which may affect the landscape's open character. I consider that the extension of built development across the terrace face, regardless of the level of visibility will have a moderate adverse effect on the open character of the landscape. This is attributed to the proposed spread of domestic elements into a commonly valued ONL which at present has a very high open character.
- 5.6. The gully to the northwest of the proposed building site and the small mound and steep topography to the west of the proposed building site will help contain the spread of development across the terrace face. However, the proposal does not introduce any mechanisms to protect the remaining open space of the site. The flatter portions of land which are currently in agricultural use and existing access off the zig zag provide future residential development potential.

¹ Paragraph 95

² Scale derived from the NZILA *Best Practice Guide - Landscape Assessment and Sustainable Management* 10.1: Extreme/very high/high/moderate/low/very low/negligible. Very low is often interpreted as being 'less than minor'.

VISIBILITY OF DEVELOPMENT

- 5.7. I agree with the MSLA assessment that the proposed development will be reasonably difficult to see from public places. While it will be visible from some locations, the recessive colours and proposed mitigation planting, once mature will reduce its visibility so that it meets the reasonably difficult to see threshold. It will take between three and five years for vegetation to establish and reach a stature and density which will provide the mitigation relied on in the MSLA report. I do however consider that the existing built development on the site is visually prominent and detracts from public and private views otherwise characterised by natural landscapes. The part of the proposal which seeks to reduce the visibility of existing development by recessively colouring the roofs of the three existing buildings will have a moderate positive effect by decreasing the overall visibility of built development on the terrace face.
- 5.8. It is also considered that while the existing vegetation will provide a high-level of screening of the proposed development, the removal of the monoculture conifer forest and its replacement with more naturalistic native planting, as well as the provisions for additional native planting on the site will enhance the natural patterns of the landscape to a moderate degree. Over time, this will have a moderate to high positive effect on the appreciation of the landscape values of the wider landscape by increasing the natural character of the terrace face.

VISUAL COHERENCE AND INTEGRITY OF LANDSCAPE

- 5.9. No proposed structures will be located where they will break the line and form of any skylines or ridges. The uppermost portions of the proposed building will break the form of what I consider to be a prominent slope; the Crown Range escarpment face. However, given the proposed recessive colours of the building and provided time for proposed vegetation to mature, the effects of this break will be very low to negligible.



- 5.10. The proposed road will follow an existing farm track and no new boundaries are proposed.
- 5.11. It is considered that the proposal will have a very low to negligible adverse effect on the visual coherence and integrity of the landscape.

NATURE CONSERVATION VALUES

- 5.12. Overall the proposal will not have an adverse effect on nature conservation values. I agree with the MSLA assessment that the removal of conifers will have a positive effect on the nature conservation values.

CUMULATIVE EFFECTS OF DEVELOPMENT ON THE LANDSCAPE

- 5.13. It is confusing to read in the MSLA assessment that *‘the existing development of the site has already compromised the visual coherence and naturalness of the site by creating what appears to be an isolated node of residential development within a perceived natural vegetation of the escarpment; at a prominent elevated location’*³ while the rest of the MSLA report neglects to acknowledge this existing built baseline. The MSLA report continues to conflate the confusion by stating that *‘the proposed dwelling and any domestic elements within the curtilage area will not be visible from outside the site’*⁴ when preceding portions of the MSLA report acknowledge that the building *will* be visible from outside the site, although reasonably difficult to see.
- 5.14. I agree with the MSLA report that the proposed building platform and dwelling will be well contained and screened from outside of the site. As the MSLA report states, the existing development has compromised the visual coherence and naturalness of the landscape. I

³ Paragraph 110

⁴ Paragraph 111

consider that this existing development has already crossed the threshold with respect to the landscape's ability to absorb change by locating highly visible buildings and un-naturalistic vegetation patterns on the otherwise natural and open terrace face. However, the proposed development introduces provision to mitigate much of the effects of existing development by recessively colouring the roofs of existing buildings, removing monoculture plantings of wilding conifers and introducing large areas of native vegetation.

- 5.15. While the proposed development will contribute to the cumulative effects associated with built development, it will also put in place provisions to rectify the adverse cumulative effects of existing development. I consider that the existing node of development in the vicinity of the site has degraded the terrace faces more natural character. However the proposal, while adding an additional building, will overall reduce the cumulative visual effects of development within the ONL.

POSITIVE EFFECTS

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- 5.16. I consider the positive effects of the proposal to be a significant part of this application. The MSLA assessment does not however place as much emphasis on these positive effects. I consider the removal of the conifer forests and the proposed planting of the less vegetated areas in indigenous species will protect and enhance the ecosystems which have been compromised by past development. A landscape management concept has also been proposed to ensure the establishment and ongoing health of the proposed planting.
- 5.17. Similarly, the proposal to change the colour of the existing roof structures to a more recessive colour will mitigate the existing adverse effects of those buildings, which have a moderate to high adverse effect on the landscape and visual amenity. I consider this will reduce the adverse effects of the existing development.
- 5.18. I note that there are no provisions proposed which would protect the balance of the site from future development.



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6. CONCLUSION

- 6.1. It is proposed to establish a 1000m² residential building platform (RBP), residential curtilage and A 254m², recessively clad, 5.1m high dwelling near the north-eastern corner of the site. Areas of native planting are also proposed. Planted forestry blocks of larch and Douglas fir will be subject to an agreement with the Wakatipu Wilding Conifer Control Group. This proposal also includes a provision to provide a domestic curtilage around the site's three existing buildings and to 'darken' the colour of the existing building's roofs.
- 6.2. The subject site covers a large portion of the Crown Terrace escarpment immediately north of the Crown Range Road 'zig zag'. The Crown Terrace escarpment is widely recognised as being a highly valued feature of the Wakatipu Basin. Very little built development is visible on the escarpment and what development is visible is concentrated near the subject site, contributing to a more modified character which contrasts against the more natural character of the remaining escarpment. The site occupies most of the steep slope between the foot of the Crown Terrace escarpment and the upper edge, immediately northwest of the Crown Range Road zig zag. It is covered in a mix of wilding exotic plants, planted forestry blocks, a vineyard, orchard, rural amenity planting and native vegetation. Three existing buildings are on the site including a dwelling a barn and a farm shed. It is within and Outstanding Natural Landscape.
- 6.3. The subject site is within the broadly visible open landscape as viewed from many public places and the proposal will see the extension of built development across the terrace face, approximately 250m to the northwest of existing built development. While the proposed building will be reasonably difficult to see, I consider that the extension of built development across the terrace face, regardless of the level of visibility will have a moderate adverse effect on the open character of the landscape. This is attributed to the proposed spread of domestic elements into an area with a very high open and natural character.
- 6.4. I do consider that the existing built development on the site is visually prominent and detracts from public and private views. While the proposed building platform and dwelling will be well contained and screened from outside of the site, the existing development has compromised

the visual coherence and naturalness of the landscape and has already crossed the threshold with respect to the landscape's ability to absorb change. The proposed development introduces provision to mitigate much of the effects of existing development by recessively colouring the roofs of existing buildings, removing monoculture plantings of conifers and introducing large areas of native vegetation. This will have positive effects on the nature conservation values and visual coherence of the landscape. I consider that positive effects of the proposal, while adding an additional building, will overall provide a level of reduction in the cumulative effects of development within the ONL.

7. RECOMMENDATIONS

Along with conditions of consent typical of rural living developments with the ONL, I recommend the following if consent is granted:

- 7.1. The roofs of the existing buildings be coloured in a dark recessive colour within the natural hues of browns, greys and greens with an LRV of between 20% and 7%. This work should be undertaken before any construction of a new building occurs.
- 7.2. The proposed building platform should be reduced from 1000m² so that it more closely follows the footprint of the proposed building.
- 7.3. A detailed landscape management plan be submitted by a suitable professional. The provisions of this landscape management plan shall ensure the ongoing health of proposed planting areas. This would include soil preparation, specimen protection and irrigation, removal of woody weeds and replacement of dead or diseased plants. Within 3-years of establishment, the areas of planting should be assessed by a Council officer. This assessment should determine if the planted areas have successfully established and provide a dense cover of indigenous vegetation.
- 7.4. Within two-years of granting of consent the existing planted areas of conifers shall be removed and a revegetation and landscape management plan is to be implemented in those areas.

