



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

<b>Applicant:</b>	S Shea
<b>RM reference:</b>	RM130202
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for a subdivision of Lot 4 DP 301690 to create two allotments, and to identify a residential building platform on proposed Lot 2
<b>Location:</b>	84 Watkins Road, Hawea Flat
<b>Legal Description:</b>	Lot 4 Deposited Plan 301690 held in Computer Freehold Register 6975
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	6 January 2014

**SUMMARY OF DECISIONS**

1. Consent is **granted** to subdivide Lot 4 Deposited Plan 301690 to create two allotments, and to identify a residential building platform on proposed Lot 2 pursuant to Section 104 of the Act, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act. The consent only applies if the conditions outlined are met.
2. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Jane Sinclair, Independent Commissioner, as delegate for the Council. This decision was made and its issue authorised under this delegated authority pursuant to Section 34 of the RMA on 3 January 2014.

**1.0 PROPOSAL AND SITE DESCRIPTION**

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

**2.0 ACTIVITY STATUS**

**2.1 THE DISTRICT PLAN**

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

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

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

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

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

### **3.0 NOTIFICATION**

The application was publicly notified on 16 May 2013. No submissions were received.

A decision under section 100 of the Act to not hold a hearing was decided by Mr Blair Devlin (Resource Consent Manager) on 18 December 2013, attached as Appendix 3.

### **4.0 ASSESSMENT: EFFECTS ON THE ENVIRONMENT**

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

#### **Summary: Effects on the Environment**

- The proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the landscape in the vicinity, and additionally would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.
- A dwelling on the proposed platform would be visible, mainly from relatively distant viewpoints. The proposed landscaping together with recommended conditions of consent will ensure that the proposed development will be appropriately set into the landscape within which it is located and will mitigate any visibility effects from Watkins Road. Planting is also proposed to mitigate the adverse effects of visibility from the closer viewpoints.
- The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.
- An area of both lots is to remain open and free from structures, vehicles, containers and stored materials in order to maintain views over the site. A condition of consent will ensure that this is extended to prohibit the planting of trees other than the boundary planting proposed in the landscape plan accompanying the application, to provide screening in views from Kane Road.
- Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.
- Any adverse effects on neighbouring properties as a result of the proposed development would be less than minor.

Overall, the proposed development will protect and enhance landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Overall, the proposed activity is not likely result in adverse effects on the environment.

### **5.0 S104 ASSESSMENT**

#### **5.1 EFFECTS (s104(1)(a))**

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

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

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

## 5.3 PART 2 OF THE RMA

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

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

Consent is **granted** to subdivide Lot 4 Deposited Plan to create two allotments, and to identify a residential building platform on proposed Lot 2 pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act.

## 6.0 OTHER MATTERS

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

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

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

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

### *Administrative Matters*

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

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

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

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

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

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

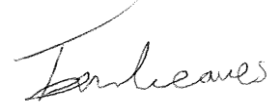
If you have any enquiries please contact Adonica Giborees on phone (03) 450 0338 or email [adonica.giborees@qldc.govt.nz](mailto:adonica.giborees@qldc.govt.nz).

Prepared by



Adonica Giborees  
**SENIOR PLANNER**

Reviewed by



Ian Greaves  
**SENIOR PLANNER**

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

## **APPENDIX 1 – CONSENT CONDITIONS**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - a) Southern Land Limited: “Lots 1 and 2 being a Subdivision of Lot 4 Deposited Plan 301690, 84 Watkins Road”, Revision E dated 10/05/13; and
  - b) Anne Steven Landscape Architect: “Proposed Subdivision and Building Platform Plan”, Plan Ref. LP205.01, dated July 2013

**stamped as approved on 6 January 2014**

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

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

### Landscape Conditions

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

3. Prior to s.224)(c) certification, a Planting Plan shall be submitted and approved by Council (becoming the Approved Planting Plan). The plan shall detail all planting shown on the *Proposed Subdivision and Building Platform Plan* dated July 2013 by Anne Steven Landscape Architect. Plants shall be shown individually by name in their correct location. The Plan shall specify site preparation, plant grade at time of planting, and details of proposed care and maintenance.
4. All earthworks shall be finished at a grade suitable for grassing, mulching or planting and shall be re-vegetated as soon as practicable following completion.

### Engineering Conditions

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

5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 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.
6. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 “Land Development and Subdivision Engineering”.
7. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:
  - a) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.

- b) Provision of a minimum supply of 2,100 litres per day of potable water to Lot 2 that can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- c) The formation of the access to Lot 2 in accordance with Council's rural right of way standard as per table 3.2(a) Councils amendments to NZS 4404:2004.

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

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

Note: Easement Variation 5143042.2 may need to be altered to reflect the new water allocation to Lot 2.

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

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

Engineering

- a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include the Water reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (7) above.
- d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Landscaping

- h) The implementation of the Approved Planting Plan detailed in Condition (3) above. All planting shall thereafter be maintained to ensure healthy growth. Any plant that dies, is damaged or fails to thrive shall be replaced during the next available planting season.

**Ongoing Conditions / Consent Notices**

10. Prior to certification pursuant to Section 224(c) of the Act and in accordance with Section 221 of the Act, a consent notice shall be prepared and approved by the Council for registration against the pertinent Computer Freehold Registers for the performance of the following conditions on an ongoing basis:

Landscaping

- a) All plants, planted as part of the Approved Planting Plan under resource consent RM130202, shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced in the next planting season.
- b) No species with spread risk may be planted on either Lot 1 or Lot 2.
- c) All buildings shall be located within the building platform as shown on the subdivision scheme plan prepared by Southern Land Ltd drawing reference *P4074\_S1 Revision C* and registered on the Computer Freehold Registers for Lots 1 and 2.
- d) Any building constructed on the Lot 2 building platform shall comply with the following design controls:
  - All buildings shall have a maximum height of 6m above existing ground level with the exception of chimney flues, vents and other minor structures approved by Council which may exceed the height limit to a maximum additional height of 1.2m.
  - The combined building footprint for all buildings shall be no more than 420m<sup>2</sup>.
  - All buildings shall have a roof pitch between 20 and 33 degrees.
  - All roofing materials shall be a dark natural colour with a reflectivity value of 15% or less.
  - All external walls shall be of a natural earthy hue selected from grey, brown, red-brown, grey-blue and green-brown shades and have a reflectivity value of 27% or less.
  - Spouting, downpipes and joinery shall match or be darker than selected roof and wall colours respectively.
  - Any external lighting shall be designed to avoid overspill and glare.
  - Water storage tanks shall be partially buried, and or landscaped so as not to be visible from Kane or Watkins Road.
- e) Within Area B as shown on the approved Proposed Subdivision and Building Platform Plan under resource consent RM130202 prepared by Anne Steven (ref: LP 205.01 dated July 2013) no structures, including play or ornamental structures, containers, stored vehicles or materials, shall be constructed or located that will be visible from outside of Lots 1 and/or 2.
- f) Prior to the commencement of construction of any building on the Lot 2 building platform a landscape plan shall be submitted and approved by Council. The landscape plan shall achieve/include the following:
  - Show all existing planting previously shown on the Approved Planting Plan;
  - Show all proposed earthworks;
  - Include planting within the area marked A on the approved Proposed Subdivision and Building Platform Plan prepared by Anne Steven (ref: LP 205.01 dated July 2013)

which filters and/or screens views of the building and its curtilage from Camphill Road, Kane Road and Watkins Road and/or from adjoining private properties such that it is visually discreet and does not form a skyline element;

- The building is screened such that it is not visible from the existing dwelling on Lot 1 DP 316825
- g) Any external lighting on Lots 1 and 2 shall be restricted to the building platforms and shall be designed so as to avoid overspill and glare. Driveway lighting is not permitted.
- h) Any earthworks required to form the internal driveway within Lot 2 shall be shaped so as to blend in seamlessly with the surrounding land.
- i) Any future bulk earthworks on Lot 2 shall be limited to the area for future earthworks shown on the approved Proposed Subdivision and Building Platform Plan under resource consent RM130202 prepared by Anne Steven (ref: LP 205.01 dated July 2013), and shall include earthworks required for the levelling of the Residential Building Platform for future construction of buildings. Within this area the ground level may be altered to permit views of the Hawea basin floor to the north from the dwelling and adjoining outdoor area. If such earthworks are carried out the ground shall be shaped such that there is no inter-visibility between any building or outdoor living area on Lot 2 and the dwelling on Lot 1 DP 316825 (including its main outdoor living area and its driveway area).
- j) The low ridge on Lot 2, to the north east of the building platform and outside of the area for future earthworks, shall be retained in its natural form or increased in height provided the landform appears natural.
- k) Prior to commencement of any bulk earthworks on Lot 2 (including those required for the levelling of the Residential Building Platform for future construction of buildings) an earthworks plan shall be submitted to and approved by Council demonstrating compliance with Conditions l) and m) above. The commencement of any such earthworks will be subject to obtaining any necessary resource consents.
- l) All earthworks shall be finished at a grade suitable for grassing, mulching or planting and shall be re-vegetated as soon as practicable following completion.
- m) Any driveway entrance erected on Lots 1 and/or 2 shall be of simple design in keeping with the rural setting, with elements no higher than 1.2m, and shall be constructed of timber, stone, metal and/or wire.
- n) All boundary fencing shall be post and wire while internal fencing, between Lots 1 and 2, may be natural timber or post and wire.

#### Engineering

- o) No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, and shall be underground and in accordance with the network provider's requirements. This condition only applies if condition 9f) cannot be met.
- p) The formed access to Lots 1 and 2 over Watkins Road shall in no way obstruct the right of public passage on the unformed legal Watkins Road.
- q) The owners of Lots 1 and 2 shall not inhibit, obstruct, delay or prevent in any way the formation of the Watkins Road by the Queenstown Lakes District Council at any time in the future.
- r) The owners of Lots 1 & 2 shall be responsible for the ongoing maintenance of the private access formed to Lots 1 & 2 within the Watkins Road legal road reserve, directly adjacent to the boundary of Lots 1 & 2. This access has been formed to the standard of a private Right of Way only. Council shall not be responsible for any ongoing maintenance



associated with this access until such time as the access is upgraded to the standard of a public road or until an alternative agreement is obtained with Council for the maintenance of this access.

- s) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 18/04/2013. The proposed waste water system shall be subject to the review of the Principal Engineer at Queenstown Lakes District Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.
- t) At the time that a dwelling is erected on Lots 1 and 2, if necessary the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005.
- u) At the time a dwelling is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

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

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

**Advice Note:**

The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 11km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

**Reverse Sensitivity**

11. Prior to certification pursuant to section 224 of the Resource Management Act 1991, the consent holder shall prepare and register documentation for a private covenant which states the following:

*“Any persons owning or residing on Lot 1 and/or Lot 2, created under Subdivision Resource Consent RM13XXXX, shall not be permitted to object to adverse amenity effects arising from agricultural activities carried out on Section 42 and Part Section 41 Block V Lower Hawea Survey District, Sections 3 to 13, 15 and 1556R Block VI Lower Hawea Survey District, Sections 3 to 6 SO 439904, Lot 1 Deposited Plan 312812 and Sections 1, 3 and 4 Block XI Lower Hawea Survey District.”*

The private covenant shall be in favour of the owners of Section 42 and Part Section 41 Blk V Lower Hawea SD, Sections 3 to 13, 15 and 1556R Blk VI Lower Hawea SD, Sections 3 to 6 SO 439904, Lot 1 DP 312812 and Sections 1, 3 and 4 Blk XI Lower Hawea SD held in Computer Freehold Registers OT18A/158, 568749, 568632, OT15A/530 and 50320. The private covenant shall be registered on the Computer Freehold Registers of the above properties as well as the Computer Freehold Registers of proposed Lots 1 and 2. The consent holder shall execute all documentation required to register the private land covenant and shall bear all costs of doing so.

**Advice Note:**

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



Schedule of Existing Easements			
Purpose	Shown	Servient tenement	Doc
Right to convey electricity	(B)	Lots 1 & 2 hereon	EC 5070939



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**Notes**

**Warning**

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

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- ensuring the information is the most recent issue.

**CAD and Production by**



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**DESIGNED BY**

SIMON SHEA

**CONTROLLED BY**

CT 6975

**TERRITORIAL AUTHORITY**

QUEENSTOWN LAKES DISTRICT

**REGIONAL DISTRICT**

OTAGO

**TOTAL AREA**

8.0088ha

**DATE**

10/05/13

**Drawing Title**

LOTS 1 AND 2 BEING A  
SUBDIVISION OF LOT 4  
DEPOSITED PLAN 301690,  
84 WATKINS ROAD

**Prepared for**

SIMON SHEA

**Plan Revisions**

REV	DESCRIPTION	DATE
A	ORIGINAL ISSUE	14/12/12
B	Bik Platform as per Landscape Architect	19/02/13
C	Move Bik back off assessment	20/03/13
D	Test Pit location added	22/04/13
E	Driveway	10/05/13

**SCALE**

1:2000 @ A3

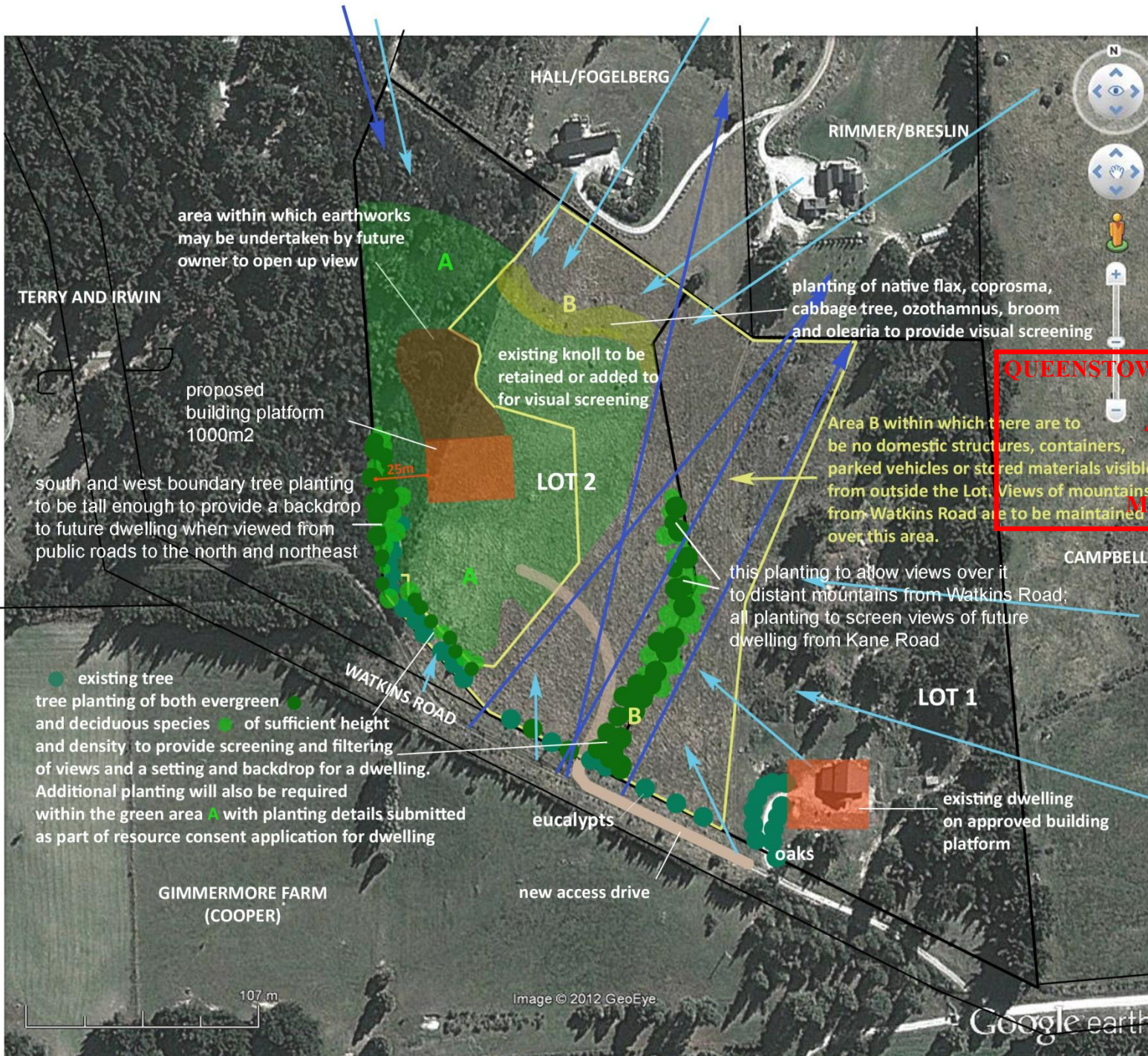
**DATUM & LEVEL**

LINDIS PEAK 2000

REVISION	DESCRIPTION	DATE	SHEET
E	P4074_S1		1 OF 1
DRAWN	DATE	CHECKED	DATE
EH	10/05/13	EH	10/05/13
		SE	10/05/13

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN;**  
**RM130202**  
**Monday, 6 January 2014**





- external views in which dwelling is proposed to be screened (private and public)
- existing public views across open space to be retained

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM130202

Monday, 6 January 2014

**Fig. 3**  
**PROPOSED SUBDIVISION**  
**AND BUILDING PLATFORM**  
**Shea Property**  
**Watkins Rd, Hawea Flat**  
**Plan Ref. LP205.01**



July 2013

ATTACHMENT C

**FILE REF: RM130202**

**TO** Independent Commissioner Sinclair  
**FROM** Adonica Giborees, Senior Planner  
**SUBJECT** Report on a publicly notified consent application.

**SUMMARY**

**Applicant:** S Shea  
**Location:** 84 Watkins Road, Hawea Flat  
**Proposal:** To subdivide Lot 4 DP 301690 into two allotments, and to identify a residential building platform on proposed Lot 2.  
**Legal Description:** Lot 4 Deposited Plan 301690 held in Computer Freehold Register 6975  
**Zoning:** Rural General  
**Public Notification Date:** 16 May 2013  
**Closing Date for Submissions:** 14 June 2013  
**Submissions:** None

**Implications For:**

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

## **RECOMMENDATION**

That the application by S Shea for the subdivision of Lot 4 Deposited Plan 301690 into two allotments and to identify a residential building platform on Lot 2 be GRANTED pursuant to Section 104 of the Resource Management Act 1991 for the following reasons:

1. The adverse effects of the proposal can be adequately avoided, remedied or mitigated, and the proposed development is considered appropriate in the context of the surrounding area as it will protect and enhance landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Additionally, the proposal would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.
2. The proposal is overall consistent with the relevant objectives and policies of the District Plan which seek to avoid, remedy and mitigate the adverse effects of inappropriate land use within the District.
3. In terms of Part 2 of the Resource Management Act 1991, the proposal is considered to be consistent with Section 5, the overall purpose and principles of the Act. With regard to the matters outlined in Section 7 of the Act, the proposal maintains existing amenity values and the quality of the existing environment and of neighbouring properties in the vicinity.
4. Overall, the proposal will result in sustainable management in the Queenstown Lakes District and therefore is considered appropriate, subject to the recommended conditions of consent.



## REPORT

### 1.0 INTRODUCTION

My name is Adonica Giborees. I am a planner with the Queenstown Lakes District Council. I have worked with the Council and previously Lakes Environmental Limited (an organisation contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council) since 28 June 2010. Prior to this, I worked for McCormick Rankin Cagney (Transportation and Planning Consultants) in Auckland since July 2005. During this time I also worked for Meridian Planning Consultants Incorporated in Ontario, Canada (2007-2008).

Of particular relevance to this application, I have been the processing planner for a number of applications for subdivisions and residential building platforms in the Rural General Zone.

I hold the qualification of a Bachelor of Planning from the University of Auckland. I am a Graduate Plus member of the New Zealand Planning Institute.

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.

### 2.0 SITE & ENVIRONMENT

#### 2.1 Site and Locality Description

I refer the Commission to Section 3.0 of the submitted report, prepared by Scott Edgar of Southern Land Limited, which provides a detailed description of the site and surrounding environment (attached as Appendix A to this report, and hereafter referred to as the 'application report'). I consider this description to be accurate and adopt it for the purpose of this report.

Figure 1 below shows the location of the subject site and its surrounds.

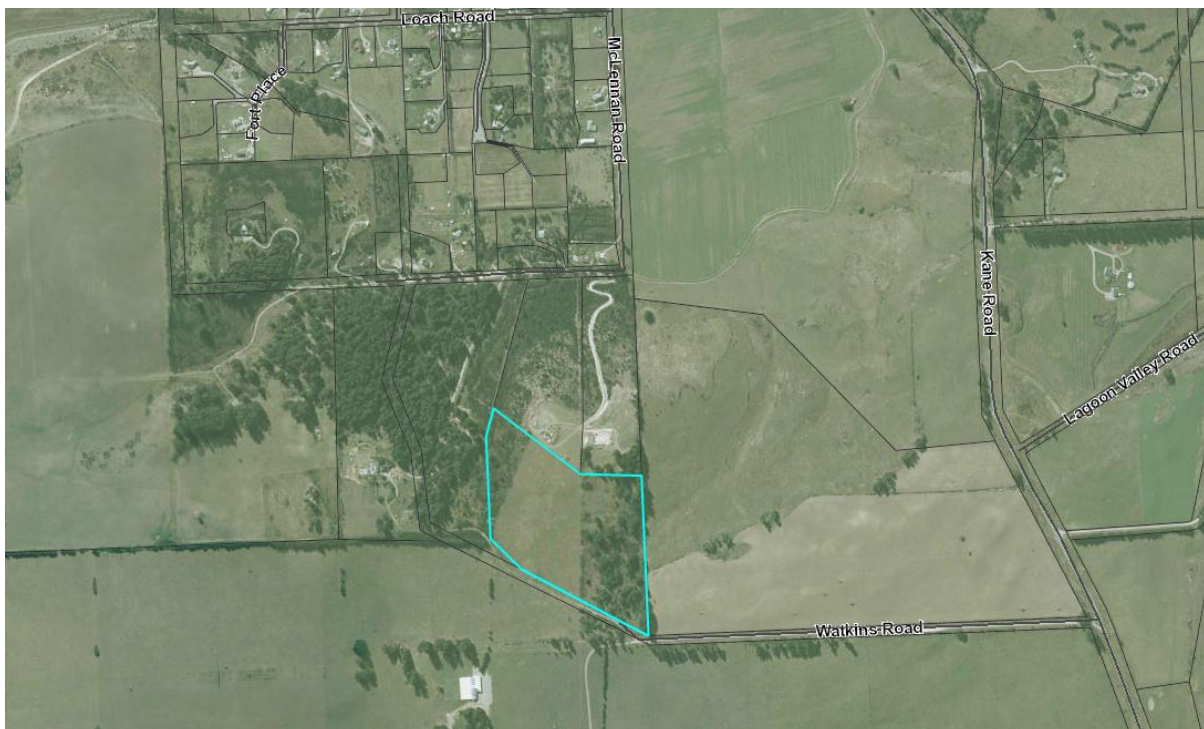


Figure 1. Map showing location of subject site and surrounds

## 2.2 Consent History

Resource consent RM060479 was granted on 7 September 2006 for the construction of a residential dwelling and detached garage on the subject property, and to amend the consent notice registered on the property in relation to an amended building platform location. The platform location approved under resource consent RM060479 will be located on proposed Lot 1 of this application.

## 3.0 PROPOSAL

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

A summary of the proposal is set out below.

Consent is sought to subdivide Lot 4 DP 301690 into two allotments, and to identify a residential building platform on proposed Lot 2.

Proposed Lot 1 comprises a total of 4.4 hectares in area and contains an approved residential building platform of 900m<sup>2</sup> in area. Proposed Lot 2 comprises a total of 3.6 hectares in area, and a proposed residential building platform of 1,000m<sup>2</sup> in area is proposed.

Design controls are volunteered to apply to the building platform on proposed Lot 2 as follows (paraphrased):

- Maximum height to be 6m above existing ground level;
- Chimneys may extend to 7.2m;
- Maximum combined footprint for all buildings of 420m<sup>2</sup>;
- Roof pitch of up to 33 degrees;
- Roofing materials to be a natural colour with an LRV of 15% or less;
- Walls to be a natural earthy hue of a specified range and with an LRV of 27% or less;
- Spouting, downpipes and joinery to match the roof colour or be darker than the walls;
- External lighting to avoid overspill and glare; and
- Water tanks to not be visible from Kane or Watkins Roads.

No earthworks, aside from minor earthworks associated with servicing and access, are proposed as part of the subdivision application. In addition, it is proposed to limit, by way of conditions of consent, future earthworks on Lot 2 to the area immediately to the north of the building platform.

Access is proposed to both allotments from Watkins Road via separate accesses. Proposed Lot 1 will utilise the existing vehicle access within the unformed section of Watkins Road to the existing dwelling on the site, and proposed Lot 2 will be provided with a new vehicle access by extending the existing driveway along Watkins Road to the boundary of the lot.

A landscape plan has been submitted with the application which details proposed landscaping for the proposed development. Further planting has been proposed in response to the Council's landscape assessment report.

Water supply will be provided to the proposed lots from an existing bore on adjoining land, and fire fighting water supply will be provided within on site tanks. Wastewater will be disposed of by way of individual on-site systems, and stormwater will be disposed of to ground. The application includes confirmation that the site can be provided with power and telecommunication services by the relevant providers.

## 4.0 SUBMISSIONS

### 4.1 NOTIFICATION DETAILS

The application was publicly notified on 16 May 2013 and submissions closed on 14 June 2013. The map (Figure 2) and table below identifies those persons directly notified.





	<b>Name</b>	<b>Location of Submitters' Property</b>
★	T N Campbell & Fairfield Trustees Limited	Newcastle Road, Hawea Flat Kane Road, Hawea Flat
★	E J Terry, I A Irwin & Checketts McKay Trustees Limited	81 McLennan Road, Hawea Flat
★	K Fogelberg & R F Hall	71 McLennan Road, Hawea Flat
★	J W Rimmer & E A Breslin	69 McLennan Road, Hawea Flat
★	J W Cooper & J R Cooper	85 Watkins Road, Hawea Flat

## 4.2 SUBMISSIONS

No submissions were received during the notification period.

## 5.0 CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded (s95D(e)). The map in Figure 2 above shows the location of these properties in relation to the subject site.

<i>Person (owner/occupier)</i>	<i>Address (location in respect of subject site)</i>
T Campbell & Fairfield Trustees Limited <sup>+</sup>	Newcastle Road, Hawea Flat. Section 22 Blk V Lower Hawea Survey District Kane Road, Hawea Flat Lot 2 DP 325025
E J Terry & I A Irwin <sup>++</sup>	81 McLennan Road, Hawea Flat Lots 1 and 2 DP 301690
K Fogelberg & R F Hall	71 McLennan Road, Hawea Flat Lot 1 DP 316825
J W Rimmer & E A Breslin	69 McLennan Road, Hawea Flat Lot 2 DP 316825
J W & J R Cooper <sup>+++</sup>	85 Watkins Road, Hawea Flat Pt Section 41 Blk V Lower Hawea SD

### Notes:

<sup>+</sup> Fairfield Trustees Limited as part owner of Lot 2 DP 325025 and Section 22 Blk V Lower Hawea Survey District has not provided written approval to the application.

<sup>++</sup> I A Irwin as part owner of Lots 1 and 2 DP 301690 has not provided written approval to the application.

<sup>+++</sup> J W & J R Cooper have provided their approval subject to a reverse sensitivity covenant in favour of all Cooper properties identified on Affected Persons Approval form.

Effects on the part owners identified above that have not provided their written approval have not been disregarded, and as such effects will be assessed in Section 9.2.3 of this report. Reverse sensitivity matters are discussed in Section 10.4.1 of this report.

## 6.0 DISTRICT PLAN PROVISIONS

### 6.1 THE DISTRICT PLAN

The site is zoned Rural General under the District Plan.

The purpose of the Rural General Zone as described on Page 5-9 of the District Plan is as follows:

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

- *protects and enhances natural 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.*

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 ski areas and national parks.

The key Objectives and Policies which are relevant to the application are contained within Part 4 (District Wide Issues), Part 5 (Rural Areas), and Part 15 (Subdivision, Development and Financial Contributions) which require determination under section 104(1) of the Resource Management Act 1991.

The proposal requires resource consent for the following reason:

#### **Part 15 – Subdivision**

- A **discretionary** activity resource consent pursuant to *Rule 15.2.3.3[vij]* with respect to all subdivision and location of residential building platforms in the Rural General Zone.

It is proposed to subdivide the subject site into two allotments, and to identify a residential building platform on proposed Lot 2.

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

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

Based on the applicant's review of Council records as outlined in Section 8.0 of the application report, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

### **8.0 INTERNAL REPORTS**

A landscape assessment report (dated 16 May 2013) has been provided from the Lakes Environmental Landscape Architect, Dr Marion Read. Dr Read's report is attached as Appendix B to this report. Dr Read has also provided a subsequent addendum to her landscape report (dated 25 October 2013, also attached as Appendix B) which addresses additional information provided by the applicant in response to the original report.

In summary, Dr Read concludes that, with appropriate mitigation in place:

- The proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the landscape in the vicinity;
- The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity.
- The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.
- The proposed development would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.

Dr Read has also recommended conditions of consent to mitigate any potential adverse effects on the environment.

A report has also been provided from Queenstown Lakes District Council Engineer, Ms Lyn Overton. Specifically, the report relates to the provision of parking, access, services, and earthworks and hazards. Ms Overton's report is attached as Appendix C to this report. Ms Overton has not raised

any specific concerns with regard to engineering matters, however she has recommended a number of conditions in relation to parking, access, servicing, earthworks and hazards.

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

## **9.0 STATUTORY CONSIDERATIONS**

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

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

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

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

- After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*
- a) may grant or refuse the application; and*
  - b) if it grants the application, may impose conditions under section 108.*

Section 106 of the Act is also relevant to the subdivision proposal and states:

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that -*
  - (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
  - (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
  - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (2) *Condition under subsection (1) must be –*
  - (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
  - (b) *of a type that could be imposed under section 108.*

The application must also be assessed with respect to the purpose of the Act which is to promote the sustainable management of natural and physical resources. Section 10.4 of this report outlines Part 2 of the Act in more detail.

Section 220 empowers the Council to impose conditions on a resource consent.

## **10.0 ASSESSMENT**

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

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

### **10.1 LANDSCAPE CLASSIFICATION**

The District Plan sets out a mandatory process for landscape analysis and categorisation within the Rural General Zone.

The application includes a landscape assessment report from Anne Steven (dated March 2013, and attached as Appendix D). Ms Steven's has assessed the site as being a part of the Visual Amenity Landscape (VAL). Dr Marion Read concurs with this assessment, and in addition describes the landscape as follows:

*"The site is located on the upper edge of the terminal moraine above Hawea Flat. It is a part of a pastoral landscape which extends over the rolling upper moraine surface and outwash plains to the south, and down the moraine face and over the outwash plains to the north. It displays the 'cloak of human activity' in terms of dwellings, shelter belts, amenity trees and pasturage."*

I accept the advice of Ms Steven and Dr Read, and continue with an assessment of the proposal accordingly.

### **10.2 EFFECTS ON THE ENVIRONMENT**

#### **10.2.1 The Permitted Baseline/Existing Environment/Receiving Environment**

When determining the actual and potential effects of an application for resource consent, the 'permitted baseline' may be considered. The permitted baseline test calls for a comparison of the potential adverse effects of the proposal against two classes of activity; first, what is lawfully being undertaken on the land; secondly, what is permitted as of right under the District Plan (provided it is not a fanciful use). A consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. Activities authorised by a current but unimplemented resource consent form part of the receiving environment.

All buildings or alterations to buildings in the Rural General Zone (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent.

Permitted activities in the Rural General zone are restricted to activities such as:

- Farming activities;
- A fence slightly less than 2 metres high anywhere within the site; and
- Earthworks which do not breach Site Standard 5.3.5.1(vii), including less than 300m<sup>3</sup> of earth being moved, over an area of less than 1000m<sup>2</sup> (within any one consecutive 12 month period) cuts of 65° and fill of up to 2m in height.

There are no current but unimplemented resource consents for the subject site.

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

The District Plan includes a comprehensive range of assessment matters that set out both the process for and matters to be considered for development and activities within the Rural General Zone.

The assessment matters relevant to the proposal are contained in Part 5 (Rural Areas) and Part 15 (Subdivision Development and Financial Contributions) of the Plan. For the purposes of my assessment, these are broken down into specific areas for consideration of the actual and potential effects on the environment.

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

- (a) Visibility of Development
- (b) Effects on Natural and Pastoral Character
- (c) Form and Density of Development
- (d) Cumulative Effects of Development on the Landscape
- (e) Rural Amenities
- (f) Positive Effects
- (g) Infrastructure
- (h) Parking, Access and Traffic Generation
- (i) Natural Hazards, Earthworks & Nuisance Effects
- (j) Subdivision Layout and Design

#### **(a) Visibility of Development**

The landscape assessment report submitted with the application provides an analysis with respect to the visibility of the proposed development, and more specifically the proposed Residential Building Platform (RBP) on proposed Lot 2. This is summarised below.

A range of potentially relevant public viewpoints have been identified, being Kane Road (upper and lower parts), the Hawea Flat area (where the church is), the south end of Gladstone Road, Hawea Back Road, and Camphill Road. All of these viewpoints are relatively distant.

The only (much) closer public viewpoint is the unformed portion of Watkins Road immediately adjoining the subject site along its southern boundary. This is a public road, and presently has little use. Effects on Watkins Road are assessed nonetheless.

The applicant's landscape assessment report (attached as Appendix D) provides a description of visibility (at Paragraph 10, Pages 19 – 21), and also contains an assessment of the effects of this visibility (at Paragraph 11.2, Pages 23 – 27). I agree substantially with this assessment, as does Dr Read, with the exception of the assessment that follows.

Dr Read does note in her initial assessment report (dated 16 May 2013) that *"the proposal to allow the removal of part of the natural hummock to the north of the proposed building platform would increase the potential visibility of a dwelling on the platform to a significant degree. These views would be relatively distant, from Camp Hill Road and intervening private sites, but it would nonetheless increase the prominence of a dwelling on the site."* Dr Read recommended that the proposal be amended to ensure that the proposed RBP on Lot 2 continues to be enclosed by the landform to the north.

In response to Dr Read's concerns, the applicant has proposed further backdrop planting to ensure that a dwelling on the Lot 2 RBP has a dense vegetated backdrop into which it can recede. Dr Read considers (in her addendum report dated 25 October 2013) that this would be effective in making the building appear recessive.

The proposed conditions require the applicant to provide a landscape plan prior to any construction taking place on site, and as such, in the light of the increased backdrop planting, Dr Read has recommended incorporation of the earthworks into this plan, so as to ensure that their effects will be effectively mitigated. A revised condition of consent has been recommended accordingly.

Summary of Effects: Visibility of Development

Taking into account the assessment of Ms Stevens and Dr Read, the proposed development is not likely to be visually prominent such that it detracts significantly from public and private views otherwise characterised by natural or arcadian pastoral landscapes. The proposed planting will provide screening and a backdrop setting for the proposed Lot 2 RBP, and will not detract from or obstruct existing views of the natural topography or pastoral landscape, except from the unformed section of Watkins Road. From Watkins Road (including its unformed portion), the proposed development will partially block views towards the mountains seen across the open pasture and mown broom of the site, however it will also protect viewshafts framed by trees to the mountains. The proposed landscaping together with recommended conditions of consent will ensure that the proposed development will be appropriately set into the landscape within which it is located and will mitigate any visibility effects from Watkins Road.

**(b) Effects on Natural and Pastoral Character**

The applicant's landscape assessment report provides an assessment of the effects of the proposal on natural and pastoral character (at Paragraph 11.1, Pages 21 – 23). The assessment concludes that the proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the vicinity. I agree with this assessment, as does Dr Read.

It is accepted that the proposed development will change the character of the site; however this will not affect the character of the wider landscape. From distant views, the proposed development would be a small element in the context of the landscape. Specifically, the proposed planting will provide screening as well as a backdrop when viewed from various viewpoints, and the proposed building design controls would further assist in reducing visual effects.

The nature and scale of future activities and proposed use of buildings on proposed Lot 2 will be compatible with the scale of other buildings and activities in the area. The proposed design controls for elements such as fencing, planting and a future lot entrance will ensure a suitably low key rural character and consistency with existing character of the area.

Summary of Effects: Effects on Natural and Pastoral Character

For the reasons set out above, the proposed development will not compromise the natural or arcadian pastoral character of the surrounding VAL, nor will it degrade the natural or arcadian pastoral character of the landscape by causing over-domestication. The proposed landscaping and recommended conditions of consent will ensure that the effects of the proposed development will be appropriately mitigated.

**(c) Form and Density of Development**

The applicant's landscape assessment report provides an assessment of the effects of the proposal in terms of the appropriateness of the form and density of development (at Paragraph 11.3, Pages 27 – 28). I agree substantially with this assessment, as does Dr Read, with the exception of the assessment that follows.

Dr Read considers that, whilst she and Ms Steven agree that the proposal utilises the natural topography to reduce visibility from public places effectively, Dr Read is opposed to the proposal that part of the natural knoll to the north of proposed Lot 2 RBP should be able to be removed. Ms Steven, in response to Dr Read's comments, maintains that the level of visibility which the removal of the mound would produce would not be significantly adverse. Further backdrop planting was also proposed to ensure that a dwelling on the Lot 2 RBP has a dense vegetated backdrop into which it can recede. As noted above, this would be effective in making the building appear recessive.

Ms Steven and Dr Read are in agreement that the subject site is located in an area that has better potential to absorb development without detracting from the pastoral and natural character of the wider surrounding VAL. The site is located within a topographically confined area of existing sites that are consistent with lifestyle blocks. Ms Steven considers that the proposal would create a settlement pattern that can be absorbed into the landscape, and that the resultant density is not characteristic of an urban area. I accept Ms Steven's assessment, and consider that the proposed development is appropriately located, taking the opportunity to aggregate access ways by utilising Watkins Road.

#### Summary of Effects: Form and Density of Development

Given the assessment above, it is considered that the form and density of development as proposed will be appropriate in this area, and will not introduce densities characteristic of urban areas. The subject site has a high potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state.

#### **(d) Cumulative Effects of Development on the Landscape**

The subject site is part of a cluster of four lots located to the south of the Rural Residential zone of Hawea Flats. The current lot sizes of the adjacent lots are: Lot 2 DP 316825, 4.1814ha; Lot 1 DP 316825, 4.4543ha; Lots 1 & 2 DP 301690, 14.0345ha (held in one Certificate of title, separated by Watkins Road) and the subject site of 8.0088ha. The adjacent site to the east is Lot 2 DP 325035 and is 35.8226ha and the adjacent site to the west is Sec 22 – 23 Blk V Lower Hawea SD and is 127.3091ha. The smaller lots are the location of rural residential type development. The larger lot to the east has an undeveloped building platform on it. The large lot to the west appears to be farmed.

Dr Read considers that the proposed development will further domesticate the landscape, but not to a significant degree. The proposed development would not require any urban type infrastructure.

As noted previously, the vicinity is able to absorb the proposed level of change, partly because of the topography, and partly because of the wilding conifers to the north, west and east. Dr Read considers that this proposed development would bring the vicinity close to its threshold for development.

Dr Read notes that the wilding conifers on the property will probably be removed at some point as they obscure views, create a fire and windfall hazard, and are a weed. This would open the landscape of the vicinity significantly.

In response to Dr Read's concerns with regard to the wilding conifers on the property, Ms Steven discusses the potential for increased visibility should the existing conifers to the north of the building platform be removed. Ms Steven proposes that a condition could be included so that, if the adverse effects of the increased visibility as a result of their removal arose, further planting could be required. It is unclear who would make the decision as to whether or not the effect was adverse, and how the condition would then be imposed. It is considered that, with this landscape condition in place, the proposed development is appropriate, even if the pines are removed.

As noted above, the proposed conditions require the applicant to provide a landscape plan prior to any construction taking place on site. It is considered that, in light of the increased backdrop planting and future landscaping required as a condition of consent any effects will be effectively mitigated.

#### Summary of Effects: Cumulative Effects of Development on the Landscape

The proposed development would cause an adverse cumulative effect, but the extent of this effect would be very small. The landscape has the ability to absorb the proposed development, in the main because of the proposed landscaping and landscaping controls, other trees in the vicinity and to a lesser degree the surrounding topography. The proposed development would not visually compromise the existing natural and pastoral character by exacerbating existing and potential adverse effect. The proposed development would bring the vicinity close to its threshold for development, however the proposal is not considered to result in significant cumulative adverse effects on the environment.



**(e) Rural Amenities**

The applicant's landscape assessment report provides an assessment of the effects of the proposal in terms of rural amenities (at Paragraph 11.5, Pages 29 – 30). I agree with this assessment, as does Dr Read.