- 7.5. The existing poplars west of the proposed curtilage area are to be removed to not highlight the presence of domestic elements and degrade the more natural character of the Crown Range escarpment.
- 7.6. All planting within the proposed curtilage areas which will reach a mature height of greater than 3.5m shall be either evergreen or indigenous.
- 7.7. Identify the existing landform and proposed planting to the north and west of the proposed dwelling at a higher level of detail to ensure the existing and proposed mitigation is maintained. This would require a landscape plan at an approximate scale of 1:500 scale which identifies specific tree species and landforms to be relied on for mitigation
- 7.8. Monitoring is undertaken to ensure the positive effects of the proposal are implemented.

Steve Skelton



Registered Landscape Architect



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IMAGE 1 - Centennial Avenue



IMAGE 2 - Hogans Gully Road



IMAGE 3 - SH6

APPENDIX 2 - COUNCILS ENGINEERING REPORT



ENGINEERING REPORT

TO: Alana Standish

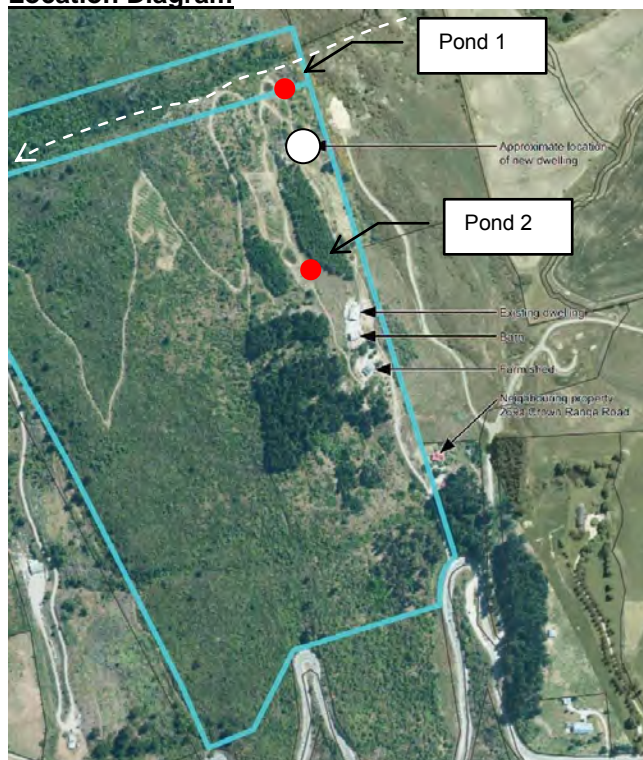
FROM: Tim Dennis

DATE: 24/01/17

APPLICATION DETAILS	
REFERENCE	RM161100
APPLICANT	J & V Carey-Smith
APPLICATION TYPE & DESCRIPTION	Land Use consent is sought for the construction of a new dwelling
ADDRESS	269 Crown Range Road
ZONING	Rural General
LEGAL DESCRIPTION	Sec 124 Blk VIII Shotover SD
SITE AREA	29ha
ACTIVITY STATUS	Discretionary

Application	Reference Documents	AEE prepared by Brown & Co Planning Group dated 9/11/16, Geotechnical Investigation Report – 269 Crown Range Road, Arrow Junction” prepared by Opus ref 6-XZ308.00 dated Sept 2016, Railton Contracting Ltd Site & Soils Assessment dated 12/9/16, RM150842, Further information supplied by applicant 16/1/2017
	Previous Relevant Consents	RM930192 – Existing dwelling RM020985 – Existing barn
	Date of site visit	20/11/2016

Location Diagram



Comments		
	Existing Use	The site contains a dwelling and barn.
	Neighbours	Not relevant
	Topography/Aspect	The development area is gently sloping at the top of the Crown Terrace
	Water Bodies	There are two small irrigation ponds as noted on the site plan above. There is a small stream running along the northern boundary of the site
	Requested Areas of Comment	Services, Access, Hazards

ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Parking	I have reviewed the site and design plans. I am satisfied that adequate onsite parking and manoeuvring area is available to meet District Plan requirements and recommend formation to Council standards as a condition of consent.	X
	Access	Means of Access	<p>Vehicle crossings</p> <p>The site is accessed from the Crown Range Road at the last hair pin corner. The crossing is on the outside lowest part of the corner. I have measured the sight distances as follows: Looking uphill - 36m Looking downhill - >75m</p> <p>The effective operating speed at this location for vehicles heading downhill is less than 50km/hr given the curve radius and other road geometry issues. Thus I am satisfied that the reduced sight distance is acceptable.</p> <p>With regard sight distance looking downhill, approaching traffic is also not travelling at the posted 100km/hr limit with a practical speed limit of between 70-80km/hr maximum on the approaching straighter section reducing rapidly in the vicinity of the crossing as vehicles negotiate the tight bend. A practical assessment while driving confirms a likely operating speed of below 50km/hr.</p> <p>I am satisfied that the crossing location is sufficient and do not recommend any conditions in this regard.</p> <p>Crown Range Road is a sealed road. The current access is metalled only. This is not sufficient to meet current Council standards. I recommend this crossing is upgraded including sealing to the boundary of the site.</p> <p>Access</p> <p>Legal access is from Crown Range Road as discussed above. I am satisfied the site has a suitable legal access and do not recommend any conditions in this regard.</p> <p>Internal access is along an existing gravel driveway plus extension of a new driveway past the existing dwelling. No details are supplied in the application. Having reviewed the site I am satisfied that a compliant access can be formed and recommend a condition in this regard.</p>	X X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks for the formation of a level building platform, access and services	
		Cut /Fill Volume (m ³)	The AEE states 180m ³ of cut and 89m ³ of fill	
		Total Volume (m ³)	269m ³	
		Area Exposed (m ²)	While not stated we anticipate that the earthworks extents will be approximately 300m ² for the dwelling.	
		Max Height Cut/Fill (m)	The AEE states a maximum cut of 0.8m and fill of 1.3m	
		Prox. to Boundary	None of the proposed cuts or fills breaches the height in relation to boundary ratio. I am satisfied that instability is unlikely to result from the earthworks and do not recommend any conditions in this regard	
		Prox. to Water	No water bodies within 7m of the site	
	Stability	Geotech assessment by	Opus International Consultants Ltd (Opus)	
		Report reference	"269 Crown Range Road, Arrow Junction" prepared by Opus ref 6-XZ308.00 dated Sept 2016	
		Rock breaking	Possible	
		Rock blasting	Not anticipated	
		Preconstruction survey	Not required	
		Retaining	No retaining is proposed.	
		Recommendations on cut/batter slopes	None made. I am satisfied that the minor cuts and fills do not require additional conditions	
		Fill certification/specific foundation design required	The AEE indicates there may be fill within the building footprint. I am satisfied that a fill condition is appropriate in this regard. Additionally the site investigations have found that good ground is not present and in this regard I recommend a foundation design condition.	X X
		Engineers supervision	Required for fill certification. I recommend a condition in this regard	X
		Uncertified fill covenant	Not required	
		Schedule 2a Certificate	Not required	
		Clean fill only	Not required	
	Site Management	Report reference	A Guide to Earthworks in the Queenstown Lakes District brochure	X
		Specific sedimentation management	The site is large and well vegetated and the proposed development very minor in scale. I am satisfied that the earthworks can be undertaken and sediment managed within the site provided the works are undertaken in accordance with A Guide to Earthworks in the Queenstown Lakes District brochure	X
		Specific stormwater management	As above	XX
		Neighbours	As noted above. It is unlikely nuisance effects will arise from this project. I do not recommend any conditions in this regard.	
		Traffic management	Work will be required in existing road berms resulting in changes to normal traffic flows. I recommend a condition of consent in this regard	X

		Construction crossing	The existing crossing is suitable for the proposed development. I do not recommend any conditions in this regard	
		Revegetation	I recommend that all earthworked areas are stabilised prior to occupation of the new dwelling and recommend a condition in this regard	X

SERVICES	Existing Services		The site is not connected to any reticulated services	
	Water	Potable	<p>The existing dwelling is served from rain water storage. It is proposed to collect the roof water from the new dwelling and store this in a 30m³ tank in the north-west corner of the site. This will serve potable and fire fighting requirements.</p> <p>Irrigation</p> <p>The applicant in a written RFI response states that the existing ponds will be used as an irrigation supply. The ponds are located to the north-west (1) of the new dwelling and to the south-west (2). In further response dated 16/1/17 the applicant has supplied dimensions and depths of the ponds. I have calculated the ponds are 100m² (1) and 180m² (2) and the depths stated are 0.9m and 1.1m typically. The ponds are feed from the un-named creek running along the north boundary of the site and the applicant has supplied commentary and photos to the effect the creek has a permanent flow suitable for the proposed development. The upstream catchment for the creek is 13ha. I calculate the ponds can hold 288m³ and the applicant states the creek usually fills the ponds within 2-3 days. Based on the available water flows and storage, I am satisfied that the use of ponds for irrigation is sufficient and recommend conditions of consent in this regard</p> <p>Potable</p> <p>Council standards necessitate a minimum of 2,100l/day of potable water however this may be reduced to 1,000l/day where a separate irrigation source is provided in accordance with District Plan Rule 15.2.11.3(iii). Rainwater can meet potable water standards (subject to appropriate filtering and disinfection), however the supply quantity has not been supplied in the application. NIWA annual rainfall data for Arrowtown is 751mm/yr with February being the driest at only 43mm. The proposed building is 254m² and would generate an average collection of up to 190m³/yr. This equates to only 522litres per day and is insufficient as a standalone potable water supply as it does not meet Council minimum volume to support a dwelling.</p> <p>The ponds assessed above for irrigation supply do however provide a large source of onsite water. If treated this source can provide a suitable supplementary source of water to ensure that sufficient water is available for firefighting static reserve and domestic use. I recommend a condition of consent requiring the use of both rain water and the ponds to be used for the proposed development with appropriate monitoring and treatment to meet NZ Drinking Water Standards. I also recommend a covenant alerting future owners.</p> <p>Water saving cisterns can be employed by using water reducing fixtures on wastewater services to further reduce onsite water usage. I recommend a condition of consent in this regard.</p>	X X

	Fire-fighting	The 30m ³ storage tank will be located to the north west of the dwelling. A pond is located further west approximately 70m from the new dwelling. The tank will need standard rural fire fighting apparatus, hardstand and access. No plan has been submitted detailing this access or location complying with PAS 4509 requirements. However from our site inspection and use of the site plan we believe there is no matter that would preclude compliance with standard fire fighting conditions and recommend a condition in this regard	X
	Effluent Disposal	The application includes the design of an onsite effluent disposal system prepared by Grant Railton Contracting Ltd. The Site & Soils assessment concludes the site has Category 5 soils (light clay) with a Design Loading Rate (DLR) of 3mm/day. No site constraints are noted during our site visit or in the soils report. The design includes the use of 'standard water reducing features". I am satisfied that the proposed effluent disposal system is adequate for the dwelling proposed and recommend installation in accordance with the design including a producer statement certifying the installation of the stated water reduction fixtures.	X
	Stormwater	Stormwater disposal from the dwelling is proposed to ground soakage. The site contains large areas suitable for disposal based on the Site & Soils assessment noted above. I am satisfied that disposal can be addressed during the building consent process and do not recommend any conditions in this regard. In relation to collection & disposal from the access serving the dwelling I recommend a condition of consent in this regard.	
	Power & Telecom	I recommend standard connection conditions for the new dwelling	

NATURAL HAZARDS	Hazards on or near the site	The site is listed on QLDC's hazards register as being within an area of "Dormant Schist Debris Landslides" – with comment "Slides in schist bedrock, with no known activity in historical times (last 150 years). No obvious geomorphological evidence of activity under static conditions"	
	Report on Hazards	<p>269 Crown Range Road, Arrow Junction" prepared by Opus ref 6-XZ308.00 dated Sept 2016. Section 5.3 of this report addresses rock fall & Landslips as follows "<i>The site is located on a flat bench within the upper part of Crown Terrace. In the vicinity of the site, slopes are of modest grade (typically less than 1-in-3). No slope excavation is proposed, and provided that the site maintains a setback from the crest of the slope, no global stability concerns have been identified. A site walkover did not identify a rockfall source area upslope of the site. The likelihood of damaging rockfall is considered low</i>"</p> <p>I am satisfied that the site is unlikely to be subject to rockfall and land instability and do not recommend any conditions in this regard.</p> <p>In relation to liquefaction the report concludes "<i>Whilst soils on the site are considered to be prone to liquefaction, groundwater has not been encountered within effective depth. A liquefaction risk is therefore not considered likely at this site</i>"</p> <p>I am satisfied that the site is unlikely to be subject to liquefaction and do not recommend any conditions in this regard.</p> <p>In relation to foundation bearing capacity the report concludes "<i>Ground meeting the minimum NZS3604 standard for "good ground" was not encountered within the upper metre of ground profile, however a geotechnical ultimate bearing capacity of 200kPa is available below topsoil at depths of approximately 0.5m</i>"</p> <p>As good ground was not encountered I recommend specific engineering design of the foundations and recommend a condition in this regard.</p>	X
	ORC	Not required	
	Proposed Mitigation	None	
	Supervision of works?	N/A	
	Certification of mitigation?	N/A	

PROJECT INFORMATION	Developers Engineering Representative	Not required for simple service connections	
	Notice of commencement	Not required as above	
	Traffic Management Plan	IWork associated with upgrading the vehicle crossing will require a TMP. I recommend a condition in this regard	X
	Design Certificates	Not required for simple service connections	
	Completion Certificates	As above	
	As built	The development does not involve any new public services. I am satisfied that as-built plans are not required.	

TITLE	Covenants/consent notices	There are no existing covenants or consent notices relevant to this proposal. I recommend a new covenant in regard to rain water supply as detailed in earlier sections	X
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1.0 **RECOMMENDED CONDITIONS**

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

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

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

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

2. Prior to commencing works within the Crown Range Road, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
3. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

On completion of earthworks and prior to construction of the dwelling

5. On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall ensure that either:
 - a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer;
 - or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
6. The building platform is located on 'Shallow soil' in accordance with NZS1170.5.2004. Investigations have revealed that these soils do not meet the requirements to be defined as 'good ground' in terms of NZS3604 (New Zealand Building Code) due to the ultimate bearing pressure being less than 300 kPa. The foundations of all buildings shall be designed, supervised during construction and certified by a suitably qualified and experienced engineer.

To be completed when works finish and before occupation of dwelling

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

- a) The completion of all works detailed in Conditions (4-6) above.
- b) All roof water shall be collected onsite for water supply and this shall be supplemented with sufficient water from the onsite ponds to constantly maintain a static firefighting water reserve of at least 20,000litres at all times within a 30,000litre onsite storage tank.
- c) Treat the domestic water supplies by filtration and disinfection so they comply with the Drinking Water Standards for New Zealand 2005.
- d) The drinking water supplies are to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the lot owner. Should the water not meet the requirements of the Standard then the owner shall be responsible for the provision of further water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
- e) The provision of an effluent disposal system in accordance with the Grant Railton Contracting Ltd 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 review and certification.

- f) The provision of a sealed vehicle crossing to the site from Crown Range Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- g) 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 shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
- h) Any power supply connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- i) Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

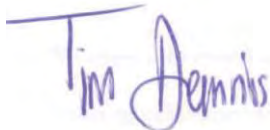
Advice Note:

The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 9km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in new dwelling.

Covenant Conditions

8. Prior to the occupation of the dwelling, pursuant to section 108(2)(d) of the Resource Management Act 1991 the consent holder shall register the following as a covenant on the Computer Freehold Register of the site:
 - a) The water supply to this lot is reliant on rain water collected from the roof of the dwelling and does not meet Council's standards. The consent holder (RM161100) will ultimately be responsible for managing water use within the site. Council accepts no responsibility for the limited water supply.