Dr Read further notes that she does consider that there would be a slight loss of visual access to open space from Kane Road as well as from Watkins Road, but the total of these adverse effects is very small.

In addition to Ms Steven and Dr Read's assessments, the applicant has proposed a suite of design controls for the proposed Lot 2 RBP. Dr Read considers that the design controls as proposed are, by and large, appropriate and adequate to ensure that a dwelling on the proposed building platform would appear recessive in this location.

A further condition has been proposed (post notification) to allow only flues, vents and minor structures to penetrate the height limit to a maximum of 1.2m. Dr Read considers that this adequately addresses any concerns regarding the potential for large, ornamental chimney stacks.

Dr Read initially had concerns with regard to the roof pitch control proposed; specifically, limiting the roof pitch to 'up to 33 degrees' would allow for a monopitch roof to be used, resulting in, potentially, a 6m high façade facing north. Dr Read suggested that the wording should be changed to create a range of pitches within which the roof must be designed, such as between 20 and 33 degrees. Alternatively, Dr Read considers that the maximum dwelling height for Lot 2 should be reduced to 4 metres.

In response to Dr Read's concerns, Ms Steven provided a photo-shopped image showing the potential visibility of a dwelling on the proposed platform. Dr Read reviewed this image and advised that it confirmed her concerns with regard to the potential to construct, under the proposed conditions, a dwelling with a 6m high façade and a monopitch roof. Dr Read considered that the potential for extensive glazing in this north facing wall raises the issues of the potential for glare and of night lighting making the dwelling appear prominent on the ridge. In a further response to these concerns (in the form of an amended set of proposed conditions), the applicant has promoted a roof pitch of between 20 and 33 degrees. This is seen to satisfy Dr Read's concerns, and it is considered that, with the recommended conditions of consent, a future dwelling within the RBP on Lot 2 will not give rise to adverse effects in terms of rural amenities.

Summary of Effects: Rural Amenities

Overall, the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places, as well as from adjacent land where views are sought to be maintained. Reverse sensitivity matters are discussed in detail later in this report; however it is considered that the proposed development will not compromise the ability to undertake agricultural activities on surrounding land, thereby not impacting on rural amenities of the wider area. As noted previously, the proposed development will not require infrastructure consistent with urban landscapes, and landscape elements will be consistent with traditional rural elements. Additionally, the proposed Lot 2 RBP is sufficiently set back from property boundaries to avoid, remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties, and appropriate design controls have been promoted to ensure effects of the proposed development are appropriately mitigated.

**(f) Positive Effects**

The proposed development will enable land use in a way that will enable the applicant to provide for their social, economic and cultural wellbeing.

**(g) Infrastructure**

Potable Water Supply

The applicant intends to supply water from an existing bore located within in adjoining site Lot 5 DP 20242. Ms Lyn Overton has provided the following assessment with respect to the provision of a potable water supply to the subject site and proposed Lot 2.

*“The original bore log (dated 21/08/1987) indicates that the bore was being pumped at 6,500litres/hour. There are 6 properties currently being provided water from this community bore. There is no indication pertaining to who is responsible for treating the water. An appropriate condition is recommended to ensure that the water supply is treated to drinking water standards.*

*The transfer and easement instruments registered on the title clearly indicate that all users are responsible for the maintenance and costs associated with the bore and infrastructure. Easement Instrument 5070939.4 indicates that easements were created at the time of the underlying subdivision (RM060479) to protect the right to convey water to Lot 4. The condition 3c) registered on Easement Variation 5143042.2 confirms that the water supply to lot 4 is no less than 2,000 litres/day and no greater than 5,000 litres per day. The applicants have approached the water company in regards to the amount of water allocated and the water company have agreed to allocate a total of 4,200 litres per day to Lot 2. This instrument may need to be varied as a result of the subdivision to include the new lot. A condition is recommended for evidence as to how the water supply is managed.*

*Due to the amount of water that was available at the time the bore was installed and in light of the recent agreement with the water company I am satisfied that there be sufficient water to supply the lots. Appropriate conditions are recommended to ensure that Lot 2 is supplied with a minimum of 2,100 litres of water per day.”*

Ms Overton's assessment and recommendations above are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly.

Fire Fighting Water Supply

No fire service connection is available to the subject site, and as such the lot owners will need to provide a suitable fire fighting water supply at the time a dwelling is constructed. To meet New Zealand Fire Service requirements, the lot owners will need to install a 30,000 litre water tank with a static reserve of 20,000 litres for fire fighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. An appropriate fire fighting condition is recommended to be registered on each new title by way of consent notice.

Wastewater Disposal

Petherick Consultancy Limited has undertaken an ‘On-site Wastewater Disposal Site and Soil Assessment’ (dated 18/04/2013), and this confirms that onsite disposal is feasible. However, the report does indicate that *“the site is not considered to be suited to the use of conventional soakage trenches or beds. Use of buried driplines or LPED trenches is considered to be more appropriate for the soil conditions and topography at this site.”*

Ms Overton has reviewed the Petherick Consultancy Limited report and has recommended a consent notice condition to ensure that the recommendations made in this report are considered at the time an on-site wastewater design is made for any future dwelling.

Ms Overton's assessment and recommendations are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly.

### Stormwater Disposal

Based on the site and soil assessment provided (by Petherick Consultancy Limited) and the large area available within the site, Ms Overton is satisfied that stormwater disposal to ground is feasible, and that this can be adequately addressed at the time of building consent. No conditions are recommended nor required in relation to stormwater disposal for this consent.

### Power and Telecommunications

The existing dwelling located on Lot 1 has electricity and telecommunications connections. There is an 11kV electricity line located within the unformed section of Watkins Road that passes Lot 2. Confirmation has been provided by Utility provider Peak Power that an electricity connection to Lot 2 is possible. Suitable conditions are recommended to ensure that these services are provided to the net area of Lot 2.

Telecommunications provider Chorus has advised that they are unsure whether there is capacity for a further connection available for this subdivision. Chorus have confirmed that they are currently upgrading services within this vicinity and once these have upgrades have been completed they will be able to confirm whether or not there is capacity for a further connection. A condition is recommended to ensure that written confirmation is provided from the utility provider confirming that a telecommunication connection has been made available. In the event that a telecommunication connection cannot be provided, a covenant condition is recommended to ensure that future land owners are informed that there is no telecommunication available to the site.

### Summary of Effects: Infrastructure

Given the above, and subject to the recommendations set out above, adverse effects resulting from the proposal in terms of infrastructure can be appropriately mitigated.

## **(h) Parking, Access and Traffic Generation**

### Parking

The proposed new lots are sufficiently large to provide for on-site parking and manoeuvring areas. Ms Overton has not raised any concerns with regard to on-site parking and manoeuvring for the individual lots.

### Access

Access to the site is from Watkins Road. Watkins Road is fully formed for approximately 842m, with the formation ending at the entrance to Lot 1 and Devon Dairy Farms. The existing access to the dwelling situated on proposed Lot 1 is currently formed to approximately 3m in width within the unformed section of Watkins Road. The applicants intend to extend this access to the boundary of proposed Lot 2 and form the access to 'Right of Way' standards as per table 3.2(a) Councils amendments to the New Zealand Standards for Land Development and Subdivision Engineering. Ms Overton considers that *"This standard will require the existing carriageway for the access to be extended 0.5m in width and will include the provision for stormwater disposal to Council's standards."* A condition is recommended to ensure that the full design for the access is submitted for review prior to being constructed.

As the access to Lots 1 and 2 will be formed within an unformed section of Watkins Road consultation with QLDC Roding Manager, Mr Denis Mander was undertaken. Mr Mander agreed that the formation of the access could be to Right of Way standards as this section of road was unlikely to serve any more than the two properties created by this subdivision. However, the formation of the carriageway within the legal road reserve is to be on the basis that the maintenance for this section of Watkins Road remains the responsibility of the owners to Lots 1 and 2. Mr Mander also recommended a consent notice be registered on the titles of the properties to ensure that the public passage along the paper road is unobstructed and that the owners to Lots 1 and 2 shall not prevent QLDC from forming Watkins Road in the future. The advice of Mr Mander is accepted, and appropriate conditions of consent are recommended accordingly.

### Traffic Generation

The proposal involves the creation of one additional allotment from that which currently exists, and an RBP on proposed Lot 2, and it is considered that this will subsequently result in an increase in vehicle movements to and from the site. Ms Overton has not raised any specific concerns with regard to additional vehicle movements resulting from one additional allotment. It is considered that the effects in terms of traffic generation from one additional allotment will not be significant, and whilst noise generated by vehicle movements could give rise to cumulative effects in terms of the rural character and amenity of the site, these effects are likely to be less than minor.

### Summary of Effects: Parking, Access and Traffic Generation

Overall, and subject to the recommendations set out above, adverse effects resulting from the proposal in terms of parking, access and traffic generation are able to be appropriately mitigated.

## **(i) Natural Hazards, Earthworks & Nuisance Effects**

### Natural Hazards

Geotechnical engineers Tonkin & Taylor Limited (T & T) have provided a 'Liquefaction Assessment – Watkins Road, Hawea Flat – Lot 4 DP 301690' (dated 5 December 2012, T & T ref: 892846) as part of the application. The T & T report confirms that the site has a very low risk to liquefaction. Ms Overton accepts the finding of this report, and no conditions are recommended in regards to hazards.

### Earthworks & Nuisance Effects

Earthworks will be required for upgrading the access and service trenching. Ms Overton is satisfied that the amount of earthworks will be minimal and that if they are undertaken in accordance with Council's guidelines, there will be no adverse effects on neighbouring properties. Conditions are recommended to ensure that all earthworks are undertaken in accordance with Council's standards.

The proposed earthworks are likely to result in noise effects typical to those experienced in most earthworks operations. These effects are temporary and will be kept to reasonable hours, and a condition of consent is recommended to this effect. Vibration effects are unlikely as no rock breaking or blasting is proposed. Given the ground conditions, it is unlikely that solid rock will be hit during excavations.

Any other nuisance effects will be temporary in nature, and can be mitigated by employing standard site mitigation measures. As such, the overall adverse effects resulting from the earthworks are considered to be no more than minor.

### Summary of Effects: Natural Hazards, Earthworks and Nuisance Effects

Given the above, and subject to the recommendations set out above, adverse effects resulting from the proposal in terms of natural hazards and nuisance effects can be appropriately mitigated.

## **(j) Subdivision Layout and Design**

### Lot Sizes and Dimensions

Both proposed lots have areas of suitable slope to locate a dwelling, and are of sufficient area and dimensions to sustain the life supporting capacity of the soil and vegetation. The proposed development would maintain acceptable living and working conditions for residents of and visitors to the Zone, as well as protect landscape values. The proposed lots are also of sufficient areas and dimensions for on-site disposal of sewage and stormwater. The site does not appear to contain any indigenous ecosystems of significant value, and as such the proposal is neutral in regard to nature conservation and recreational opportunities.

The site is of adequate size and topography that traditional rural activities could be undertaken on the site. Consequently, it is considered that the lot sizes are adequate to maintain the purposes of the Rural General Zone. Dr Read considers that this would be enhanced by the identification of a delineated curtilage area, although there is a significant area extending over both lots in which the location of domestic structures, vehicles, containers or stored materials is prohibited in order to maintain views over the site. Dr Read considers that these prohibitions should be extended to include tree planting save for the small area on the proposed lot boundary intended to reduce visibility of a dwelling in views from Kane Road. I accept Dr Read's opinion, and have recommended conditions of consent accordingly.

The proposed lots are located within a grouping of smaller, rural lifestyle type, lots. In terms of the pattern of the adjoining subdivision and land use activities the proposed subdivision is compatible.

#### Subdivision Design

Both lots, but particularly the proposed building platform, would enable excellent solar gain to dwellings. There is no possibility of any shading problems on adjacent sites.

Dr Read considers that there is a need to reduce the inter-visibility between the proposed building platform and the Hall / Fogelberg dwelling to the north. This is to be achieved by planting and potentially by augmenting the existing hummock. If this is undertaken then the blending of any fill into the natural landform should be required. I accept the advice of Dr Read and have recommended a condition of consent to this effect.

There are no features of significant amenity value on the site. Rather, the removal of broom and wilding conifers from the site would increase its amenity value.

#### Property Access

The proposed development has been assessed in terms of access in previous sections of this report. It is considered that the proposed property access is appropriate.

#### Servicing

Ms Overton addresses servicing of the development in the attached engineering report, and has been discussed in previous sections of this report. I accept that, with appropriate conditions of consent, should consent be granted, the proposed development is appropriate when considered in the context of the assessment matters relating to water supply, telecommunications and electricity supply and stormwater and sewage disposal.

#### Summary of Effects: Subdivision Layout and Design

The proposed lots are of sufficient sizes and dimensions to provide for living and working accommodation, and are of sufficient areas to provide for on-site wastewater and stormwater disposal. Overall, the proposed subdivision of the subject site is considered appropriate for the reasons outlined above.

### **9.2.3 Effects on Persons**

As noted in Section 5.0 above:

- Fairfield Trustees Limited as part owner of Lot 2 DP 325025 and Section 22 Blk V Lower Hawea Survey District has not provided written approval to the application.
- I A Irwin as part owner of Lots 1 and 2 DP 301690 has not provided written approval to the application.
- J W & J R Cooper have provided their approval subject to a reverse sensitivity covenant in favour of all Cooper properties identified on Affected Persons Approval form.

Effects on the part owners identified above that have not provided their written approval have not been disregarded, and as such effects on those parties will be assessed here.

Fairfield Trustees Limited (part owner of Lot 2 DP 325025 and Section 22 Blk V Lower Hawea Survey District)

Fairfield Trustees Limited jointly own the aforementioned sections of land (location shown in Figure 2 within Section 4.1 above) along with T N Campbell, who has provided their approval to the application. Whilst Fairfield Trustees Limited are likely non-resident landowners, effects on this company as part land owners must be assessed.

Section 22 to the west is separated from the subject site by two properties (Lots 1 and 2 DP 301690) and an unformed legal road (Watkins Road), all of which are heavily vegetated, providing a distance of at least 280 metres between the proposed Lot 2 RBP and Section 22. Proposed tree planting to the west of the Lot 2 RBP will provide screening of future development within the platform when viewed from Section 22, such that it is unlikely that Section 22 will have any views of the proposed development. No effects are anticipated in relation to Section 22 Blk V Lower Hawea Survey District.

Lot 2 DP 325025 is located immediately east of the subject site. The proposed Lot 2 RBP will be separated from Lot 2 DP 325025 by proposed Lot 1 which contains dense vegetation. Additional screen planting is also proposed to the east of the proposed Lot 2 RBP. Some views of a dwelling within the proposed Lot 2 RBP may be obtained when viewed from Lot 2 DP 325025, however as the proposed design controls and planting will provide for a recessive dwelling against a densely vegetated backdrop, effects on Lot 2 DP 325025 will be less than minor.

Overall, effects on Fairfield Trustees Limited will be less than minor.

I A Irwin (part owner of Lots 1 and 2 DP 301690)

Lots 1 and 2 DP 301690 is jointly owned by I A Irwin and E J Terry. E J Terry has provided written approval to the proposal.

Lots 1 and 2 DP 301690 are located immediately west of the subject site, and are held in the same computer freehold register, but are separated by the unformed portion of Watkins Road that passes between the lots and joins McLennan Road to the north.

The existing dwelling on the Terry/Irwin property is located on Lot 1 DP 301690 approximately 250m to the east of the proposed Lot 2 RBP. The land between the Terry/Irwin dwelling and the building platform on proposed Lot 2 is vegetated in mature pines and scrub vegetation such that the proposed subdivision and any future buildings on the proposed Lot 2 building platform will not be visible from the Terry/Irwin dwelling and wider property. However it is acknowledged that, as the majority of this screening vegetation is located on the Terry/Irwin property, it cannot be relied upon to continue to screen the proposed subdivision in the future.

The landscape assessment prepared by Anne Steven addresses the likely effects of the proposed development if and when the pine trees on the adjoining properties are removed both in terms of the wider area and adjoining properties.

With regard to the potential effects on the Terry/Irwin property Ms Steven states:

*“At present the mass of pine trees prevents inter-visibility. If these were removed, it is very likely more trees would be planted for the amenity and shelter they would provide. The prime view is to the north away from the site. Tree planting is proposed in any case along the west boundary of the site for mutual privacy and amenity as well as shelter and setting.”*

Ms Steven’s assessment is accepted, and it is considered that the amenity of the Terry/Irwin property will be affected to a less than minor degree.

The primary access to the Terry/Irwin property is provided by way of a driveway which takes access onto McLennan Road to the north. However a secondary access is provided, by way of a rough

access track, from the end of the formed portion of Watkins Road. This access track runs along the south western boundary of the site and as such there is potential for any future building constructed on the proposed Lot 2 RBP to be visible when using the secondary access to the Terry/Irwin property. In this respect, the proposed landscape plan includes planting along the south-western boundary of the site which, while intended to provide a backdrop to any future buildings when viewed from the north, will also serve to filter and screen any future buildings when viewed from the secondary access to the Terry/Irwin property. In addition, if visible, future buildings on the proposed Lot 2 RBP would be visible within the context of residential development further to the north. It is therefore considered that the effects of the proposed development on the Terry/Irwin property will be less than minor.

Overall, effects on I A Irwin will be less than minor.

#### Summary of Effects on Persons

As outlined above, the proposed development is able to mitigate any potential adverse effects on those persons who have not provided their written approval, as described in Section 5.0 above.

Given the proposed development utilises the topography of the land, and the proposed landscaping and design controls proposed, and any effects on persons will be less than minor, and limited to those persons identified above. No other persons would be affected by the proposal.

#### **9.2.4 Summary of Effects on the Environment and Persons**

The proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the landscape in the vicinity, and additionally would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.

A dwelling on the proposed platform would be visible, mainly from relatively distant viewpoints. Planting is proposed to mitigate the adverse effects of visibility from the closer viewpoints. The application proposes that earthworks might be undertaken in the future to the north west of the building platform to improve the view from a dwelling on the platform but this would heighten the visibility of the dwelling to an unacceptable degree. In this respect, the proposed landscaping together with recommended conditions of consent will ensure that the proposed development will be appropriately set into the landscape within which it is located and will mitigate any visibility effects from Watkins Road.

The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.

An area of both lots is to remain open and free from structures, vehicles, containers and stored materials in order to maintain views over the site. A condition of consent will ensure that this is extended to prohibit the planting of trees other than the boundary planting proposed in the landscape plan accompanying the application, to provide screening in views from Kane Road.

Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.

Any adverse effects on neighbouring properties as a result of the proposed development would be less than minor.

Overall, the proposed development will protect and enhance landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds.

### **10.3 OBJECTIVES AND POLICIES**

Section 104(1)(b)(iv) of the Act requires the consent authority to have regard to any relevant provisions of a Plan or Proposed Plan. Therefore, the application is now considered in terms of the relevant provisions of the District Plan.

As discussed above, an assessment of effects against the relevant assessment matters of the District Plan has been undertaken, and the proposal will avoid, remedy or mitigate the adverse effects on the environment. The assessment above has determined that the proposed development, together with appropriate recommended conditions of consent, is appropriate in the form proposed.

The objectives and policies relevant to the proposal are contained in Part 4 (District Wide Issues), Part 5 (Rural Areas) and Part 15 (Subdivision, Development and Financial Contributions) of the Plan.

An assessment against the relevant objectives and policies is set out below.

### **10.3.2 Part 4 – District Wide Issues**

#### **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.*

The subject site is not located in an area that is particularly vulnerable to degradation, and that which has a reasonably high potential to absorb development. As discussed previously in this report, the proposed development will not lead to degradation of the landscape and visual amenity values of this area.

- (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.*

The proposed subdivision is likely to result in the further domestication of the landscape, however it would not exceed the ability of the site to absorb development without detracting from landscape and visual amenity values of the site and surrounding area.

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

The proposal utilises the natural topography of the site to reduce visibility from public places effectively, and as such it is considered that the proposed development would not adversely affect the naturalness of the landscape. The proposed development can be seen to harmonise with the local topography.

The proposal will not specifically maintain any existing nature conservation values.

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

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
- *highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
  - *visible from public roads.*



- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

The proposed development will not be highly visible from public places or other places which are frequented by members of the public generally. As discussed previously, the proposed development will be visible from Kane Road (upper and lower parts), the Hawea Flat area (where the church is), the south end of Gladstone Road, Hawea Back Road, and Camphill Road. All of these viewpoints are relatively distant. A closer viewpoint is obtained from the unformed portion of Watkins Road immediately adjoining the subject site along its southern boundary. This portion of Watkins Road is not highly frequented by the general public. The proposed landscaping together with recommended conditions of consent will ensure that effects of the proposed development will be appropriately mitigated. The proposed planting will not result in the loss of natural character.