Prepared by:



Tim Dennis
SOUTHERN LAND LTD

Reviewed by:

Michael Wardill
RESOURCE MANAGEMENT ENGINEER

APPENDIX 3 - QLDC ASSESSMENT MATTERS

PART 5.4 – RURAL GENERAL ZONE – ASSESSMENT MATTERS

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

5.4.2.2(1) Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features – District wide.

These assessment matters should be read in the light of two further guiding principles. First that they are to be stringently applied to the effect that successful applications for resource consent will be exceptional cases. Secondly, 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.
 - (3) nor shall removal of such vegetation be considered as a positive effect of any proposal.

(a) Effects on openness of landscape

In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places, the following matters shall be taken into account:

- (i) whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;
- (ii) whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;
- (iii) whether the site is defined by natural elements such as topography and/or vegetation which may contain and mitigate any adverse effects associated with the development.

(b) Visibility of development

In considering the potential visibility of the proposed development and whether the adverse visual effects are minor, the Council shall be satisfied that:

- (i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places 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 will not be visually prominent such that it dominates or detracts from public or private views otherwise characterised by natural landscapes; and
- (iii) the proposal can be appropriately screened or hidden from view by any proposed form of artificial screening, being limited to earthworks and/or new planting which is appropriate in the landscape, in accordance with Policy 4.2.5.11 (b).
- (iv) any artificial screening or other mitigation will detract from those existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character; and
- (v) the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).
- (vi) the proposal does not reduce neighbours' amenities significantly.

(c) Visual coherence and integrity of landscape

In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor, the Council must be satisfied that:

- (i) structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;
- (ii) any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;
- (iii) any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the natural form of the landscape.

(d) Nature Conservation Values

In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values, the Council must be satisfied that:

- (i) the area affected by the development proposed in the application does not contain any indigenous ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;
- (ii) the development proposed will not have any adverse effects that are more than minor on these indigenous ecosystems and/or geological or geomorphological feature of significant value;
- (iii) the development proposed will avoid the establishment of introduced vegetation that have a high potential to spread and naturalise (such as wilding pines or other noxious species).

(e) Cumulative effects of development on the landscape

In considering the potential adverse cumulative effects of the proposed development on the natural landscape with particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor, taking into account:

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

(f) Positive Effects

In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development, the following matters shall be taken into account:

- (i) whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (f) above which has been compromised by past subdivision and/or development;

- (ii) whether the proposed activity provides for the retention and/or re- establishment of native vegetation and their appropriate management, particularly where native revegetation has been cleared or otherwise compromised as a result of past subdivision and/or development;
- (iii) whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape, particularly where open space has been compromised by past subdivision and/or development;
- (iv) whether the proposed development provides an opportunity to remedy or mitigate existing and potential adverse effects (ie. structures or development anticipated by existing resource consents) by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;

(g) Other Matters

In addition to consideration of the positive effects (i) - (iv) in (f) above, the following matters shall be taken into account, but considered with respect to those matters listed in (a) to (e) above:

- (i) the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;
- (ii) the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (f) (i) - (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.

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.

ii Natural Hazards - General

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

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.
 - (iii) heritage values.
 - (iv) visual amenity.
 - (v) life-supporting capacity of soils, vegetation and water.
 - (vi) infrastructure.
 - (vii) traffic safety.

(viii) public access to and along lakes and rivers.

- (b) The extent to which the residential activity may adversely affect adjoining land uses.
- (c) The extent to which the residential activity or residential unit may be adversely affected by natural hazards or exacerbate a natural hazard situation.
- (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.
- (f) The extent to which the residential unit has the ability to:
 - (i) supply potable water;
 - (ii) connect to a reticulated public or community sewage treatment and disposal system, or otherwise can be provided with a suitable system for the treatment and disposal of domestic sewage effluent, in a manner, which avoids nuisance or danger to public health, or contamination of ground or surface waters; and
 - (iii) connect to available telecommunication and electricity systems to domestic levels of service.
- (g) The extent to which the location of the residential unit and associated earthworks, access and landscaping has the potential to interfere with irrigation infrastructure.
- (h) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

APPENDIX 4 - QLDC OBJECTIVES AND POLICIES

1. Operative District Plan: Relevant Objectives and Policies

Part 4.1: District Wide – Natural Environment

4.1.4 Objective 1:

[...]

The protection of outstanding natural features and natural landscapes.

[...]

Policies:

[...]

- 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.

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.

3. Outstanding Natural Landscapes (Wakatipu Basin)

- (a) To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:
 - (i) Landscape values and natural character; and
 - (ii) Visual amenity values

- recognising and providing for:

 - (iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;
 - (iv) The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;
 - (v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.
 - (vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.
- (b) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.
- (c) To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.

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

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.
- encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.
- by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.
- discouraging roads and tracks on highly visible slopes.
- 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.
- encouraging where appropriate car parks to be screened from view.
- requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.

16. Wilding Trees

To minimise the adverse effect of wilding trees on the landscape by:

- supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.

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 4.8.3: 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.

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.

[...]

- 1.6 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:

- 3.3 To avoid, remedy or mitigate adverse effects of activities located in rural areas.

[...]

- 3.5 Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.

2. Proposed District Plan: Objectives and Policies

Part 2 Chapter 6: Landscapes

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

Policies

- 6.3.1.3 That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is inappropriate in almost all locations, meaning successful applications will be exceptional cases.
- 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.

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

Policies

- 6.3.4.1 Avoid subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.

[...]

- 6.3.4.3 Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.

Part 4 Chapter 21: Rural

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

Policies

- 21.2.1.3 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.

[...]

21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

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

Policies:

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

28.3.2 Objective - Development on land subject to natural hazards only occurs where the risks to the community and the built environment are avoided or appropriately managed or mitigated.

Policies:

28.3.2.2 Allow subdivision and development of land subject to natural hazards where the proposed activity does not:

- Accelerate or worsen the natural hazard and/or its potential impacts.
- Expose vulnerable activities to intolerable natural hazard risk.
- Create an unacceptable risk to human life.
- Increase the natural hazard risk to other properties.
- Require additional works and costs that would be borne by the community.

28.3.2.3 Ensure all proposals to subdivide or develop land that is subject to natural hazards provide an assessment covering:

- The type, frequency and scale of the natural hazard.
- The type of activity being undertaken and its vulnerability to natural hazards.
- The effects of a natural hazard event on the subject land.
- The potential for the activity to exacerbate natural hazard risk both in and off the subject land.
- The potential for any structures on the subject land to be relocated.
- The design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels.
- Site layout and management to avoid the adverse effects of natural hazards, including access and egress during a hazard event.

APPENDIX 5 - RELEVANT ORC REGIONAL POLICY STATEMENT OBJECTIVES AND POLICIES

1. Operative Regional Policy Statement: Relevant Objectives and Policies

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

5.4 Objectives

- 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.

5.5 Policy

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

11.4 Objectives

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

11.5 Policies:

- 11.5.2 To take action necessary to avoid or mitigate the unacceptable adverse effect of natural hazards and the responses to natural hazards on:
- (a) Human life; and
 - (b) Infrastructure and property; and
 - (c) Otago's natural environment;
- 11.5.3 To restrict development on sites or areas recognised as being prone to significant hazards, unless adequate mitigation can be provided.

2. Proposed Regional Policy Statement: Relevant Objectives and Policies

The Regional Policy statement is currently under review; proposed changes were notified 23 May 2015, submissions closed 24 July 2015 and the Decisions on the PRPS released 1 October 2017. The relevant objectives and policies of the proposed Regional Policy Statement are contained within Part B Chapter 3 (Otago has high quality natural resources and ecosystems), and Chapter 4 (Communities in Otago are resilient, safe and healthy). The relevant objectives and policies are all subject to appeal.

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

Policy 3.1.10 *Natural features, landscapes, and seascapes*

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 3.2.4 *Managing outstanding natural features, landscapes and seascapes*

Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

- a) Avoiding adverse effects on those values which contribute to the significance of the natural feature, landscape or seascape;
- b) Avoiding, remedying or mitigating other adverse effects;
- c) Recognising and providing for the 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 areas and values which contribute to the significance of the natural feature, landscape or seascape.

Objective 4.1 Risk that natural hazards pose to Otago's communities are minimised

Policy 4.1.4 Assessing activities for natural hazard risk

Assess activities for natural hazard risk to people and communities, by considering all of the following:

- a) The natural hazard risk identified, including residual risk;
- b) Any measures to avoid, remedy or mitigate those risks, including relocation and recovery methods;
- c) The long term viability and affordability of those measures;
- d) Flow on effects of the risk to other activities, individuals and communities;
- e) The availability of, and ability to provide, lifeline utilities, and essential and emergency services, during and after a natural hazard event.

Policy 4.1.5 Natural hazard risk

Manage natural hazard risk to people and communities, with particular regard to all of the following:

- a) The risk posed, considering the likelihood and consequences of natural hazard events;
- b) The implications of residual risk, including the risk remaining after implementing or undertaking risk reduction and hazard mitigation measures;
- c) The community's tolerance of that risk, now and in the future, including the community's ability and willingness to prepare for and adapt to that risk, and respond to an event;
- d) The changing nature of tolerance to risk;
- e) Sensitivity of activities to risk.

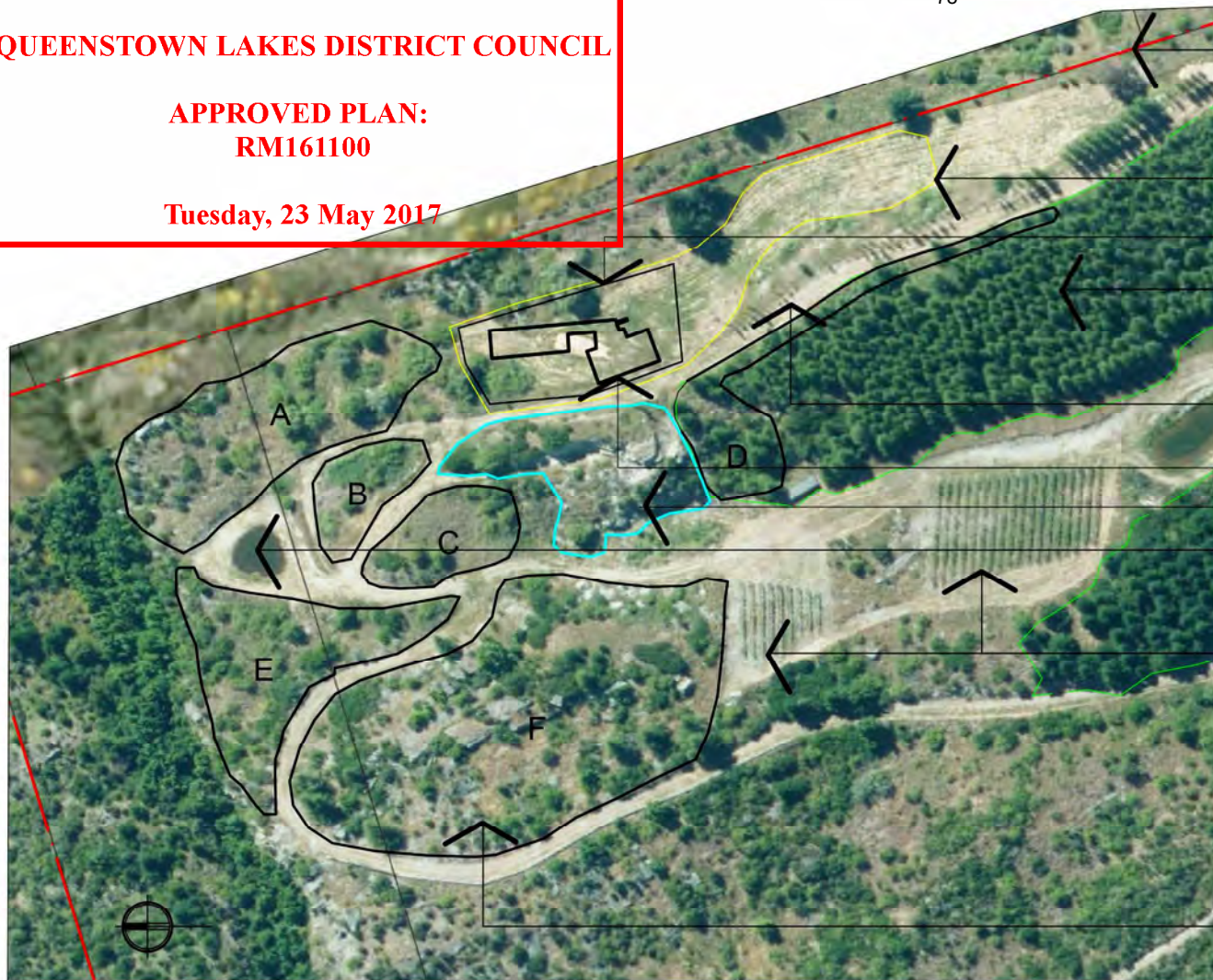
APPENDIX 5 – APPROVED PLANS

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161100

Tuesday, 23 May 2017

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Property boundary

Proposed curtilage area

Proposed 1000 sqm building platform

Existing larch to be removed under Memorandum of Understanding with Wakatipu Wilding Conifer Control Group Incorporated. This area of larch to be removed once native planting in area D screens dwelling from outside of site.

Existing access roads throughout site and to proposed building platform

Proposed dwelling

Existing mound to be retained at current height

Existing pond

Existing grape vines

Proposed native planting areas - A - F

269 crown range road, arrowtown

10082016 269 Crown Range Road, Arrowtown Landscape concept plan CP1C NTS 19th December 2016 For consent purposes only



Michelle Snodgrass
LANDSCAPE ARCHITECT

QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM161100

Tuesday, 23 May 2017



Property boundary

Existing access road into site and to proposed building platform

Proposed curtilage area

Existing barn (consent RM020985)

Existing barn (building consent B3857)

Existing cottage (consent RM930192)

Proposed native planting area - G

Existing olive grove

Existing larch trees and Douglas fir trees to removed as per Memorandum of Understanding with the Wakatipu Wilding Conifer Control Group Incorporated