## **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.*

The proposed development will not breach the threshold with respect to the vicinity's ability to absorb development, though it may bring it close to the threshold. The density of development will 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. Specifically, it is considered that the proposed development will further domesticate the landscape, but not to a significant extent.

As discussed above, the proposal utilises the natural topography of the site, and as such is seen to be sympathetic to the rural area.

## **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*
- (c) *All rural landscapes by*

- providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.

Dwellings within the proposed Lot 2 RBP would not break the line and form of any prominent slopes or hilltops. Design controls are proposed which would assist in mitigating effects of the proposed development, such that building colours would complement the dominant colours in the landscape. Structures would be in locations that are in harmony with the landscape, and the screening of future development within the proposed residential building platform from public places is able to be undertaken in a manner that would maintain and enhance the naturalness of the environment. The proposal would preserve the visual coherence of the visual amenity landscape within which the subject site is located.

The proposed RBP on Lot 2 will provide for a sufficient setback from Watkins Road, and this will assist in maintaining and enhancing amenity values associated with the views from this public road. The exception being the unformed portion of Watkins Road; however this section of Watkins Road is not highly frequented by the public.

## **17. Land Use**

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

As discussed throughout this report, the proposed development is able to appropriately mitigate adverse effects on the open character and visual coherence of the landscape.

### **4.8 Natural Hazards**

#### **4.8.3 Objective and Policies**

##### **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:**

- 1.1 *To increase community awareness of the potential risk of natural hazards, and the necessary emergency responses to natural hazard events.*
- 1.2 *To continually develop and refine a hazards register in conjunction with the Otago Regional Council, as a basis for Council decisions regarding subdivision and building development.*
- 1.3 *In conjunction with the Otago Regional Council to continually assess the need for additional protection measures either through the District Plan or as protection works.*
- 1.4 *To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.*
- 1.5 *To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.*
- 1.6 *To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.*

As discussed above, the geotechnical assessment provided as part of the application has found that there is only a low risk of liquefaction within the property. No consent conditions are recommended in regards to hazards. The proposed development is seen to avoid or mitigate any potential adverse effects in terms of natural hazards.

#### **4.10 Earthworks**

##### **Objectives**

**To avoid, remedy or mitigate the adverse effects from earthworks on:**

- (a) Water bodies**
- (b) The nature and form of existing landscapes and landforms, particularly in areas of Outstanding Natural Landscapes and Outstanding Natural Features.**
- (c) Land stability and flood potential of the site and neighbouring properties**
- (d) The amenity values of neighbourhoods**
- (e) Cultural heritage sites, including waahi tapu and waahi taoka and archaeological sites**
- (f) The water quality of the aquifers.**

##### **Policies:**

1. *To minimise sediment run-off into water bodies from earthworks activities through the adoption of sediment control techniques.*
2. *To avoid the location of earthworks in close proximity to water bodies. Where this can not be avoided, to ensure that sediment control measures are put in place to minimise sediment run-off.*
3. *To minimise the area of bare soil exposed and the length of time it remains exposed.*
4. *To avoid or mitigate adverse visual effects of earthworks on outstanding natural landscapes and outstanding natural features.*
5. *To avoid earthworks including tracking on steeply sloping sites and land prone to erosion or instability. Where this can not be avoided, to ensure techniques are adopted that minimise the potential to decrease land stability.*
6. *To protect the existing form and amenity values of residential areas by restricting the magnitude of filling and excavation.*
7. *To ensure techniques are adopted to minimise dust and noise effects from earthworks activities.*
8. *As far as practicable, to protect Waahi Tapu, Waahi Taoka, and other archaeological sites from potential disturbance resulting from earthworks.*
9. *To notify Kai Tahu ki Otago where earthworks are proposed in areas identified in either the District Plan or the Natural Resource Management Plan as significant to iwi.*
10. *To notify the NZ Historic Places Trust where proposed earthworks may affect archaeological sites.*

Ms Lyn Overton has recommended specific conditions of consent to avoid remedy or mitigate the potential nuisance effects associated with any earthworks required for the establishment of the proposed RBP's.

Local Tangata Whenua and the New Zealand Historic Places Trust were served a copy of the notified application, however, neither party submitted. No items of cultural significance are noted on Council's records, nor are there any archaeological sites noted on the New Zealand Archaeological Association

database. No earthworks, aside from minor earthworks associated with servicing and access, are proposed as part of the subdivision application. No conditions are therefore deemed necessary.

It is not anticipated that the amenity of neighbours will be affected by the minimal earthworks required for access and servicing. Conditions can be imposed to ensure that any areas of exposed earth are topsoiled and re-grassed appropriately on completion of earthworks.

#### Summary of Part 4 (District Wide) Objectives and Policies

Overall, the proposed development is consistent with the relevant Part 4 objectives and policies.

### **10.3.3 Part 5 – Rural Areas**

#### **Objective 1 - Character and Landscape Value**

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

#### **Policies:**

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The District Wide objectives and policies have been considered as required by policy 1.1 above. The provisions of those policies and objectives overlap somewhat with Policy 1.2 to 1.8 above and have therefore been considered previously.

The subject site is an eight hectare rural property, and this is considered to be of a relatively small size for a Rural General zoned site. The proposed development provides for rural living within an area already characterised by this type of development and on a site that is unlikely to be of sufficient size to be a viable and productive farm unit in its own right. As such, it is considered that the proposed development represents a sustainable use of the soil resource in that it avoids the spread of rural living development into areas more suited to productive farming. The proposal is not wholly consistent with Policy 1.2.

As above, the subject site is unlikely to be of sufficient size to be a viable and productive farm unit in its own right. However the proposed development does not preclude the use of the site for smaller scale production consistent with rural lifestyle type uses.

Policy 1.3 is also concerned with reverse sensitivity effects arising from the potential value for rural productive activities being compromised by the inappropriate location of other developments and buildings. In this respect, land immediately south of the site comprises Gimmermore Farm (owned by J W & J R Cooper), on which agricultural farming activities are in operation. The proposed development has the potential to result in reverse sensitivity effects as it involves the establishment of an additional residential building platform in relatively close proximity to the agricultural activities carried out on the adjoining Cooper land. A reverse sensitivity covenant has been volunteered by the applicant with respect to the neighbouring property, such that the owners of the subject lots are unable to object to agricultural activities that may be carried out on the adjoining land. With this condition in place, adjoining rural productive land will not be compromised by the proposed development. The proposed development is aligned with Policy 1.3.

As previously discussed in this report, the proposal will not significantly detract from the character of the rural area, and as such is able to meet Policy 1.4.

The proposal does not provide for farm buildings allied to rural production associated with the agricultural cropping area on the subject site, and is therefore not consistent with Policy 1.5.

As discussed previously, adverse effects in terms of landscape values of the District are able to be appropriately mitigated by the application as submitted. Policy 1.6 is therefore met.

The subject site and surrounding area has the ability to absorb change, and the application is seen to have ensured that structures will be located in areas with the potential to absorb change, and therefore preserves the visual coherence of the landscape. Policy 1.7 is therefore met.

As above, dwellings within the proposed RBP would not be located where they would break the line and form of any prominent slope or hilltop. Policy 1.8 is therefore met.

Overall, the proposal will protect the character and landscape value of the rural area. Whilst the proposed development is inconsistent with some of the relevant policies in relation to character and landscape values, the proposal overall is consistent with the intent of the above objective and policies.

## **Objective 2 - Life Supporting Capacity of Soils**

***Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.***

### **Policies:**

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*

The proposed development will avoid any adverse effects on the life-supporting capacity of soils on adjoining land. The subject site both in its current and proposed form are unlikely to be of sufficient size to be a viable and productive farm unit in its own right. However the proposed development does not preclude the use of the site for smaller scale production consistent with rural lifestyle type uses.

The proposal is not entirely consistent with the above objective and policies, nor is it inconsistent with them. It is considered that the soil resource in the surrounding area will still be able to meet the reasonably foreseeable needs of future generations.

### **Objective 3 - Rural Amenity**

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

#### **Policies:**

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

As outlined above, the District Wide provisions somewhat overlap with the objective and policies above and have been considered and discussed previously throughout this report.

The proposal will result in two residential units in this area, and therefore increased domestic activities in the vicinity are likely to result in effects such as noise and traffic generation. However the addition of one residential unit in the context of the vicinity will not be especially noticeable to residents in the surrounding rural area. The proposal is not inconsistent with Policy 3.1 above.

The proposed development will not result in a significant loss of rural amenity values, and as such is not inconsistent with Policy 3.2.

The adverse effects of the proposed development are appropriately mitigated, and accordingly the proposal is consistent with Policy 3.3.

The RBP's are proposed such that District Plan's building setback distances requirements from boundaries are met. It is considered that the proposed Lot 2 RBP is set back a sufficient distance as required by policy 3.5, and effects on neighbouring properties have been appropriately mitigated. The proposed development is consistent with Policy 3.5 above.

Overall the proposal is not inconsistent with the relevant objectives and policies in relation to rural amenity.

#### Summary of Part 5 (Rural Areas) Objectives and Policies

Whilst the proposal is not wholly consistent with the relevant Part 5 objectives and policies set out above, it is not inconsistent with them.

### **10.3.4 Part 15 – Subdivision**

#### **Objective 1 – Servicing**

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

#### **Policies:**

- 1.1 *To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.*
- 1.2 *To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.*

The proposed subdivision will obtain access via an existing road (Watkins Road), and this is appropriate for safe and efficient access to the proposed allotments. The proposal is considered to be aligned with policies 1.1 and 1.2 above.

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

As discussed previously in this report, the provision of water can be appropriately achieved, as can the provision of adequate wastewater disposal. In addition, telecommunications and power can be provided, thereby ensuring the development is in accordance with the objectives and policies above.

## **Objective 2 - Cost of Services to be Met by Subdividers**

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

### **Policies:**

- 2.1 *To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:*
  - *roading and access;*
  - *water supply;*
  - *sewage collection, treatment and disposal;*
  - *stormwater collection, treatment and disposal;*
  - *trade waste disposal;*
  - *provision of energy;*
  - *provision of telecommunications.*
- 2.2 *Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy.*

Conditions of consent are able to be imposed, should consent be granted, that will ensure that the cost of services will be met by the applicant / subdivider. Development contributions will also be applicable, should consent be granted. The proposal is able to be aligned with Objective 2 and its associated policies as set out above.

### **Objective 5 - Amenity Protection**

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

#### **Policies:**

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

Whilst the proposed allotments are not of sufficient sizes and dimensions to provide for rural farming activities, the pattern of subdivision proposed will provide for acceptable living and working conditions for residents of and visitors to the Zone, as well as protect landscape values. The proposed development will not lead to a pattern of land uses which will adversely affect landscape, visual, cultural and other amenity values. The proposal is aligned with Policies 5.1 and 5.2 above.

- 5.5 *To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

Subject to conditions of consent, safe and efficient functioning of the access point with the anticipated increase in traffic associated with the proposal will be maintained. Therefore, the proposal is consistent with Policy 5.5 above.

#### **Summary of Part 15 (Subdivision, Development and Financial Contributions) Objectives and Policies**

Overall, the proposed subdivision aligns with the relevant objectives and policies relating to subdivision, development and financial contributions.

### **10.3.5 Summary of Objectives and Policies**

The proposal is inconsistent with some of the relevant objectives and policies of the District Plan. However, overall, the proposal is consistent with key objectives and policies relating to avoiding cumulative degradation, and encouraging land use and the location of structures in a manner which minimises adverse effects on the open character and visual coherence of the landscape. In addition, the proposed development protects the character and landscape value of the rural area and avoids, remedies or mitigates effects on rural amenity values.

On balance, I consider the proposal assists in achieving the objectives and policies of the District Plan.

## **10.4 OTHER MATTERS**

### **10.4.1 Reverse Sensitivity**

Reverse sensitivity is able to be taken into account whereby a new incompatible activity is introduced into an environment which has the potential to limit the operation of existing activities. In this respect, the Rural General Zone anticipates rural activities such as agricultural farming activities. Agricultural activities form part of the established character of the area and the wider Rural General Zone, and those agricultural activities can result in perceived adverse amenity effects when residential



development occurs in close proximity to them. These perceived amenity effects include dust, noise, odour, and vehicle and stock movements.

It is noted that land immediately south of the site comprises Gimmermore Farm (owned by J W & J R Cooper), on which agricultural farming activities are in operation. The proposed development has the potential to result in reverse sensitivity effects as it involves the establishment of an additional residential building platform in relatively close proximity to the agricultural activities carried out on the adjoining Cooper land.

In order to ensure that reverse sensitivity effects do not compromise the adjoining landowners ability to carry out agricultural activities, a covenant is proposed, which will be registered on the title of proposed Lots 1 and 2, prohibiting the owners of those lots from objecting to agricultural activities that may be carried out on the adjoining land. It is noted that the Cooper's provided their written approval subject to such a covenant being registered on the titles of the proposed allotments.

As discussed previously, and with the imposition of a reverse sensitivity covenant as discussed above, it is considered that the effects of the proposed development in terms of reverse sensitivity have been appropriately and adequately mitigated.

#### **10.4.2 Precedent Effects**

It is not considered that the proposal will result in precedent effects.

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

Part 2 of the Resource Management Act 1991 details the purpose of the Act in promoting the sustainable management of the natural and physical resources. Sustainable management is defined in Section 5(2) 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.*

Each paragraph of Section 5(2) - (a), (b) and (c) - is to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose may be effectively achieved.

The proposal promotes development that enables land use in a way that will enable the applicant to provide for their social, economic and cultural wellbeing. It also contributes to safeguarding the life supporting capacity of soils due to the lot sizes proposed being sufficient to support productive use. The adverse effects of the proposed development are able to be appropriately avoided, remedied or mitigated.

There are no matters of national importance listed in Section 6 of the Act of relevance to the proposal.

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

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

Amenity values are those natural and physical qualities and characteristics of an area, which contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The definition of "Environment" is defined in the Act as follows:

- (a) *Ecosystems and their constituent parts including people and communities: and*
- (b) *All natural and physical resources: and*
- (c) *The social, economic, aesthetic, and cultural conditions which affect the matters stated paragraphs (a) to (c) of this definition or which are affected by those matters*

With regard to the matters raised in Section 7 of the Act, it is considered that, as outlined within this report, the proposal is able to maintain and enhance existing amenity values and the quality of the existing environment and of surrounding properties in the vicinity.

The proposed development is able to appropriately avoid, remedy or mitigate significant adverse effects arising from the proposed development. As such it is considered that granting the proposal would be in accordance with Part 2 of the Act. Overall, I consider the proposal promotes the overall purpose of the Act.

## **11.0 CONCLUSION**

An application has been received to subdivide Lot 4 DP 301690 into two allotments, and to identify a residential building platform on proposed Lot 2. Design controls and landscaping have been proposed as part of the consent application.

In making a decision on a resource consent application for a discretionary activity, the judgement made under section 104B of the Act must not be contrary to the purpose of the Act. In addition, when making the judgement, regard must be given to the various matters stated in Section 104 of the Act, as has been done in this report.

Section 9 of this report considers the proposal in relation to:

- (i) Effects on the Environment;
- (ii) Objectives Policies and Rules; and
- (iii) Part 2 of the Act.

As discussed within the Assessment of Effects on the Environment, the actual and potential adverse effects on the environment have been appropriately avoided, remedied or mitigated. Specifically, overall, the proposed development will protect and enhance landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Additionally, the proposal would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.

The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.

Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.

Any adverse effects on neighbouring properties as a result of the proposed development would be less than minor.

Considered as a whole, the proposal is overall consistent with key objectives and policies relating to avoiding cumulative degradation, and encouraging land use and the location of structures in a manner which minimises adverse effects on the open character and visual coherence of the landscape. In addition, the proposed development protects the character and landscape value of the rural area and avoids, remedies or mitigates effects on rural amenity values.

In terms of Part 2 of the Act, the proposal is considered sustainable and consistent with the primary purpose of the Act, and is therefore considered appropriate.

Having regard to Section 104B I recommend that resource consent is granted, subject to appropriate conditions as detailed in the attached Appendix E.

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**Prepared by:** Adonica Giborees  
**SENIOR PLANNER**

**Reviewed by:** Ian Greaves  
**SENIOR PLANNER**



**Attachments:**

Appendix A	Application Report (by Scott Edgar, Southern Land Ltd)
Appendix B	Landscape Architect's Report & Addendum (Dr Marion Read)
Appendix C	Engineering Report (Ms Lyn Overton)
Appendix D	Landscape Assessment Report (Ms Anne Steven)
Appendix E	Recommended Conditions of Consent

Report Dated: 19 December 2013

**Appendix A**  
**Application Report (by Scott Edgar, Southern Land Ltd)**



# SOUTHERN LAND

SURVEYING | PLANNING | LAND DEVELOPMENT

<b>Our Reference</b>	:	<b>P4074</b>
<b>Date</b>	:	<b>05 April 2013</b>
<b>Location</b>	:	<b>84 Watkins Road, Hawea Flat</b>
<b>Legal Description</b>	:	<b>Lot 4 Deposited Plan 301690 contained in Computer Freehold Register 6975</b>
<b>Applicant</b>	:	<b>Simon Shea</b>
<b>Territorial Authority</b>	:	<b>Queenstown Lakes District Council</b>
<b>Plan</b>	:	<b>Operative District Plan</b>
<b>Zoning</b>	:	<b>Rural General Zone</b>
<b>Proposal</b>	:	<b>Subdivide land to create two lots, each including a Residential Building Platform</b>
<b>Activity Category</b>	:	<b>Discretionary activity resource consent pursuant to Rule 15.2.3.3(vi) of the Operative District Plan</b>

## 1.0 INTRODUCTION

1.1 This application for subdivision resource consent is made pursuant to Section 88 of the Resource Management Act 1991. Section 88 requires that any application for resource consent include an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.

## 2.0 LEGAL DESCRIPTION

2.1 The subject site is legally described as Lot 4 Deposited Plan 301690 contained on Computer Freehold Register 6975. A copy of the Computer Freehold Register and Consent Notice 5070939.2 is attached as Appendix A to this application.

## 3.0 SITE DESCRIPTION

3.1 The subject site is located at 84 Watkins Road and comprises 8 hectares of land on the moraine landform to the south of the Hawea Flat settlement (please refer to the location plan attached as Appendix B to this application).

- 3.2 The settlement of Hawea Flat comprises rural residential and lifestyle properties and stretches from Camphill Road in the north to the moraine escarpment in the south with the southern part of the settlement being developed to a higher density than the north.
- 3.3 The moraine landform, which defines the southern extent of the settlement, forms a U-shape or 'horseshoe' around the more densely developed southern end of the settlement.
- 3.4 Beyond this horseshoe landform the moraine escarpment continues to the west along Newcastle Road to the Hawea River and north east to the Grandview Range which rises to the east.
- 3.5 To the south of the moraine escarpment the land comprises gently rolling farm land that continues south to the Clutha River.
- 3.6 The subject site is located on the face of the moraine as it wraps around the Hawea Flat settlement and forms a natural hollow within the landform.
- 3.7 The site is vegetated in pasture grass with pine trees and broom encroaching from the west and east. An existing dwelling is located within an approved building platform in the south eastern corner of the site.
- 3.8 Trees, including poplars and eucalypts, have been planted along the south western boundary of the site with oaks having been planted along either side of the driveway serving the existing dwelling.
- 3.9 The site lies at the western end of Watkins Road, a gravel road that runs east to Kane Road. Upon reaching the site Watkins Road continues north west as unformed legal road forming the southern and western boundaries of the site. A gravel driveway serving the existing dwelling on the site extends along this unformed section of Watkins Road for approximately 200m.
- 3.10 The land to the south of the site comprises Gimmermore Farm, a working dairy farm which extends south across the gently rolling land atop the moraine. The land to the east comprises smaller agricultural units and residential development adjacent to Kane Road as it descends to Hawea Flat.
- 3.11 The land to the north and west of the site comprises residential properties which fall to Hawea Flat to the north.