Existing pond



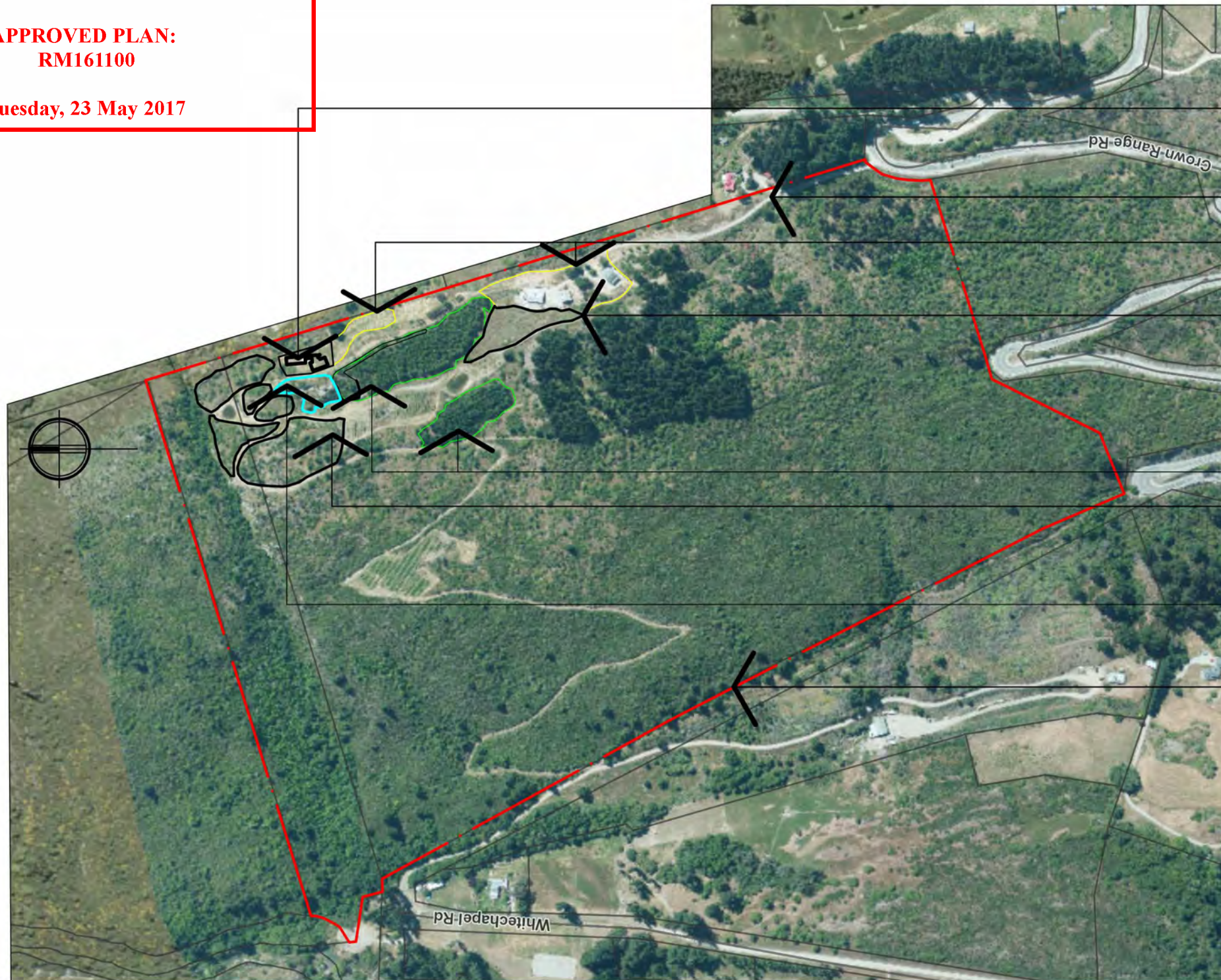
269 crown range road, arrowtown

Michelle Snodgrass
LANDSCAPE ARCHITECT

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161100

Tuesday, 23 May 2017



Proposed dwelling inside 1000m2 building platform

Proposed curtilage areas

Proposed planting area G

Proposed conifer stands to be removed under
Memorandum of Understanding with Wakatipu
Wilding Conifer Control Group Incorporated. Douglas
Fir block to be replanted - Area H

Proposed native planting areas A to F

Existing mound to be retained

Property boundary

269 crown range road, arrowtown

10082016 269 Crown Range Road, Arrowtown Existing house concept plan CP3c NTS 19th December 2016 For consent purposes only



Michelle Snodgrass
LANDSCAPE ARCHITECT

Species	Block A	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Size	Spacing	No.
<i>Pittosporum tenuifolium</i>	120	40	40	40	60	420	30	160	PB5	3.0m	810
<i>Leptospermum scoparium</i>	30	20	40	20	35	65	40	50	PB5	3.0m	300
<i>Griselinia littoralis</i>	110	5	5	5	5	90	100	120	PB5	2.0m	455
<i>Hebe salicifolia</i>	20	5	5	5	10	25	50	30	PB5	1.5m	150
<i>Aristotelia fruticosa</i>	5	5	5	5	5	5	20	15	PB5	3.0m	65
<i>Coprosma lucida</i>	30	5	5	5	20	150	20	40	PB5	1.0m	260
<i>Carpodetus serratus</i>	40	10	10	10	20	90	110	50	PB5	3.0m	340
<i>Coprosma propinqua</i>	40	10	10	10	20	90	90	50	PB5	1.5m	320
<i>Coprosma rugosa</i>	30	10	10	10	20	80	90	40	PB5	1.5m	290
<i>Nothofagus solandri</i> var. <i>cliffortioides</i>		10	20		20		20	10	PB5	7.0m	80
<i>Hoheria lyallii</i>		10	20		20		10	10	PB5	5.0m	70
<i>Myrsine australis</i>	50				60	70	80	30	PB5	4.0m	290
	475	130	170	110	295	1085	660	605	Total		3430

Note: The total area of the proposed Blocks A to H is 13696m². The average plant spacing is 4.0m centres. Species have been chosen from 'Indigenous Ecosystems. An Ecological Plan Structure for the Lakes District' by Lucas Associates, Christchurch, 1995, and 'Native Forest Restoration. A practical Guide for Landowners' by Tim Porteous, Queen Elizabeth the second National Trust, 1993. The particular species have been selected for the following reasons:

- They are readily available in nurseries
- They are tolerant of a wide variety of growing conditions, particularly dry conditions
- They are colonising plants i.e Wineberry, Manuka
- They provide shelter for other plant species or are a nurse crop i.e Koromiko, Manuka
- They are bird distributed plants i.e Coprosma species, Wineberry, Griselinia littoralis

The species have also been revised to include those suggested in bold in the list of species in 'The Crown Terrace Scarp' report, August 2002, by Neil Simpson

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
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Tuesday, 23 May 2017