#### **4.0 PROPOSAL**

- 4.1 Resource consent is sought to subdivide the site to create two lots (please refer to the subdivision scheme plan attached as Appendix C to this application).
- 4.2 Proposed Lot 1 measures 4.4 hectares and comprises the eastern portion of the site including the existing dwelling within the approved 900m<sup>2</sup> residential building platform (registered on the title by way of Consent Notice 5070939.2).
- 4.3 Proposed Lot 2 comprises the western portion of the site and measures 3.6 hectares. A 1000m<sup>2</sup> residential building platform is proposed on Lot 2. The platform is located 25m off the western boundary of the site, measures 37m by 27m and is oriented such that it will have a northerly aspect.

- 4.4 Any future buildings constructed on the proposed Lot 2 building platform will have a maximum height of 6m above ground level, subject to an exception allowing for chimneys etc, and a maximum combined floor area of 420m<sup>2</sup>.
- 4.5 Access is provided to the existing dwelling on proposed Lot 1 by way of a driveway within the otherwise unformed section of Watkins Road that adjoins the south western boundary of the site. Access will be provided to proposed Lot 2 by extending this driveway along Watkins Road to the boundary of the lot.
- 4.6 An electricity supply is provided to the existing dwelling on proposed Lot 1 from Watkins Road while a telecommunications connection is provided by way of an easement from McLennan Road, across Lot 3 DP 301690, to the north western corner of the site. It is proposed to serve Lot 2 in the same manner with all necessary easements, to serve proposed Lots 1 and 2, to be granted and reserved.
- 4.7 A domestic water supply is provided to the existing dwelling from a bore located on adjoining land. The subject site currently has a right to take up to 5000 litres per day from this bore and it is proposed to split this allocation between the two proposed lots such that each lot will have a right to take up to 2500 litres per day.
- 4.8 It is proposed that a fire fighting water supply will be provided to a future dwelling on the Lot 2 building platform by way of a storage tank to be installed at the time a dwelling is constructed.
- 4.9 Wastewater and stormwater from the existing dwelling is currently treated and disposed of on site. It is proposed that a future dwelling on the Lot 2 building platform will be served in the same manner with an onsite treatment and disposal system being provided at the time a dwelling is constructed.
- 4.10 A landscape plan has been prepared by Anne Steven as part of her Landscape Assessment Report and is attached as Appendix D to this application.
- 4.11 A range of proposed consent conditions is included as Appendix E to this application. The proposed conditions of consent include conditions relating to landscaping, dwelling design, servicing and reverse sensitivity.
- 4.12 No earthworks, aside from minor earthworks associated with servicing and access, are proposed as part of the subdivision. In addition it is proposed to limit, by way of conditions of consent, future earthworks on Lot 2 to the area immediately to the north of the building platform. Earthworks in this area could be carried out as a permitted activity and would open up the view to the north from the building platform. However the slight rise to the north east of the building platform, which provides visual screening, will be protected from future earthworks.

## 5.0 DISTRICT PLAN ASSESSMENT

- 5.1 The subject site is zoned Rural General under the Queenstown Lakes Operative District Plan. The proposed development requires the following resource consent:
- A **discretionary subdivision activity** resource consent pursuant to Rule 15.2.3.3(vi) which states that all subdivision and location of residential building platforms are to be a Discretionary Activity
- 5.2 Overall the proposed development is considered to be a discretionary subdivision activity.

## **6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

6.1 This Assessment of Effects on the Environment (AEE) accompanies an application for resource consent made under Section 88 of the Resource Management Act 1991 and has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

### **6.2 Permitted Baseline**

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

6.2.2 The permitted baseline includes any lawful activities occurring on the site, any permitted hypothetical (although not fanciful) activities and any activities authorised by unimplemented resource consents.

6.2.3 Therefore the permitted baseline includes the following:

- Farming activities
- The erection of fences or walls up to 2m in height above existing ground level
- Buildings or structures less than 5m<sup>2</sup> in area and less than 2m in height above existing ground level
- Earthworks up to 1000m<sup>2</sup> in exposed area and/or 300m<sup>3</sup> in volume per year provided roads/access tracks do not include cuts or upslope batters greater than 1m in height
- Landscape and/or agricultural plantings

### **6.3 Landscape**

6.3.1 The Landscape Assessment Report prepared by Ms Anne Steven and attached as Appendix D to this application contains a detailed assessment of landscape effects of the proposal. The site has been identified as forming part of a Visual Amenity Landscape (VAL) and Ms Steven's findings, based on the relevant assessment matters for VAL, can be summarised as follows:

#### *Effects on natural and pastoral character*

6.3.2 The subject site is not adjacent to any ONL or ONF and the proposed development will result in no adverse effects on any such landscape or feature and is located within a well defined node of obvious lifestyle block and rural residential development that is reasonably well contained by existing topography.

6.3.3 The proposed development will not extend this existing node of development and the resultant character will be consistent with the existing landscape character of the area in which the site is set. Therefore the scale and nature of the proposed development will not compromise the existing pastoral and natural character of the surrounding VAL and will not result in a perception of over-domestication of the wider landscape.



- 6.3.4 While the proposed development will result in no significant adverse effects relating to changes in landscape character mitigation measures are proposed, in the form of the landscape plan and proposed conditions of consent, which serve to further reduce adverse effects in terms of landscape character.
- 6.3.5 The subject site and the proposed development are not highly visible from any public place other than the unformed section of Watkins Road which forms the southern boundary of the site. The unformed section of Watkins Road does not appear to be used at present and it does not lead to a specific destination or provide a practical link to any other public place such that its use is unlikely to increase significantly in the future.
- 6.3.6 The subject site and the proposed development are visible to varying degrees from several public roads including Kane Road and Gladstone Road. When viewed from public roads the site is quite distant and forms part of a generally wide view of the landscape.
- 6.3.7 The visibility of the proposed development will be further reduced through the proposed mitigation measures including the landscape plan and proposed conditions of consent.
- 6.3.8 With the exception of the unformed section of Watkins Road that adjoins the site the proposed development will not be visually prominent to the extent that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes.
- 6.3.9 When viewed from the unformed section of Watkins Road as it adjoins the site the proposed development will represent a significant visual change and would be very obvious. However the site itself has no particular visual merit and does not significantly contribute to a sense of an arcadian pastoral landscape or to any natural character.
- 6.3.10 The proposed screening and backdrop planting will not detract from or obstruct existing views of the natural topography or existing cultural plantings except when viewed from the unformed section of Watkins Road. From Watkins Road there are currently views to the mountains to the north across the site. The proposed development will partially block these views, whilst also protecting view shafts framed by trees to the mountains.
- 6.3.11 The site forms part of the Hawea Flat built up area which is contained within a "horseshoe" of moraine. Existing dwellings, although not the existing dwelling on the site, appear on or close to the visible horizon when viewed from the north giving the effect of breaching the containing capacity of the landform. The proposed dwelling will also appear on or close to the visible horizon and therefore could potentially add to this breaching effect. However the proposed landscape plan seeks to reduce the visibility of future development and create a more dominant backdrop of trees so that any additional breaching effect is not significant.
- 6.3.12 When viewed from Watkins Road the site is perceived as being contained within the confining "horseshoe" landform and the built up area of Hawea Flat.
- 6.3.13 A key consideration when assessing the appropriateness of the proposed development is the potential effect of any building within the proposed building platform appearing on the skyline or horizon when viewed from the north. A future dwelling within the proposed building platform would be on, or close to, the prominent horizon or skyline when viewed from sections of Camphill Road and Kane Road with relatively little in the way of backdrop trees in some views to mitigate this.

- 6.3.14 The views from Camphill Road and Kane Road, in which a future dwelling might break the skyline or prominent horizon, are at a distance of 1.8km to 2.5km or greater. At these distances a future dwelling would be a small element visible in wider views and located within an area of denser built development than might otherwise occur in the rural general zone.
- 6.3.15 The two existing dwellings immediately to the north of the site appear on, or close to, the skyline and are visible in less distant views than a future dwelling on the proposed building platform. The presence of these two existing dwellings on, or close to, the skyline considerably reduces the effect of a future dwelling on the proposed building platform in this regard in that it will not introduce an effect that does not already exist.
- 6.3.16 However a number of measures have been utilised to minimise any adverse skylining effects resulting from a future dwelling on the proposed building platform. These include the location of the building platform within a slight depression in the landform, height limit and design controls and a landscape plan which includes the planting of backdrop trees to the south of the building platform and native screen planting on a slight rise to the north.
- 6.3.17 The roading and future earthworks required to serve a dwelling on the proposed building platform will be relatively minor and are unlikely to be visible from outside of the site, the exception being when viewed from the unformed section of Watkins Road. The proposed driveway has been designed to follow the natural contour of the site and future earthworks will blend seamlessly with the existing topography.
- 6.3.18 The proposed boundary between Lots 1 and 2 follows the natural topography of the site and, if fenced and/or planted will not result in arbitrary lines within the landscape.
- 6.3.19 The proposed development will not result in the sprawl of built development along Watkins Road but rather a consolidation of existing lifestyle type development within the area.

#### *Form and Density of Development*

- 6.3.20 The subject site is located on, or close to, a skyline which usually does not lend itself to discreet development when viewed at a distance. However the undulating topography within the site combined with the proposed landscaping, height limit and design controls will result in a development that is not highly visible from public views. At a more local scale, when viewed from less distant vantage points the topography of the site provides considerable screening to the proposed building platform on Lot 2.
- 6.3.21 The subject site is located within a topographically confined area of existing lifestyle and rural residential development and therefore has greater potential to absorb development without detracting from the pastoral and natural character of the wider VAL than the more sensitive areas outlines in Ms. Steven's assessment.
- 6.3.22 The proposed development will result in a density of development that is consistent with the existing density of development in the immediate area and will not introduce a density of development that is more suited to urban areas.
- 6.3.23 The proposed building platform on Lot 2 is located within existing development with dwellings located to the north, east, south and west. However the proposed platform is separated from these dwellings by more than 50 metres and as such alternative locations must be considered.

- 6.3.24 While alternative locations may be available within a 500m radius of the proposed building platform that would, in some regards, result in lesser effects than the location proposed they are likely to result in greater effects in other areas. On balance there does not appear to be an alternative location that is significantly more appropriate than the location proposed.
- 6.3.25 The proposed development will not result in cumulative effects to a degree that would preclude future development on the south, west and north. In addition the proposed development will not affect the development options of the land to the east although other factors, such as visibility within the wider landscape, would. In any case any future application must be considered on its own merits.

*Cumulative Effects of Development on the Landscape*

- 6.3.26 The subject site is located within an area of existing lifestyle and rural residential type development with larger pastoral farm blocks to the east. The area of denser lifestyle and rural residential type development is largely contained within the moraine "horseshoe" although some breaching has occurred.
- 6.3.27 The proposed development will not result in further degradation or domestication such that the existing development represents a threshold with respect to the vicinity's ability to absorb further change.
- 6.3.28 In addition the proposed development will not visually compromise the existing natural and pastoral character of the landscape by exacerbating existing and potential adverse effects.
- 6.3.29 The proposed development is located within a topographic feature, being the moraine "horseshoe" that defines the built up area of Hawea Flat and the granting of consent for the proposed development could not be relied upon to justify the granting of consent for similar development outside of this feature.
- 6.3.30 The proposed development will not result in the need for infrastructure consistent with urban landscapes.
- 6.3.31 It is therefore considered that the proposed development will result in no more than minor adverse cumulative effects in landscape terms.

*Rural Amenities*

- 6.3.32 The proposed development will result in no adverse effects in terms of visual access from public places with the exception of the unformed section of Watkins Road that adjoins the subject site. Visual access from the unformed section of Watkins Road is considered less important than that of other sections of this road and the proposed development seeks to protect these other important views to the distant mountains.
- 6.3.33 The site itself does not offer significant visual amenity and does not form the foreground of any important views from adjoining land. It is therefore considered that the proposed development will maintain adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads, other public places and adjacent land.
- 6.3.34 The proposed conditions of consent include a covenant condition addressing reverse sensitivity and as such the proposed development will not compromise the ability to undertake agricultural activities on surrounding land.

- 6.3.35 As previously discussed the proposed development will not require infrastructure consistent with urban landscapes.
- 6.3.36 The proposed landscape plan and conditions of consent have been carefully considered so as to ensure that fencing, planting and entry structures are consistent with the rural farm landscape and the proposed building platform on Lot 2 is appropriately setback from the property boundaries such that the potential effects on the existing amenities of neighbouring properties are minimised.
- 6.3.37 It is therefore considered that the proposed development will result in no more than minor adverse effects in terms of rural amenities.

## **6.4 Servicing**

### *Domestic Water Supply*

- 6.4.1 A domestic water supply is provided to the existing dwelling on proposed Lot 1 from a communal bore located on adjoining land. The property currently has the right to take up to 5000 litres per day from the bore. It is proposed to provide a domestic water supply to proposed Lot 2 from the supply serving the existing dwelling such that proposed Lots 1 and 2 will each take up to 2500 litres per day.

### *Fire Fighting Water Supply*

- 6.4.2 A fire fighting water supply will be provided to proposed Lot 2 by way of a storage tank to be installed at the time a dwelling is constructed.

### *Wastewater & Stormwater*

- 6.4.3 Wastewater and stormwater from the existing dwelling on proposed Lot 1 is treated and disposed of on site. It is proposed to serve the Lot 2 building platform in the same manner with onsite wastewater and stormwater treatment and disposal to be provided at the time a dwelling is constructed. A site and soil assessment is being carried out by Petherick Consultancy Limited and will be provided in due course.

### *Power & Telecommunications*

- 6.4.4 A letters, attached as Appendix G to this application, has been provided by Peak Power Ltd confirming that a suitable and useable power connection can be provided to proposed Lot 2 (proposed Lot 1 already being serviced in this regard).
- 6.4.5 Chorus, in a letter also attached as Appendix G, have advised that “*At this time, due to other works in the area, the situation regarding spare capacity is unclear and requires further investigation.*” As such Chorus have not been able, at this stage, to confirm that a suitable and useable telecommunications connection can be provided to proposed Lot 2.
- 6.4.6 Chorus are, however, carrying out network design work which will confirm whether such a connection can be provided. This design work is likely to take up to 6 weeks. In the event that Chorus have not completed this design work prior to consent being issued for the proposed development it is considered that a condition of consent is included which requires that either a) a suitable and useable telecommunications connection is provided to the boundary of Lot 2 prior to S224c certification or b) a consent notice condition is registered on the pertinent Computer Freehold Register stating that a suitable and

useable telecommunications connection has not been provided at the time of subdivision.

- 6.4.7 It is therefore considered that the proposed development can be appropriately serviced in terms of power supply and that, in the event that a telecommunications connection cannot be made available at the time of subdivision, any prospective purchaser will be alerted to the absence of such a connection.

#### *Summary*

- 6.4.8 It is considered that, subject to standard engineering conditions requiring the provision of a storage tank and onsite treatment and disposal at the time a dwelling is constructed, the proposed development can be appropriately serviced in terms of domestic and fire fighting water supply, onsite wastewater and stormwater treatment and disposal and power and telecommunications connections.
- 6.4.9 It is therefore considered that the proposed development will result in less than minor effects in terms of services.

### **6.6 Access**

- 6.6.1 The existing dwelling on proposed Lot 1 is accessed by way of a driveway within the otherwise unformed section of Watkins Road that adjoins the south western boundary of the site. It is proposed to access Lot 2 in the same manner by extending the driveway along Watkins Road to the boundary of the lot. It is considered that the proposed access arrangements are adequate and will not result in any adverse effect in terms of driver or pedestrian safety and will not generate a volume of traffic inconsistent with the established character of the rural area.

### **6.7 Hazards**

- 6.7.1 At the time the applicant commenced planning the proposed development the subject site was identified in the Queenstown Lakes District Council's Hazards Register as being "Possibly Susceptible" to liquefaction. A liquefaction assessment was therefore carried out for the site by Tonkin and Taylor and is attached as Appendix H to this application. The liquefaction assessment concludes:

*"The site lies on glacial till and outwash gravels, with a deep water table. The risk of liquefaction under seismic action is considered very low."*

- 6.7.2 In addition, since the liquefaction assessment was carried out, Queenstown Lakes District Council's Hazards Register has been updated and the site is no longer identified as being possibly susceptible to liquefaction (please refer to the extract from the Hazards Register attached with the assessment report as part of Appendix H).
- 6.7.3 The subject site is not identified as being susceptible to any other natural hazard. It is therefore considered that the proposed development will be adversely affected by natural hazards to a less than minor degree and will not exacerbate the effects of natural hazards on adjoining sites.

### **6.8 Cumulative Effects**

- 6.8.1 As outlined above under the discussion of landscape effects the subject site is contained within an area, defined by the "horseshoe" of moraine that wraps around the settlement of Hawea Flat that comprises lifestyle and rural residential type development. It is

considered that the subject site has not yet reached the threshold beyond which the positive effects of development no longer outweigh the adverse effects.

6.8.2 It is considered that the proposed development will not result in an overall density of development that is inconsistent with the established character of the area. It is therefore considered that the proposed development will result in no more than minor cumulative effects.

## **6.9 Reverse Sensitivity**

6.9.1 It is acknowledged that, while the subject site is located within an existing area of lifestyle and rural residential development, the site is located within the Rural General zone and the land immediately to the south of the site comprises Gimmermore Farm.

6.9.2 Agricultural activities form part of the established character of the area and the wider Rural General zone and those agricultural activities can result in perceived adverse amenity effects when residential development occurs in close proximity to them. These perceived amenity effects include noise, dust, odour and vehicle and stock movements.

6.9.3 The proposed development has the potential to result in reverse sensitivity effects as it involves the establishment of an additional residential building platform in relatively close proximity to the agricultural activities carried out on the adjoining land.

6.9.4 In order to ensure that reverse sensitivity effects do not compromise the adjoining landowners ability to carry out agricultural activities a covenant is proposed, which will be registered on the title of proposed Lots 1 and 2, prohibiting the owners of those lots from objecting to agricultural activities that may be carried out on the adjoining land. The proposed covenant condition is included in the proposed conditions of consent attached as Appendix E to this application.

6.9.5 It is therefore considered that the effects of the proposed development on the adjoining landowner, in terms of reverse sensitivity, will be less than minor.

## **6.10 Summary**

6.10.1 The environmental effects of the proposed development can be summarised as follows:

- No more than minor adverse landscape effects
- Less than minor adverse effects in terms of servicing
- Less than minor adverse effects in terms of access, vehicle movements and road safety
- Less than minor adverse effects in terms of natural hazards
- No more than minor adverse cumulative effects
- Less than minor adverse effects in terms of reverse sensitivity

6.10.2 Overall it is considered that the adverse effects of the proposed development will be no more than minor.

## **7.0 OBJECTIVES AND POLICIES:**

7.1 Having applied the relevant assessment matters to the consideration of the proposed development as part of the assessment of environmental effects the following

conclusions can be drawn with regard to the relevant objectives and policies of the Operative District Plan:

*District Wide - Landscape*

*4.2.5 Objective and Policies*

*Objective*

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

*Policies*

*1 Future Development*

*(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*

7.2 The adverse effects of the proposed development in terms of landscape and visual amenity values will be appropriately mitigated through the implementation of the proposed landscape plan and the design controls proposed as part of the conditions of consent.

*(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.*

7.3 The proposed development is located within an area with greater potential to absorb change and will not significantly detract 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.*

7.4 The proposed development has been designed such that it will harmonise with the local topography, being located within a shallow dip within the landform. The subject site and immediate area do not contain any significant ecological systems or nature conservation values. In any case the proposed development will result in no adverse effects in terms of ecology or nature conservation.

*4 Visual Amenity Landscapes*

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

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

7.5 The proposed development will be visible from a number of roads in the wider Hawea Flat area including Kane Road and Camphill Road. It is considered however that the

adverse effects of the proposed subdivision and development will be appropriately mitigated through the implementation of the proposed landscape plan and the conditions of consent relating to the bulk, extents and design of future buildings within the proposed Lot 2 building platform.

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

7.6 The proposed development includes landscaping which will provide a backdrop to a future dwelling on the proposed building platform as well as visual screening.

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

7.7 The proposed planting includes backdrop planting along the southern and western boundaries of the site as it adjoins the unformed section of Watkins Road. It is considered however that the proposed planting will be consistent with the established planting in the area and will not in itself result in adverse effects on the natural character of the wider area.

7.8 It is therefore considered that the proposed development is consistent with the above objective and associated policies.

## **5.2 Rural General and Ski Area Sub-Zone – Objectives and Policies**

### **Objective 1 - Character and Landscape Value**

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

#### ***Policies:***

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

7.9 The relevant district wide objectives and policies have been considered.

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

7.10 The proposed development provides for rural living within an area already characterised by this type of development and on a site that is unlikely to be of sufficient size to be a viable and productive farm unit in its own right. As such it is considered that the proposed development represents a sustainable use of the soil resource in that it avoids the spread of rural living development into areas more suited to productive farming.

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

7.11 As outlined above the subject site is unlikely to be of sufficient size to be a viable and productive farm unit in its own right. However the proposed development does not preclude the use of the site for smaller scale production consistent with rural lifestyle type uses.



- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 7.12 The proposed development is located within an area where the character of the rural area will not be adversely impacted.
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 7.13 It is considered that the adverse effects of the proposed development on the landscape values of the District will be appropriately mitigated.
- 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.*
- 7.14 The proposed development is located within an area 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.*
- 7.15 The proposed landscaping will ensure that the adverse effects of the construction of a future dwelling on, or in close proximity to the skyline when viewed from the north will be appropriately mitigated.
- 7.16 It is therefore considered that the proposed development is consistent with *Objective 1 - Character and Landscape Value* and its associated policies.
- Objective 3 - Rural Amenity**  
**Avoiding, remedying or mitigating adverse effects of activities on rural amenity.**
- Policies:**
- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 7.17 The proposed development acknowledges the effects within rural areas that can result from permitted activities. A covenant condition is proposed which will avoid reverse sensitivity issues arising.
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 7.18 The proposed development will not result in a significant loss of rural amenity values.
- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 7.19 The adverse effects of the proposed development will be appropriately mitigated.
- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*
- 7.20 The proposed building platform is appropriately setback from the boundaries of the site.
- 7.21 It is therefore considered that the proposed development is consistent with *Objective 3 - Rural Amenity* and its associated policies.

7.22 Overall it is considered that the proposed development is consistent with the relevant objectives and policies of the Operative District Plan.

## 8.0 OTHER MATTERS

8.1 Given that the subject site is likely to have been used, at some point, for agricultural activities which could have potentially included a HAIL activity the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (the NES) may apply and requires consideration.

8.2 In order to comply with the provisions of the NES the applicant has chosen to undertake an assessment of the most up to date information about the site and surrounding area that Council holds. In addition the applicant has undertaken an assessment of any information available from Otago Regional Council. The findings of this assessment can be summarised as follows:

### *Otago Regional Council's 'Database of Selected Land Uses'*

8.3 Please find attached, as Appendix I to this application, email correspondence from Otago Regional Council (including an attached extract from the database) confirming that their *Database of Selected Land Uses* does not show any land uses or activities, on the site and the surrounding area, that have the potential to contaminate land.

### *Queenstown Lakes District Council files*

8.4 A summary of the building consent, resource consent and property information held by Council for the subject site is attached as part of Appendix I to this application. Having reviewed each of these files the following observations can be made:

- None of the activities or buildings subject to applications under the Resource Management Act or Building Acts relate to activities or industries described in the HAIL;
- None of the information contained within these files refers to any current or historic activities or industries described in the HAIL;
- The PIM associated with the construction of the existing dwelling (issued 04/09/07) states that: *"The Council has no record to suggest this site has been occupied by land use activities associated with hazardous substances."* and
- Council does not appear to hold any other record that suggests that the site has been occupied by land use activities associated with hazardous substances.

### *QLDC – Hazards Register*

8.5 Also attached as Appendix I to this application is an extract from the Queenstown Lakes Hazards Register which shows that there are no Dangerous Goods Licences and/or Potential Contaminated Sites on the subject site or in the wider area.

8.6 Based on this review of the relevant information held by QLDC and ORC it is considered unlikely that an activity or industry described in the HAIL is being or has been undertaken on the site and as such the provisions of the NES do not apply.

## 9.0 CONSULTATION:

- 9.1 Given that the proposed development involves the subdivision of land and the establishment of an additional residential building platform within the Rural General Zone it is likely that the adjoining neighbours may be adversely affected to a minor or, potentially, more than minor degree.
- 9.2 The affected party approvals of the adjoining neighbours set out below have been sought and obtained and are enclosed as Appendix J to this application.

<b>Owners</b>	<b>Lot</b>
Kim Fogelberg & Reginald Hall	Lot 1 DP 316825
Elizabeth Terry & Isabella Irwin	Lot 2 DP 301690
James Rimer & Elizabeth Breslin	Lot 2 DP 316825
Trevor Campbell	Lot 2 DP 325025
James & Jennifer Cooper	Pt Section 41 Block V Lower Hawea SD

- 9.3 Pursuant to Section 95D of the Act any adverse effects of the proposed development on those parties who have given their written approval must be disregarded.

## **10.0 CONCLUSION:**

- 10.1 Resource consent is sought to subdivide land at 84 Watkins Road, Hawea Flat to create two allotments each including a residential building platform.
- 10.2 Overall the proposed development requires a discretionary activity resource consent.
- 10.3 As outlined in the Assessment of Environmental Effects contained in Section 6 it is considered that the proposed development will result in no more than minor adverse environmental effects.
- 10.4 As outlined in Section 7 above it is considered that the proposed development is consistent with the objectives and policies of the Operative District Plan.
- 10.5 In addition it is considered that, based on Council records, the proposed development does not trigger the provisions of the *NES for Assessing and Managing Contaminants in Soil to Protect Human Health*.
- 10.6 As outlined in Section 9 above the affected party approval of all adjoining neighbours has been sought and, with the exception of James and Jennifer Cooper as owners of Gimmermore Farm, obtained. The affected party approval of James and Jennifer Cooper will follow if and when it is provided.
- 10.7 We therefore ask that, pursuant to Section 104B of the Resource Management Act 1991, resource consent is granted for the development as proposed.

Yours faithfully,  
**Southern Land CKL,**



Scott Edgar  
**Planner**

**Appendix B**  
**Landscape Architect's Report & Addendum (Dr Marion Read)**

**REPORT TO:** Adonica Giborees, Planner  
**FROM:** Marion Read, Landscape Architect  
**REFERENCE:** RM130202 – Shea  
**SUBJECT:** Landscape Assessment  
**DATE:** 16<sup>th</sup> May, 2013

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## INTRODUCTION

1. An application has been received for resource consent to undertake a two lot subdivision and create a building platform at 84 Watkins Road, Hawea Flat. The site is legally described as Lot 4 DP 301690 and comprises an area of 8.0088ha. In the terms of the Queenstown Lakes District Plan (the District Plan) is zoned Rural General. Following advice from Lakes Environmental's planner I understand that the application is a discretionary activity.

## PROPOSAL

2. It is proposed to subdivide the site into two similarly sized lots of 4.4ha (proposed Lot 1) and 3.6ha (proposed Lot 2). A building platform already exists on the property, and a dwelling is located within it. This is to be located on proposed Lot 1.
3. Design controls are volunteered to apply to the building platform on proposed Lot 2 as follows (paraphrased):
  - maximum height to be 6m above existing ground level;
  - chimneys may extend to 7.5m;
  - maximum combined footprint for all buildings of 420m<sup>2</sup>;
  - roof pitch of up to 33 degrees;
  - roofing materials to be a natural colour with an LRV of 15% or less;
  - walls to be a natural earthy hue of a specified range and with an LRV of 27% or less;
  - spouting, downpipes and joinery to match the roof colour or be darker than the walls;
  - external lighting to avoid overspill and glare; and
  - water tanks to not be visible from Kane or Watkins Roads.
4. Landscaping is proposed, both prior to 224C certification and when a dwelling is to be constructed on the proposed platform. In addition an area is to be maintained as open space where no structures, containers, play equipment, vehicles or materials can be located that would be visible from outside Lots 1 and 2.
5. A covenant is proposed preventing the future objection by an owner of either proposed Lot to any agricultural activity on the adjacent farm to the south. This is the Cooper property which is under conversion to intensive dairy farming.

## SITE DESCRIPTION

6. The site is adequately and appropriately described at Paragraph 3 Page 5 of the applicant's landscape assessment report. I agree with this description in the main. I did appear to me on site, however, that Watkins Road has, at some point in the past, been formed and has fallen into disuse, rather than being unformed.

## **BACKGROUND**

7. The relevant resource consent history of the subject property includes the following:  
RM990437 Subdivision which created the subject site  
RM990437.127 Variation to the boundaries of the subdivision  
RM060479 Consent to construct the existing dwelling

## **LANDSCAPE CLASSIFICATION**

8. The applicant's landscape architect has assessed the site as being a part of the Visual Amenity Landscape (Paragraph 7 Pages 17 – 18) and I concur with this assessment. The site is located on the upper edge of the terminal moraine above Hawea Flat. It is a part of a pastoral landscape which extends over the rolling upper moraine surface and outwash plains to the south, and down the moraine face and over the outwash plains to the north. It displays the 'cloak of human activity' in terms of dwellings, shelter belts, amenity trees and pasturage.

## **ASSESSMENT**

### **S5.4.2.2(3)**

9. I have undertaken an assessment of the proposal. As the application includes a detailed landscape assessment report I will frame my comments in relation to it, rather than duplicate any comments in full.

#### **(a) Effects on the natural and pastoral character**

10. I agree with the applicant's assessment that the proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the vicinity. (Paragraph 11.1 Pages 21 – 23)

#### **(b) Visibility of development**

11. I concur with the description of visibility provided by the applicant's landscape architect at Paragraph 10, Pages 19 – 21, and agree, substantially, with the assessment of the effects of this visibility at Paragraph 11.2, Pages 23 – 27.
12. I do not disagree with the conclusion that the proposed earthworks are relatively minor and unlikely to be seen from outside of the site. I am concerned, however, that the proposal to allow the removal of part of the natural hummock to the north of the proposed building platform would increase the potential visibility of a dwelling on the platform to a significant degree. These views would be relatively distant, from Camp Hill Road and intervening private sites, but it would nonetheless increase the prominence of a dwelling on the site. In my opinion this part of the proposal should be amended to ensure that the building platform continues to be enclosed by the landform to the north.

#### **(c) Form and density of development**

13. I agree substantially with the applicant's landscape architect regarding the form and density of the proposed development. While we both consider that the proposal utilises the natural topography to reduce visibility from public places effectively, I am opposed to the proposal that part of the natural knoll to the north of the platform should be able to be removed. There is no better location within 500m of the proposed location of the platform (see attached Form and Density diagram).
14. I consider that the application has taken the opportunity to aggregate access ways by utilising Watkins Road.

#### **(d) Cumulative effects**

15. The subject site is part of a cluster of four lots located to the south of the Rural Residential zone of Hawea Flats. The current Lot sizes of the adjacent lots are: Lot 2 DP 316825, 4.1814ha; Lot 1 DP 316825, 4.4543ha; Lots 1 & 2 DP 301690, 14.0345ha (held in one Certificate of title, separated by Watkins Road) and the subject site of 8.0088ha. The adjacent

site to the east is Lot 2 DP 325035 and is 35.8226ha and the adjacent site to the west is Sec 22 – 23 Blk V Lower Hawea SD and is 127.3091ha. The smaller lots are the location of rural residential type development. The larger lot to the east has an undeveloped building platform on it. The large lot to the west appears to be farmed.

16. The proposed development will further domesticate the landscape but not to a significant extent. The vicinity is able to absorb this level of change, partly because of the topography and partly because of the wilding conifers to the north, west and east. These will probably be removed at some point as they obscure views, create a fire and windfall hazard, and are a weed pest. This would open the landscape of the vicinity significantly.
17. The proposed development would visually compromise the existing natural and pastoral character by fragmenting it and domesticating it, but to a very small degree.
18. The landscape has the ability to absorb the proposed development, in the main because of the wilding conifers and other trees in the vicinity but also, to a lesser degree, because of the topography. I do consider that this proposed development would bring the vicinity close to its threshold for development.
19. The proposed development would not require any urban type infrastructure.
20. The proposed development would cause an adverse cumulative effect, but the extent of this effect would be very small.

**(e) Rural amenities**

21. In the main I agree with the applicant's landscape architect regarding possible effects on rural amenity. I do consider that there would be a slight loss of visual access from Kane Road as well as from Watkins Road but the total of these adverse effects is very small.

**DESIGN CONTROLS**

22. I consider that the design controls, as proposed, are, by and large, appropriate and adequate to ensure that a dwelling on the proposed building platform would appear recessive in this location. I do have a concern with the wording of the roof pitch control however. Limiting the roof pitch to 'up to 33 degrees' would allow for a monopitch roof to be used, resulting in, potentially, a 6m high façade facing north. I consider that the wording should be changed to create a range of pitches within which the roof must be designed, such as between 20 and 33 degrees. Alternatively, the maximum height should be reduced to 4m.

**S15.2.6.4**

**(i) Lot size and dimensions**

**S5.4.1.1**

23. *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.*

*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 proposal protects landscape values. It sustains the life supporting capacity of the soil. It maintains acceptable living and working conditions for residents of and visitors to the zone. The site is of adequate size and topography that traditional rural activities could be undertaken on the site. Consequently, I consider that the lot sizes are adequate to maintain the purposes of the Rural General Zone. This would be enhanced by the determination of a delimited curtilage area, although there is a significant area extending over both lots in which the location of domestic structures, vehicles, containers or stored materials is prohibited in order to maintain views over the site. In my opinion these prohibitions should be extended to include tree planting save for the small area on the proposed lot boundary intended to reduce visibility of a dwelling in views from Kane Road.

24. The proposed lots are located within a grouping of smaller, rural lifestyle type, lots. In terms of the pattern of the adjoining subdivision and landuse activities the proposed subdivision is compatible.

### **15.2.7.3**

25. Both lots, but particularly the proposed building platform, would enable excellent solar gain to dwellings. There is no possibility of any shading problems on adjacent sites.
26. There is a need to reduce the inter-visibility between the proposed building platform and the Hall Fogelberg dwelling to the north. This is to be achieved by planting and potentially by augmenting the existing hummock. If this is undertaken then the blending of any fill into the natural landform should be required.

### **15.2.17.2**

27. There are no features of significant amenity value on the site. Rather, the removal of broom and wilding conifers from the site would increase its amenity value.

## **CONCLUSION**

28. An application has been received to subdivide a site located to the south of Hawea Flat and to establish a building platform on the new lot. Some landscaping is proposed to provide a back drop to a future dwelling in views from the north, and to reduce the extent of visibility from the east.
29. The proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the landscape in the vicinity.
30. A dwelling on the proposed platform would be visible, mainly from relatively distant viewpoints. Planting is proposed to mitigate the adverse effects of visibility from the closer viewpoints. The application proposes that earthworks might be taken to the north west of the building platform to improve the view from a dwelling on the platform but this would heighten the visibility of the dwelling to an unacceptable degree.
31. The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity.
32. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.
33. The proposed development would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.
34. An area of both lots is to remain open and free from structures, vehicles, containers and stored materials in order to maintain views over the site. This should be extended to prohibit the planting of trees other than the boundary planting proposed in the landscape plan accompanying the application, to provide screening in views from Kane Road.

## **SUGGESTED CONDITIONS**

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



1. Proposed Condition 3(e) shall be amended to read as follows:
  - All buildings shall have a roof pitch of between 20 and 33 degrees ~~or less~~.
2. Proposed Condition 3(f) shall be amended to read as follows:
  - Within Area B as shown...from outside of Lots 1 and/or 2, nor shall any trees or shrubs be planted other than those identified on the approved landscape plan.
3. Proposed Condition (g) shall be amended to read as follows by the inclusion of a fourth bullet point reading as follows:
  - the 'area within which earthworks may be undertaken by future owner to open up the view' is to be removed from the plan.

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Report prepared by

Report reviewed by



Marion Read  
**PRINCIPAL : LANDSCAPE ARCHITECTURE**



Richard Denney  
**SENIOR LANDSCAPE ARCHITECT**

## Form and Density

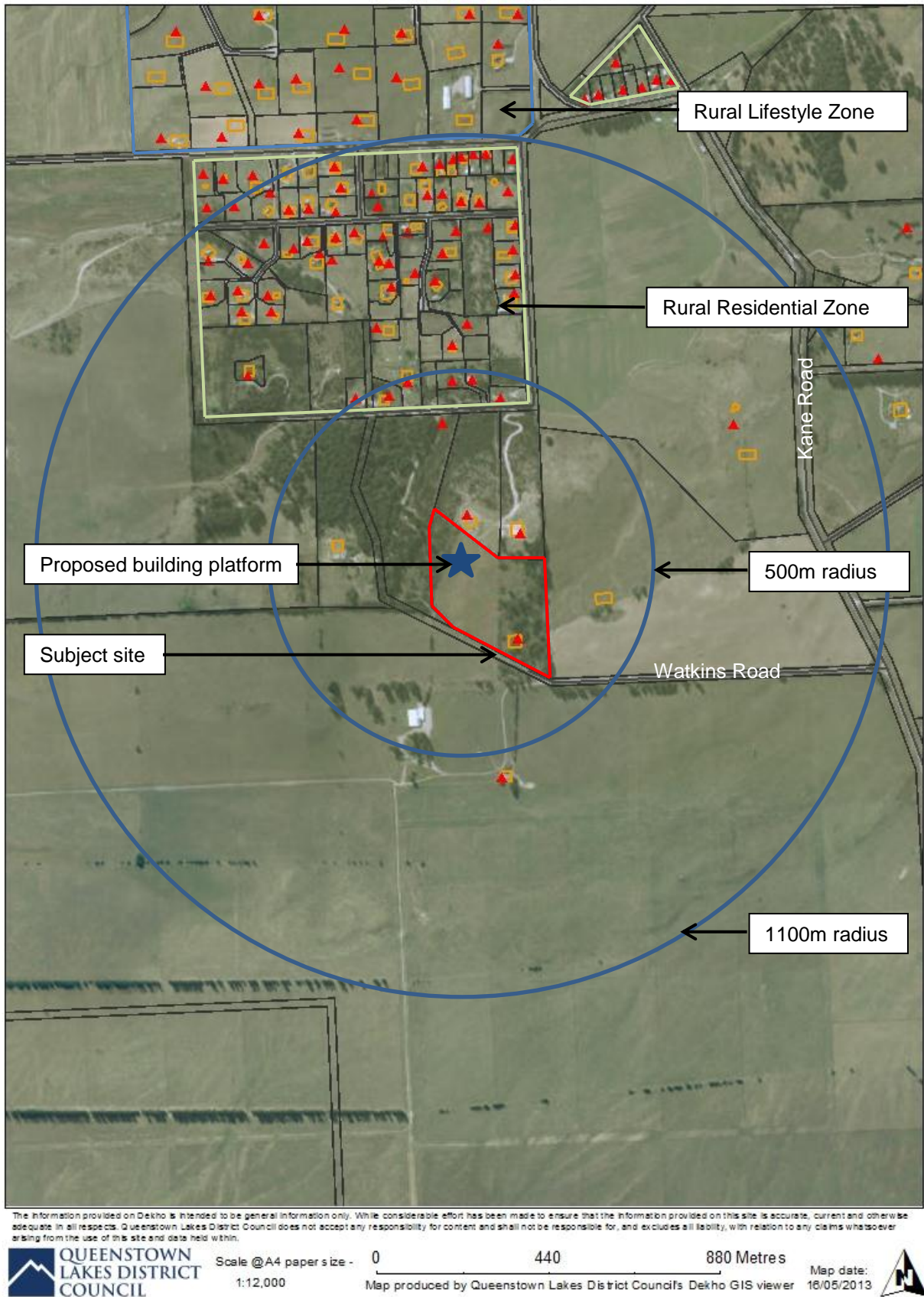


Fig 1: Aerial photograph of the vicinity of the site showing the subject site, the location of the proposed building platform, the area within 500m radius of the site and the area within 1100m of the site, the 'vicinity' in the terms of the QLDC District Plan. Orange rectangles indicate the locations of approved building platforms, red triangles existing dwellings.