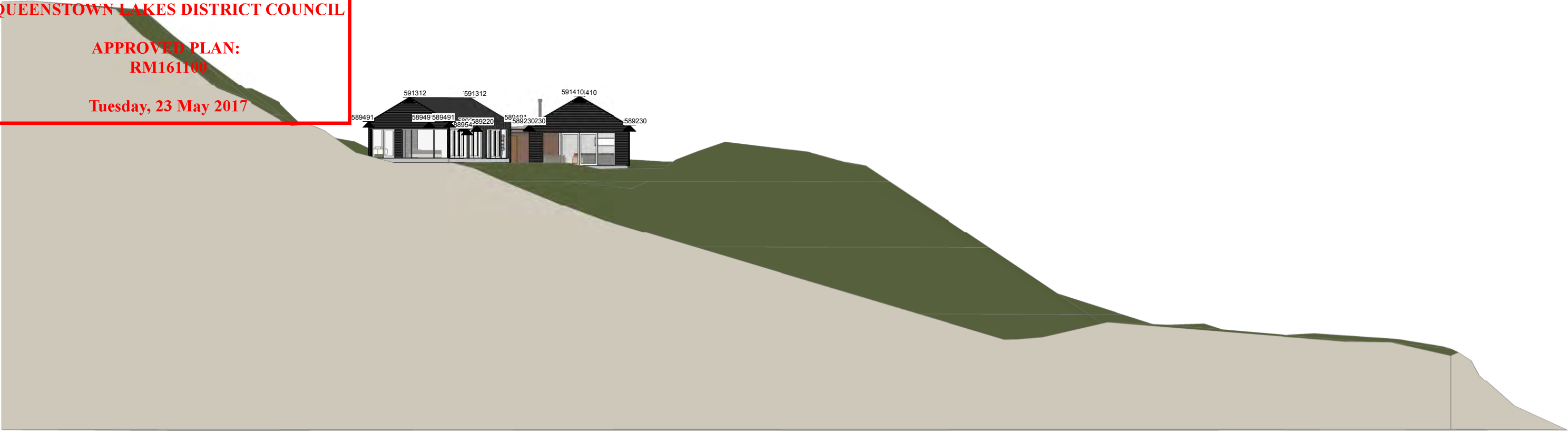
269 crown range road, arrowtown

**Michelle Snodgrass
LANDSCAPE ARCHITECT**

QUEENSTOWN LAKES DISTRICT COUNCIL

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Tuesday, 23 May 2017



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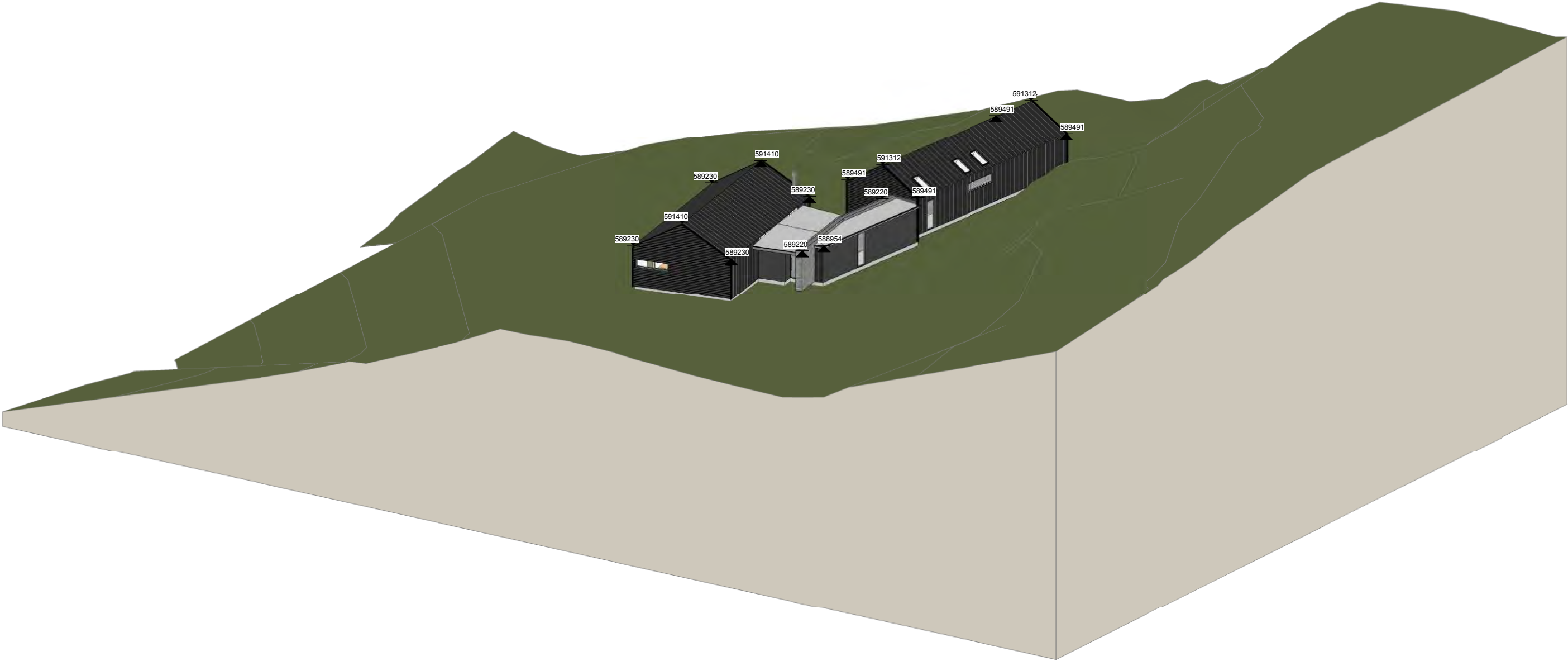


2 3D Section 2
Scale

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1 3D Section 3
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QUEENSTOWN LAKES DISTRICT COUNCIL

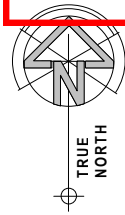
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1 3D Aerial View
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Tuesday, 23 May 2017



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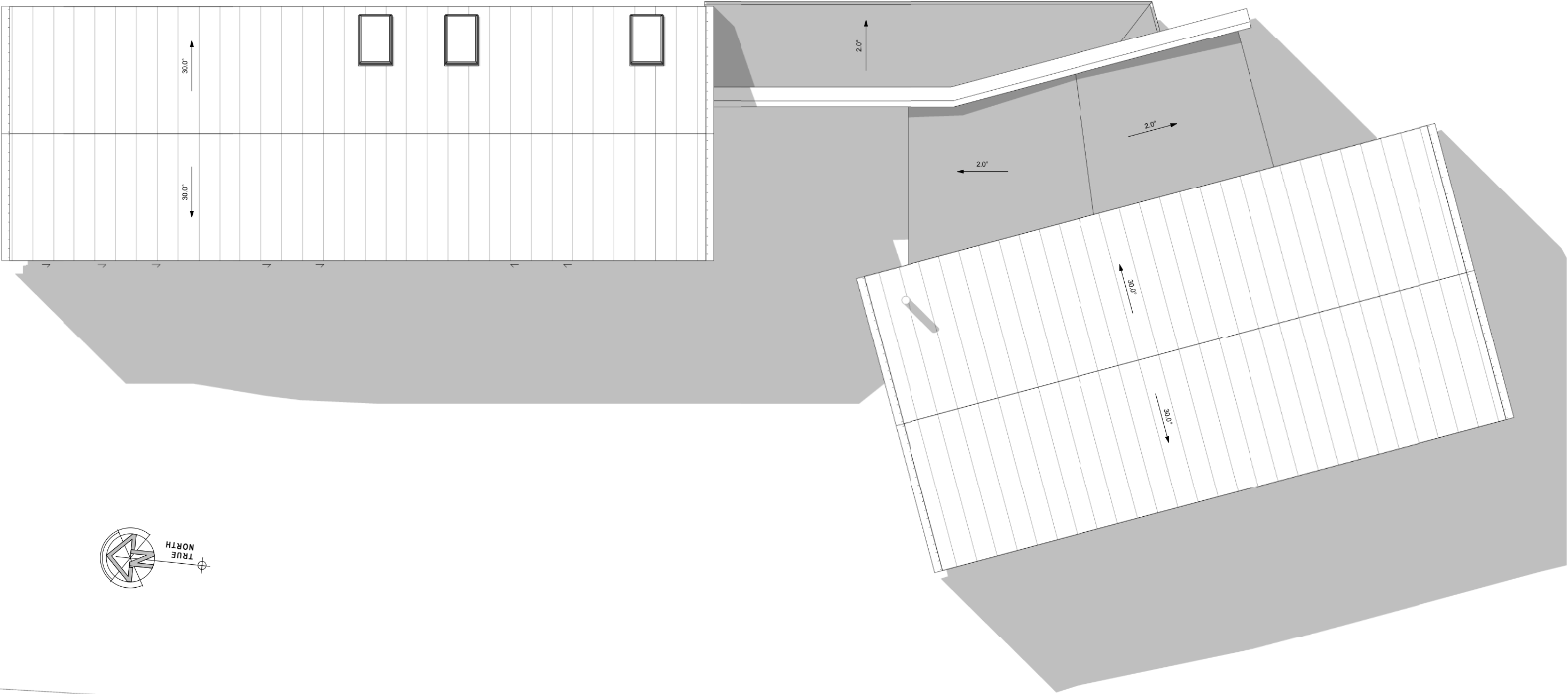