## Memo:

To: Adonica Giborees, Planner

From: Marion Read, Principal, Read Landscapes

Subject: Further information re RM130202 – Shea application, Hawea Flat

Date: 25<sup>th</sup> October, 2013

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1. In May of this year I provided a landscape and visual effects assessment on an application for resource consent to undertake a two lot subdivision and establish a building platform at 84 Watkins Road, Hawea Flat. The site is legally described as Lot 4 DP 301690 and comprises an area of 8ha.
2. In that report I concluded that:
  - there would be no significant adverse effects on the natural and pastoral character of the vicinity;
  - that earthworks proposed to the north west of the building platform could increase the visibility of a dwelling on the platform to an unacceptable degree;
  - that in the main any other adverse effects would be very small.
3. In order to deal with the issue of the visibility of a future dwelling on the platform I recommended that the conditions of consent be included to require a pitched roof; that no planting of trees and shrubs other than those on the landscape plan be permitted within Area B identified on that plan in order to retain its open character and the potential for views across it to the north; and that the proposed earthworks to enable the opening up of views from the platform not be permitted.
4. Following notification which produced no submissions, the applicant has responded to these recommendations. This memo is a response to this further submission.
5. Regarding the proposed earthworks, the applicant's landscape architect maintains that the level of visibility which the removal of the mound would produce would not be significantly adverse. Ms Steven has proposed further backdrop planting to ensure that a dwelling on the platform has a dense vegetated backdrop into which it can recede. I consider that this would be effective in making the building appear recessive. She also discusses the potential for increased visibility should the existing conifers to the north of the building platform be removed. Ms Steven proposes that a condition could be included so that if the adverse effects of the increased visibility as a result of their removal arose that further planting could be required. It is unclear who would make the decision as to whether or not the effect was adverse, and how the condition would then be imposed and I do not consider that it would be workable. As the proposed conditions already require the applicant to provide a landscape plan prior to any construction taking place on site I consider that, in the light of the increased backdrop planting, that incorporation of the earthworks into this plan, so as to ensure that their effects will be effectively mitigated, will be adequate.

6. Ms Steven has provided a photo-shopped image showing the potential visibility of a dwelling on the proposed platform. This image confirms for me my concerns about the potential to construct, under the proposed conditions, dwelling with a 6m high façade and a monopitch roof. The potential for extensive glazing in this north facing wall raises the issues of the potential for glare and of night lighting making the dwelling appear prominent on the ridge. I continue to consider that pitched roofs should be a requirement of the consent, or a lower height limit to allow for monopitch construction.
7. Regarding my recommendation to prohibit tree planting in Area B, Ms Steven opines that this is not reasonable and that planting should be permitted provided it does not obstruct views to the north and north east from Watkins Road. While this could have a similar effect to my proposed condition it is less clear and therefore less readily enforceable. I remain of the opinion that the simple solution which would most likely achieve the agreed outcome would be to prohibit planting other than that (now considerably bolstered) planting on the landscape plan.
8. Ms Steven has proposed altering a condition to allow only flues, vents and minor structures to penetrate the height limit to a maximum of 1.2m. I consider this adequately addresses my concerns regarding the potential for large, ornamental chimney stacks.
9. I attach a copy of Ms Steven's proposed conditions with my recommended changes in 'Tracked Changes'.

#### **Read Landscapes**



**Marion Read**  
**Principal**

**Appendix C**  
**Engineering Report (Ms Lyn Overton)**





## ENGINEERING MEMO

**TO:** Adonica Giborees  
**FROM:** Lyn Overton  
**DATE:** 15/10/2013  
**SUBJECT:** RM130202 – Steven Shea

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Subdivision consent is sought to subdivide to create two lots and establish a residential building platform on each lot at 84 Watkins Road, Hawea Flat. The legal description for this site is Lot 4 DP 301690, and the area is 8.0088ha. The property is zoned Rural General.

### Access

Access to the site is from Watkins Road. Watkins Road is fully formed for approximately 842m, the formation ends at the entrance to Lot 1 and Devon Diary Farms. The existing access to the dwelling



situated on proposed Lot 1 is currently formed to approximately 3m in width within the unformed section of Watkins Road. The applicants intend to extend this access to the boundary of proposed Lot 2 and form the access to 'Right of Way' standards as per table 3.2(a) Councils amendments to NZS 4404:2004. This standard will require the existing carriageway for the access to be extended 0.5m in width and will include the provision for stormwater disposal to Council's standards. A condition is recommended to ensure that the full design for the access is submitted for review prior to being constructed.

As the access to Lots 1 and 2 will be formed within an unformed section of Watkins Road consultation with QLDC Roding Manager Denis Mander was undertaken. Mr Mander agreed that the formation of the access could be to right of way standards as this section of road was unlikely to serve any more than the two properties created by this subdivision. However, the formation of the carriageway within the legal road reserve is to be on the basis that the maintenance for this section of Watkins Road remains the responsibility of the owners to Lots 1 and 2. Mr Mander also recommended a consent notice is to be registered on the titles of the properties to ensure that the public passage along the paper road is unobstructed and that the owners to Lots 1 and 2 shall not prevent QLDC from forming Watkins Road in the future. Appropriate conditions of consent are recommended.

## **Services**

There are no Council reticulation services available to the site. The existing dwelling located on Lot 1 has electricity and telecommunications connections. There is an 11kV electricity line located within the unformed section of Watkins Road that passes Lot 2. Confirmation has been provided by Utility provider Peak Power that an electricity connection is possible. Suitable conditions are recommended to ensure that these services are provided to the net area of Lot 2.

Telecommunications provider Chorus has advised that they are unsure whether there is capacity for a further connection available for this subdivision. Chorus have confirmed that they are currently upgrading services within this vicinity and once these have upgrades have been completed they will be able to confirm whether or not there is capacity for a further connection. A condition is recommended to ensure that written confirmation is provided from the utility provider confirming that a telecommunication connection has been made available. In the event that a telecommunication connection cannot be provided a covenant condition is recommended to ensure that future land owners are informed that there is no telecommunication available to the site.

The applicants intend to supply water from an existing bore located within in adjoining site Lot 5 DP 20242. The original bore log (dated 21/08/1987) indicates that the bore was being pumped at 6,500litres/hour. There are 6 properties currently being provided water from this community bore. There is no indication pertaining to who is responsible for treating the water. An appropriate condition is recommended to ensure that the water supply is treated to drinking water standards.

The transfer and easement instruments registered on the title clearly indicate that all users are responsible for the maintenance and costs associated with the bore and infrastructure. Easement Instrument 5070939.4 indicates that easements were created at the time of the underlying subdivision (RM060479) to protect the right to convey water to Lot 4. The condition 3c) registered on Easement Variation 5143042.2 confirms that the water supply to lot 4 is no less than 2,000 litres/day and no greater than 5,000 litres per day. The applicants have approached the water company in regards to the amount of water allocated and the water company have agreed to allocate a total of 4,200 litres per day to Lot 2. This instrument may need to be varied as a result of the subdivision to include the new lot. A condition is recommended for evidence as to how the water supply is managed.

Due to the amount of water that was available at the time the bore was installed and in light of the recent agreement with the water company I am satisfied that there be sufficient water to supply the lots. Appropriate conditions are recommended to ensure that Lot 2 is supplied with a minimum of 2,100 litres of water per day.

The lot owners will need to provide a suitable fire fighting water supply at the time a dwelling is constructed as there is no available fire service connection. To meet NZ Fire Service requirements the lot owners will need to install a 30,000 litre water tank with a static reserve of 20,000 litres for fire fighting purposes in accordance with SNZ PAS 4509:2008. An appropriate fire fighting condition is recommended to be registered on each new title.

Petherick Consultancy Ltd has undertaken an '*On-site Wastewater Disposal Site and Soil Assessment*' (dated 18/04/2013), and this confirms that onsite disposal is feasible. However, the report does indicate that "*the site is not considered to be suited to the use of conventional soakage trenches or beds. Use of buried driplines or LPED trenches is considered to be more appropriate for the soil conditions and topography at this site.*" A consent notice condition is recommended to ensure that the recommendations made in this report are considered at the time an on-site wastewater design is made for any future dwelling.

Based on the site and soil assessment provided and the large area available within the site I am satisfied that stormwater disposal to ground is feasible. Therefore, I am satisfied that stormwater disposal can be adequately addressed by the Building Consent process and no conditions are required in relation to stormwater disposal for this consent.

## **Earthworks**

Earthworks will be required for upgrading the access and service trenching. However, I am satisfied that the amount of earthworks will be minimal and if they are undertaken in accordance with Council's guidelines there will be no adverse effects on neighbouring properties. Conditions are recommended to ensure that all earthworks are undertaken in accordance with council's standards.

## **Hazards**

Geotechnical engineers Tonkin & Taylor Ltd has provided a *Liquefaction Assessment – Watkins Road, Hawea Flat – Lot 4 DP 301690* (dated 5 December 2012, T & T ref: 892846), and the report confirms that the site has a very low risk to liquefaction. I accept the report and no conditions are recommended in regards to hazards.

---

## **RECOMMENDED CONDITIONS**

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

### ***General***

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

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

2. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "*A Guide to Earthworks in the Queenstown Lakes District*" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
3. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
4. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition **(1)**, to detail the following engineering works required:
  - a) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
  - b) Provision of a minimum supply of 2,100 litres per day of potable water to Lot 2 that can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008). This shall include evidence that the water can provide a fu
  - c) The formation of the access to Lot 2 in accordance with Council's rural right of way standard as per table 3.2(a) Councils amendments to NZS 4404:2004..

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

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

Note: Easement Variation 5143042.2 may need to be altered to reflect the new water allocation to Lot 2.

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



6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include the Water reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all certified works detailed in Condition (4) above.
  - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
  - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
  - f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

#### **Ongoing Conditions/Consent Notices**

7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, and shall be underground and in accordance with the network provider's requirements. This condition only applies if condition 6f) cannot be met.
  - c) The formed access to Lots 1 and 2 over Watkins Road shall in no way obstruct the right of public passage on the unformed legal Watkins Road.
  - d) The owners of Lots 1 and 2 shall not inhibit, obstruct, delay or prevent in any way the formation of the Watkins Road by the Queenstown Lakes District Council at any time in the future.
  - e) The owners of Lots 1 & 2 shall be responsible for the ongoing maintenance of the private access formed to Lots 1 & 2 within the Watkins Road legal road reserve, directly adjacent to the boundary of Lots 1 & 2. This access has been formed to the standard of a private Right of Way only. Council shall not be responsible for any ongoing maintenance associated with this access until such time as the access is upgraded to the standard of a public road or until an alternative agreement is obtained with Council for the maintenance of this access.
  - f) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 18/04/2013. The proposed waste water system shall be subject to the review of the Principal Engineer at Lakes Environmental prior to implementation and shall be

installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.

- g) At the time that a dwelling is erected on Lots XX, if necessary the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005.
- a) At the time a dwelling is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

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

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

**Advice Note** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 11km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

**Advice Note:**

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

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Prepared by:



Lyn Overton  
**ENGINEER**

Reviewed by:



Steve Hewland  
**PRINCIPAL: ENGINEERING**

**Appendix D**  
**Landscape Assessment Report (Ms Anne Steven)**

**PROPOSED SUBDIVISION  
AND RESIDENTIAL BUILDING PLATFORM**

**SHEA PROPERTY, HAWEA FLAT**

**Landscape Assessment Report**



**MARCH 2013**

# PROPOSED SUBDIVISION AND RESIDENTIAL BUILDING PLATFORM

Landscape Assessment Report  
March 2013

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# PROPOSED SUBDIVISION AND RESIDENTIAL BUILDING PLATFORM

## Landscape Assessment Report March 2013

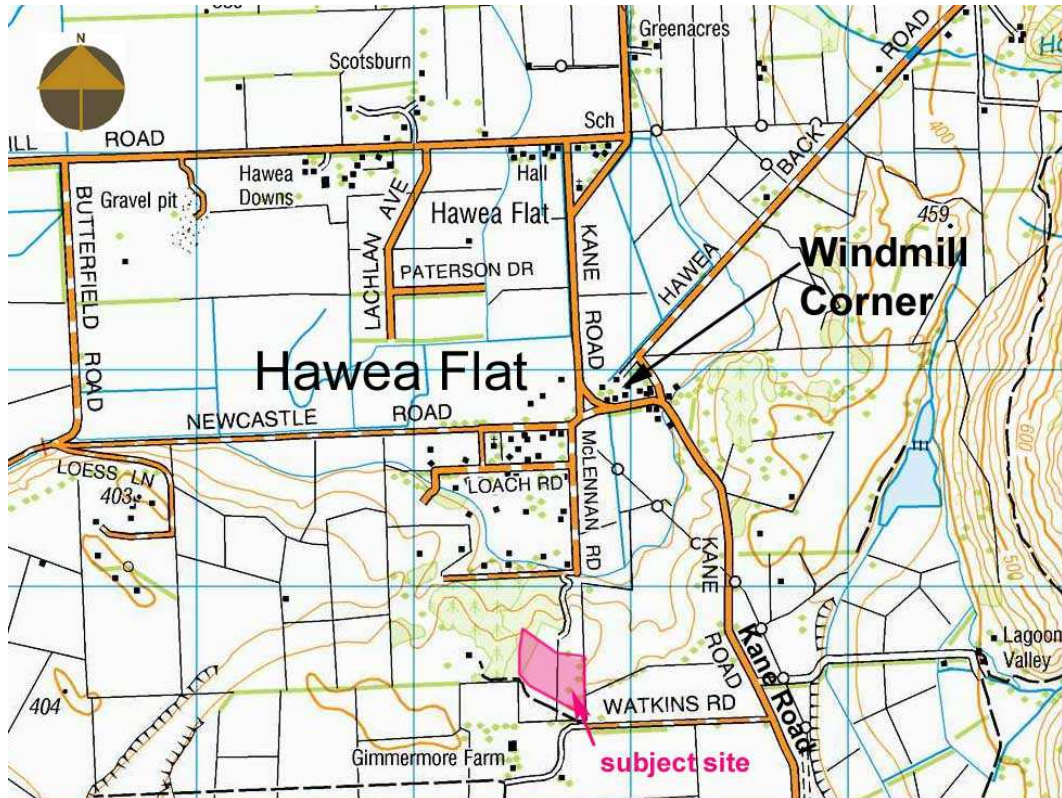
### 1. INTRODUCTION

The 8ha Shea property (Lot 4 DP301690) is located at the end of the formed section of Watkins Road, on the crest of the moraine wall above Hawea Flat village. Watkins Road continues as unformed road (in reality a rough vehicle track) across the southwest boundary of the property. There is one dwelling existing on the property accessed from Watkins Road, with the remainder largely in ungrazed grass, pest broom and wilding pines.

The proposal is to subdivide the property into two separate lots of roughly equal size. One lot across the eastern half of the property would contain the existing dwelling and access; the second lot would be across the western half of the property and would require a new building platform and access from Watkins Road.

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

This report is an assessment of the landscape significance of the site, and the potential effects of the proposed development.



Location of Shea Property

### **1.1. Relevant Experience**

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

I have previously carried out four landscape assessments in this area. In 2006 I assessed and gave evidence in relation to the McCarthy farm property on the Hawea Back Road<sup>1</sup> which was subdivided into two lots each with a building platform. I have since carried out an assessment for a building platform on the Nolet property also on the Back Road, a small block surrounded by the former McCarthy land (now Cochrane land). This application is still to be lodged. In 2010 I assessed and gave evidence on the dwelling proposal for the Holloway-Williams property in Lagoon Valley<sup>2</sup>. And in 2011, I assessed and gave evidence for the Wright property in Hawea Flat<sup>3</sup>.

I am thus familiar with the area and have spent considerable time analysing the landscape of this proposal.

I visited the site and surrounding landscape in November and December 2012 for the purposes of this assessment.

### **1.2. Background**

Lot 4 was created by subdivision in 2001 (RM990437), Lot 3 then being the two properties to the north of Lot 4, and Lots 1 and 2 being to the west either side of the paper road.

There is only one relevant consent notice condition that any dwelling on Lot 4 shall be within the building area shown on the survey plan of subdivision. That condition also applied to Lot 3, but that has since been subdivided with a dwelling constructed on each lot, now well established.

## **2. ZONING CONTEXT**

The Shea property (the Site) is within the Rural General (RG) Zone. It is however very close to the Rural Residential and Rural Lifestyle areas of Hawea Flat and Camphill Estate. Together with the lots to the west and north which are also zoned RG, the Shea site is perceived on the basis of landscape character to be part of a rural lifestyle area centred around the village of south Hawea Flat. This is because of its scale and landuse and its location within the topographical enclave of Hawea Flat. The contrasting large scale open farm landscape of Gimmermore Farm to the south accentuates this change in landscape character.

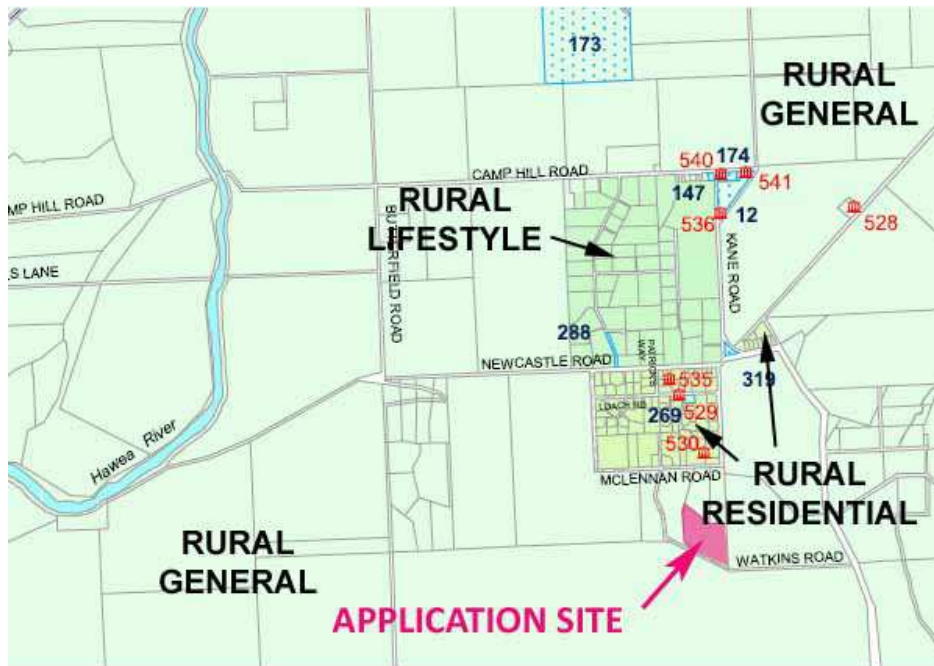
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<sup>1</sup> RM070222 McCarthy Brothers Proposed Subdivision

<sup>2</sup> RM100688 T Williams and B Holloway

<sup>3</sup> RM110095 A and S Wright





Zoning

### 3. THE SITE

The Site comprises rolling to dissected moraine generally sloping to the east and northeast. It is sited at the transition from rolling upper moraine surface (terminal moraine) to the north facing moraine wall enclosing part of the Hawea basin. A shallow open gully drains through the central and eastern parts of the Site continuing on into the neighbouring property to the east. The highest point is a subtle knoll in the southwest corner. The land drops away more steeply below a low rise across the northwest part of the Site.

Vegetation cover apart from ornamental curtilage planting associated with the existing dwelling is rough pasture grass, pest broom and pines of varying size and age, which appear to be mostly wildings. Pines and broom are most prevalent over the eastern half and western margin, leaving an open cleared area in the middle (which would quickly revert to broom if not sprayed, mown and/or grazed). A few Lombardy poplars are present at the southwest corner of the Site, and a line of eucalypts has been planted along the paper road boundary, with varying success of growth. Oak trees planted down the existing drive will grow to be attractive site elements.

An existing dwelling is sited in the southeast part of the Site, within the building area defined in 2001. A short access drive leads to it off Watkins Road.

The Site enjoys an excellent aspect towards Hospital Creek catchment and Mt Grandview (to the northeast), and north out across the Hawea basin to Mt Maude and Lake Hawea with a mountain backdrop.

There are no natural features on the Site of note, and it has no particular visual qualities. It is well buffered from public viewpoints by other properties, except along the southwest boundary. There are direct and close views across the Site from the unformed part of Watkins Road.

Existing Site features are shown in Fig. 1 Appendix A.

### 3.1. Surrounding Landuse

To the west the Lots 1 and 2 of the 2001 subdivision adjoin (Terry and Irwin property). The dwelling is on the far away Lot 1, with a dense cover of pines over Lot 2 directly adjoining.

To the north, on the moraine wall below the Site, are the two lifestyle properties that were Lot 3 – the Hall-Fogelberg and Rimmer–Breslin properties of around 4ha each. Each has a dwelling which orient to the north away from the Site. The Hall-Fogelberg dwelling is close to the Site’s north boundary but lies below it. An area of mature flax planting east of the dwelling effectively limits visibility between the properties (as well as limiting public views into the Site as will be described later). The driveway ascending the hill to the dwelling directs views into the northwest part of the Site, however younger flax planting along the drive will also grow to restrict this and provide further screening.

The larger 36ha Campbell property lies to the east of the Site, with a building platform some distance away at a lower elevation.

Gimmermore Farm – a very large pastoral farm - lies to the south. There is a farmhouse 333m to the south of the existing dwelling, within trees, not visible from the Site or Watkins Road.