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APPROVED PLAN:
RM161100

Tuesday, 23 May 2017



1 Slab Plan Level 1
Scale 1 : 100

269 CROWN RANGE RD - ARROW JUNCTION

269 Crown Range Road - Arrow Junction - Queenstown Phone 03-428 0175

Slab/Foundation Plan
Level 1

SCALE : 1 : 100
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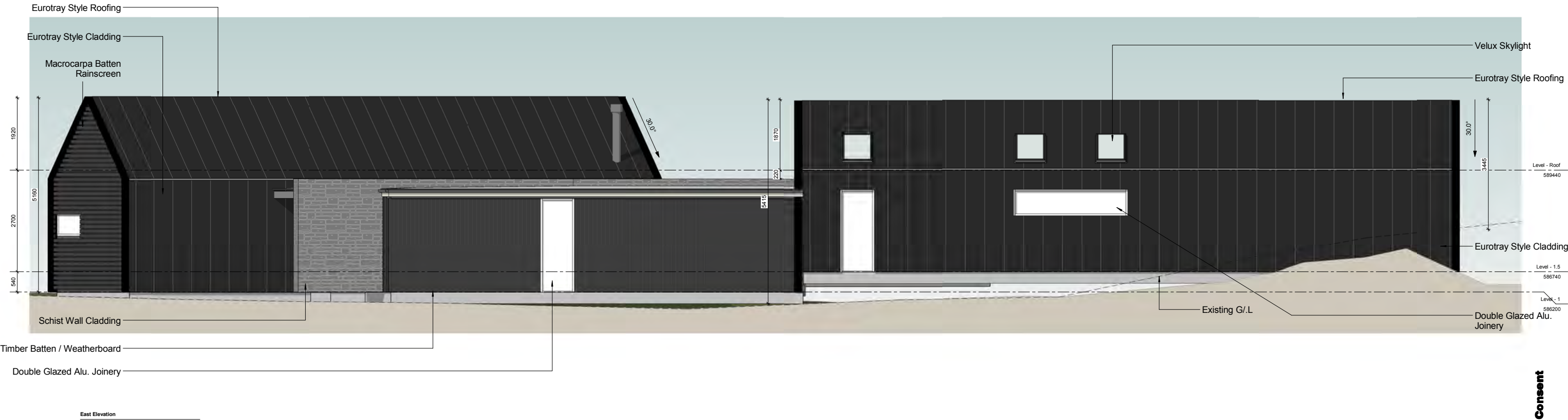
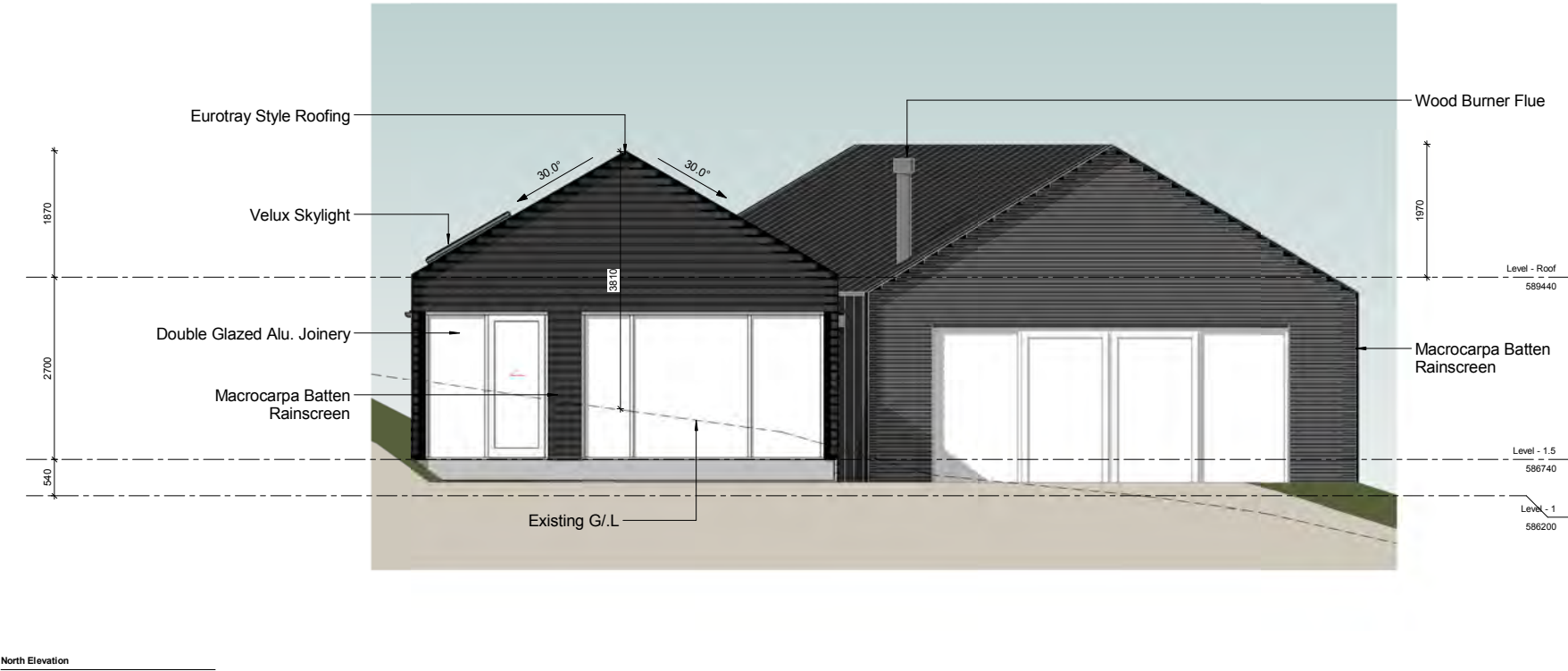
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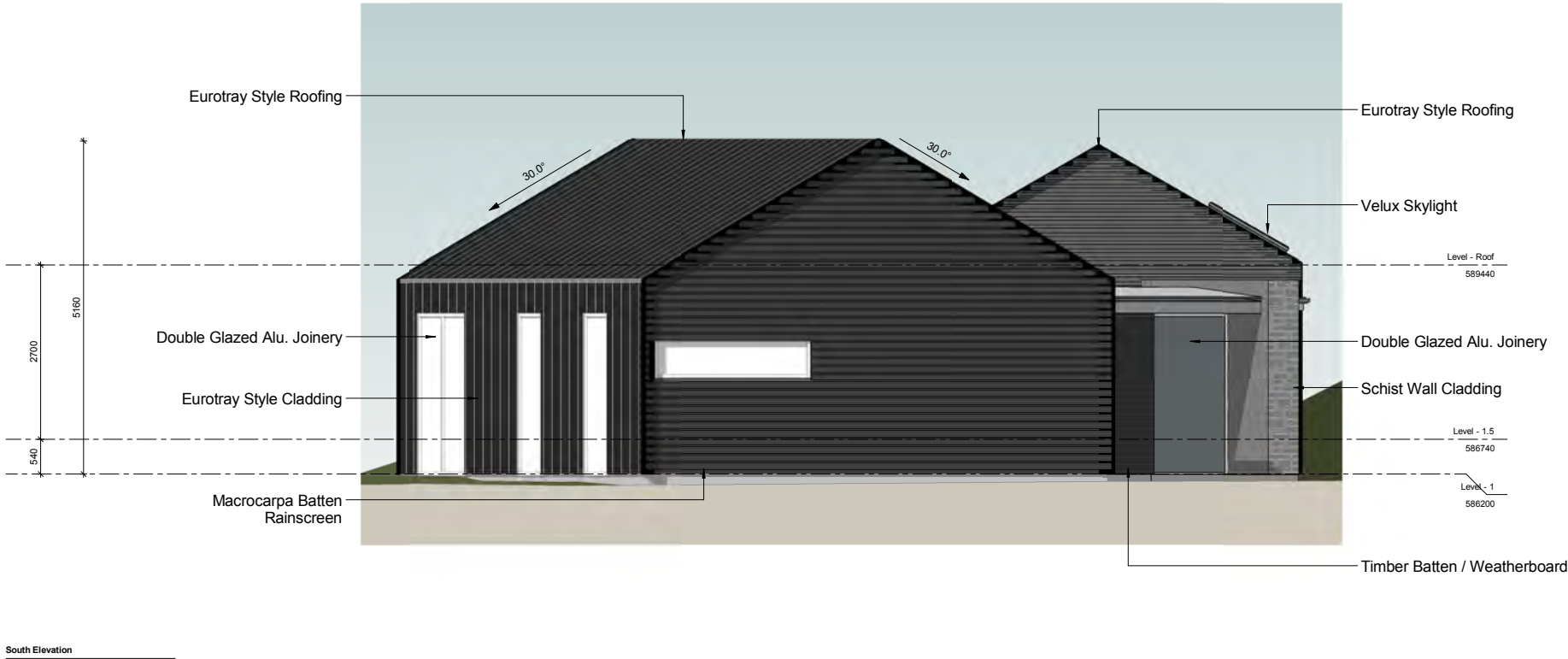
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161100

Tuesday, 23 May 2017





QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161100

Tuesday, 23 May 2017



269 CROWN RANGE RD - ARROW JUNCTION

269 Crown Range Road - Arrow Junction - Queenstown Phone 03-428 0175

Elevations - S & W

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For Resource Consent