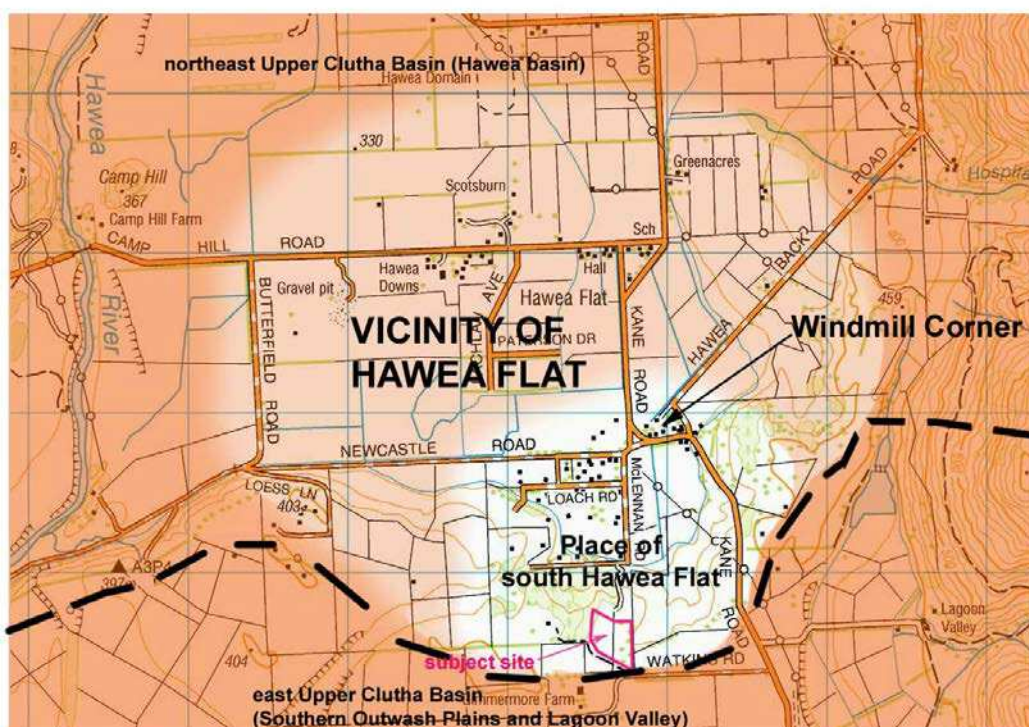
The Site is not considered important to the outlook of any of these properties; however the effect on amenity of the surrounding properties still needs to be taken into consideration. The greatest consideration needs to be given to the Hall-Fogelberg property being the closest dwelling and with their drive directing views into the Site (notwithstanding the screening effect of the flaxes they have planted).

Surrounding land owners are shown on Fig. 1 Appendix A.

## 4. LANDSCAPE CONTEXT

In order to assess the significance of potential impacts of a proposed development on a landscape it is necessary to define the landscape context – which is the ‘reference landscape’ - and to analyse it for its character and attributes, which underlie values.

The context landscape for this Site is the “place” of Hawea Flat village, termed south Hawea Flat in this report, nested within the wider Hawea Flat vicinity (see map below).



The vicinity is roughly the area defined by Butterfield Road, one to two paddocks north of Camphill Road across to the lower southwest end of Hawea Back Road, and round the crest of the moraine scarp to Loess Lane (including 200-300m back from the edge as trees and buildings on or close to the crest are able to be seen and influence the Hawea Flat vicinity).

Within this vicinity is the more relevant local landscape context of south Hawea Flat which the Site is a part of, a distinctive “place” containing Windmill Corner, the rural residential area of south Hawea Flat and the enclosing moraine wall.

To the south of the Site lies a third landscape, what I have called in previous assessments the Southern Outwash Plains landscape, although it actually includes moraine as well.

#### **4.1. Landform Structure**

The Upper Clutha basin is a tectonically controlled<sup>4</sup> large inter-montane basin that has been shaped by the various advances and retreats of the Pleistocene glaciers. Glaciated mountain ranges broadly enclose to form the basin, but glacial deposits and fluvio-glacial landforms define the various ‘places’ on the basin floor.

The second to last “Albert Town” glacial retreat left a large band of terminal moraine looped across the basin floor - one end anchored to Mt Maude’s southern toe, the other to a rocky outcrop at the base of the Grandview Range on the east side. Subsequent advance and retreat of the smaller and lower “Hawea” glacier left another loop of terminal moraine in the Hawea valley some 7km to the north, behind which Lake Hawea formed. Meltwater from the glacier face breached the “Albert Town” moraine (the path of the modern Hawea River) and removed a lot of material from the earlier advance. Rapid fluvial down-cutting planed the northern face of the older terminal moraine and laid an expanse of outwash plain over the basin floor between the two moraines. Subsequent colluvium from the eastern ranges flowed out across the outwash in large conical low-angle fans (such as the large Hospital Creek fan reaching almost to Hawea Flat).

The land between the two moraines and contained to west and east by the ranges forms the larger Hawea basin landscape. To the north is the lake landscape of Lake Hawea; to the south is the landscape of the elevated moraine and outwash plain of the Albert Town advance and the large meltwater channel of Lagoon Valley.

Where south Hawea Flat is however, the face of the older terminal moraine forms a horseshoe shape and has a rolling and dissected face rather than a planar face. This is thought to be due to a persistent lobe of ice remaining here forming the basic horseshoe shape and protecting the moraine from fluvial erosion. It is also possible the rapidly down cutting rivers did not swing this far east. As the ice melted, the moraine material probably also slumped, and local stream action flowing down over the face formed gullies. Weathering and loess deposition over time has softened the landform, giving the more rolling and rounded topography present today.

This geomorphic history has resulted in a distinctive semi-contained area within the horseshoe with a northerly aspect - a recognisable ‘place’. These elements are shown in Fig. 2 in Appendix A.

The image below shows in more detail the bounds of the place of south Hawea Flat on the moraine wall.

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<sup>4</sup> refers to faulting as the primary agent for landform origin





Place of South Hawea Flat (shaded yellow)

#### 4.2. Land Cover and Land Use

Land use is predominantly pastoral and arable, the latter characteristic of the Hawea basin.

The vegetation cover within the basin floor farmland is almost completely modified and exotic. A few remnants of the pre-European shrubland and tussock grassland cover are restricted to gullies, rocky outcrops and scarps where the ground cannot be cultivated.

Vegetation type is predominantly pasture or crop within linear shelterbelts, concentrated on the most productive flatter areas with deeper soils. Some of these areas have been intensively developed for irrigated pasture. Large blocks of pine are present towards Lake Hawea in the northwest part of the basin. On the moraine scarp around Hawea Flat there are large areas of pines that appear to be self sown, as their pattern is more natural with variably aged trees. Pest broom is also a typical element of the moraine wall, imparting a scruffy appearance.

Farm homesteads, worker cottages and utility buildings occur at regular intervals though the farm land. Many of these are located immediately adjacent to roads and are easily visible.

South of Hawea Flat, on the more exposed elevated surface, farm land has a large scale, and use is less intensive. The area is sparsely settled with only two dwellings between the moraine scarp and the Clutha River scarps. Only one is close to and visible from Kane Road so that the landscape appears relatively uninhabited.

Non-farming uses form anomalous nodes within the farmland matrix (quarries, settlements and lifestyle block areas, forestry). These include Hawea Flat containing the primary school, church, community hall and a handful of houses; and about 1km to the south nestled under the scarp the rectangular area of residential development of south Hawea Flat. Creeping up the moraine wall above this settlement is lifestyle block development effectively extending the rectangle to the top of the wall.

A further area of smallholdings lies over the wall and moraine to the east of south Hawea Flat, above Kane Road. This area also has a natural looking covering of pine trees which appear to be mostly wildings. The area includes the Aspinall block, and the Maluschnig, Bardas and Todd properties (shown on Fig. 2).

Between the two Hawea Flat residential areas is the Camphill Estate Rural Lifestyle zoned block. Further west, up on the elevated moraine area, is another rectangular lifestyle subdivision accessed by Loess Lane, separated from Hawea Flat by an expanse of open pastoral farmland. (see also Fig. 2 for these two areas).

### **4.3. The Place of South Hawea Flat**

The landscape character within the place of south Hawea Flat is distinctly different. The main feature is the enclosing moraine wall, and the presence of the village and lifestyle development extending up the wall behind.

Vegetation within the area is dominated by wilding pines, with other vegetation being a diversity of trees and shrubs both native and exotic, typical of more built up areas.

Characteristics of the residential/lifestyle areas include their geometric form and straight boundaries, and attributes of visual complexity and diversity and a smaller scale, a greater sense of enclosure with a marked presence of trees, and greater domesticity. This contrasts strongly with the open, visually simple, larger scale pastoral character of the surrounding farm landscape and in fact tends to enhance it.

Naturalness and pastoral character within the south Hawea Flat area is variable. Whilst it is low within the built up areas, a stronger expression of naturalness and pastoral character exists across the moraine wall generally, which appears as one of the more natural basin floor elements. Natural and pastoral character is weaker immediately above the village area however due to presence of visible dwellings, driveways and ornamental/horticultural style plantings associated with the smaller scale lifestyle block development. Whilst the Site is Zoned Rural General, it has rural lifestyle characteristics and immediately adjoins and is read with the Rural Residential area.

A distinctive feature at present is the way the pattern of land use bisects the horseshoe area in an unnatural way (see image below). Lifestyle and rural residential development characterises the western half of the horse shoe; open pastoral land and more sparsely settled wooded areas the eastern half (Wright and Campbell, Maluschnig and Aspinall properties). The contrast in land use through the middle of the horseshoe is abrupt. This land use pattern reduces overall visual coherence. Future arrangement and management of vegetation might soften this effect, and the two new dwellings on the Wright and Campbell land may also assist in reducing this effect slightly.



Bisection of Land Use in the South Hawea Flat village area (dashed line is unformed paper road)

#### 4.4. Pattern of Built Development

Built development is mostly concentrated on the basin floor, with a scattering of dwellings the moraine wall. Some of these are apparent on the horizon and even skyline at times. At present although they can easily be seen (due to pale colours mainly) they are situated generally within pine tree cover. It would be expected these trees would be eventually felled to allow views and let in sunlight; permit alternative land uses, and allow planting of trees with higher amenity values. There is potential for these dwellings to become more prominent with changing vegetation cover over time.

Being north to west facing, sheltered from the south and with an appealing aspect over the basin to Lake Hawea and the surrounding mountains, the horseshoe area is in my opinion a logical place for a node of residential settlement, which can be topographically well contained. However there has already been a weakening of this potential. Above the village area to the south, dwellings on lifestyle blocks have been permitted on the moraine wall close to its crest, appearing to breach the containment effect. The Loess Lane subdivision further west has created the same effect both in terms of being west of the horseshoe as well as up on the scarp. Closer examination of the topography around the top of the moraine wall reveals the highest parts of the wall defining the limits of the horseshoe area are in fact set back (refer image on p. 8), so that in this respect the existing development is still contained within this area. However in views from the north, it is my opinion that built development should appear to be below the horizon or crest of the moraine wall, or at least be a visually discreet element backdropped by trees if on the horizon.

The extension of lifestyle development across the outwash basin floor north of the moraine wall has also weakened the nodal pattern, although it does connect the two Hawea Flat settlements

Roading Pattern



Long roadways snaking up the moraine wall are a notable element (refer image on previous page). An unformed legal road also climbs the wall linking the settlement at about its mid point on the south side to Watkins Road (see image above).

## 5. LANDSCAPE EXPERIENCES

Re-living the experience of travelling through the landscape enables us to appreciate the different landscapes and 'places' and the role the Site plays in landscape appreciation.

The Site is part of public experiences of landscape from:

- Camphill Road
- Gladstone and Kane Road travelling north or south through the basin or approaching Hawea Flat as a destination from north or south
- Hawea Back Road travelling south only
- Watkins Road
- Newcastle Road

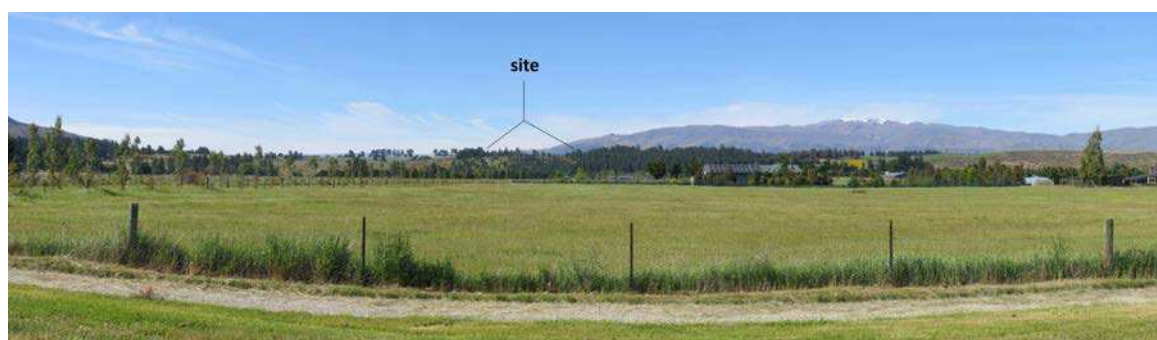
### 5.1. Camphill Road

Viewed from Camphill Road (eastern section only between the quarry entrance and Hawea Flat), the Site is a part of the low moraine wall backdrop to the basin with the more distant Pisa Range or Grandview mountains seen behind, or as a skyline. It is a distinct horizon either way. The Site forms a wide part of the horizon/skyline but comprises little of the moraine wall facing the basin (ie, it tends to extend back from the visible crest). Tree planting on the intervening land between Camphill Road and Newcastle Road will increasingly screen view of the moraine wall (eg, Douglas Fir planted along quarry road boundary).

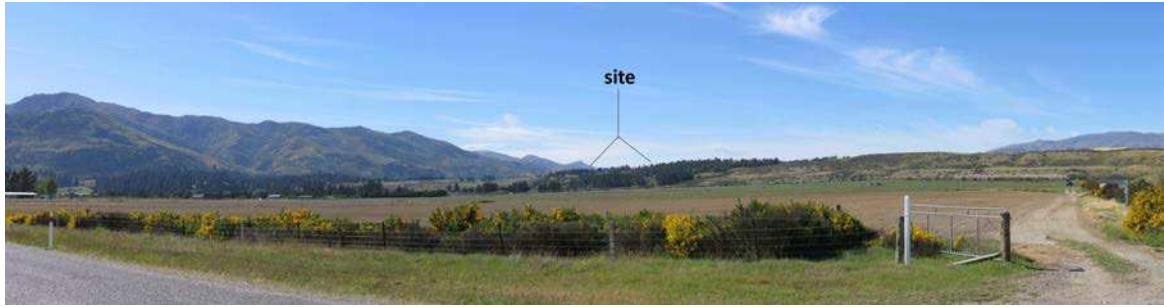
Moving east, there is a sense of approaching an area where residential or lifestyle landuse is dominant as a settled node in the landscape (or perhaps two nodes linked by Camphill Estate).

Some houses are visible amongst trees on the horizon or close to it. Removal of pines is a reasonable expectation which is likely to increase visibility but new tree planting is also expected. A lack of backdrop trees is a significant factor in building prominence on the horizon/skyline as well as pale colours.

Being only a small part of the landscape viewed, the Site is not a significant determinant of landscape character and perceived landscape quality but it is part of the more visually sensitive horizon/skyline. The existing dwelling on the Site is not visible but the potential exists for undesirable prominent skyline or horizon effects.



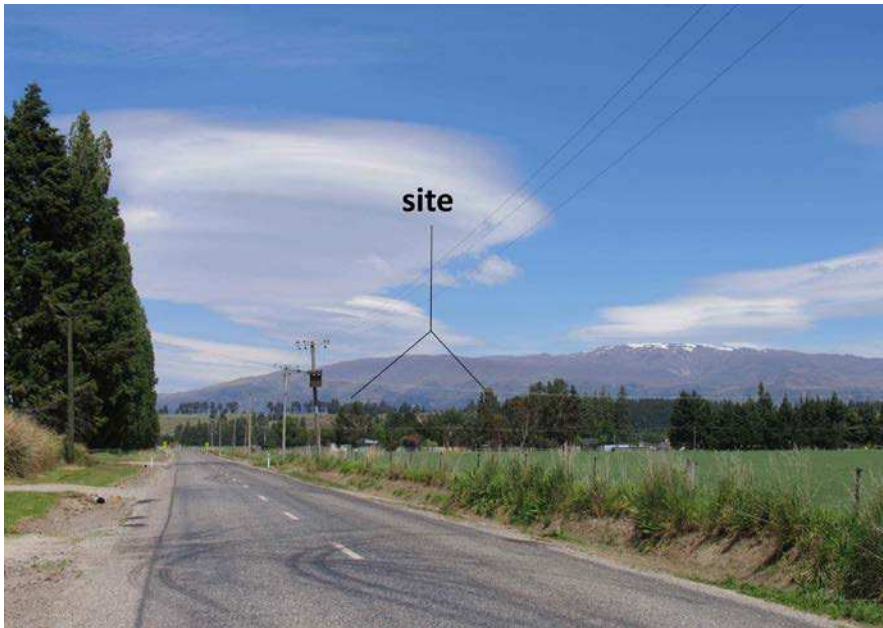
View towards moraine wall from Camphill Road just east of Loach Road



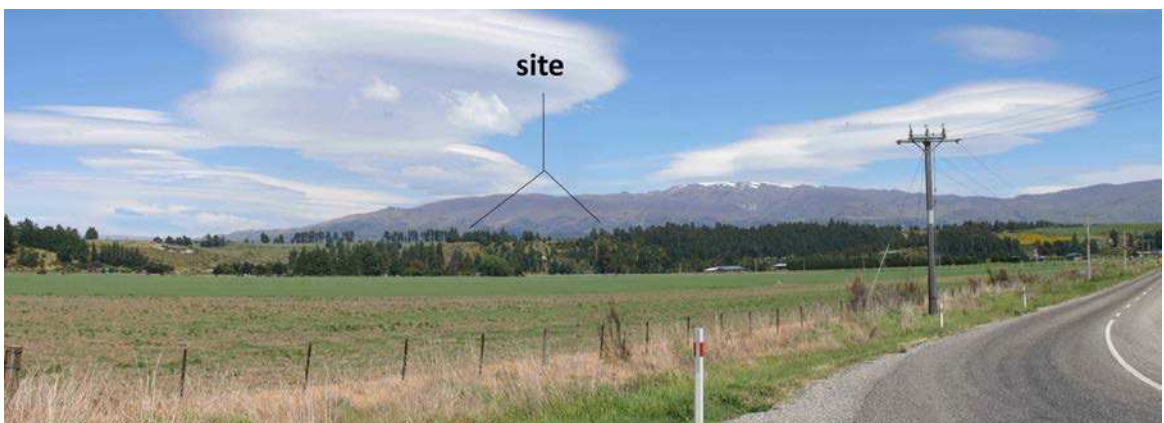
View towards moraine wall from Camphill Road by entrance to quarry

## 5.2. Gladstone and Kane Road

From south end of Gladstone Rd only and from Kane Road approaching Hawea Flat from the north there is a direct view south towards the moraine wall as a mid ground horizon with distant mountains seen beyond; from Gladstone Road the moraine wall backdrop tends to be framed and screened by mature trees along paddock boundaries at right angles to the road focusing views on the Wright and Campbell properties. Once past the Camphill Road intersection the view opens out and a longer part of the moraine wall is seen. On arriving at Windmill Corner there is a definite sense of the landscape opening out into a distinct and contained 'place' with a village settlement and an enclosing moraine wall. The Site is a part of the horizon seen but includes little of the visible wall facing the viewer.



View towards moraine wall from Gladstone Road just north of intersection (left) and from Camphill-Kane Rd intersection (below)





Approaching Hawea Flat from the south on Kane Road, there is also a strong sense of moving down into a contained 'place'. Between the Clutha River and Hawea Flat a markedly open pastoral landscape on expansive outwash plain merging with rolling moraine downs is crossed. There are very few dwellings apparent and all but one are far from the road, imparting a strong sense of sparse settlement. On reaching the northern edge of the moraine, where the Site is, views open out of the Hawea basin below, and many more trees and dwellings become apparent creating a more enclosed, visually complex and domesticated landscape. The way the road curves down and around the horseshoe shape reinforces the strong sense of entering a 'place' - a different landscape. As soon as one passes Windmill Corner and looks across the wide open paddocks to the northeast, there is a sense of leaving that 'place' behind and entering a different landscape again.



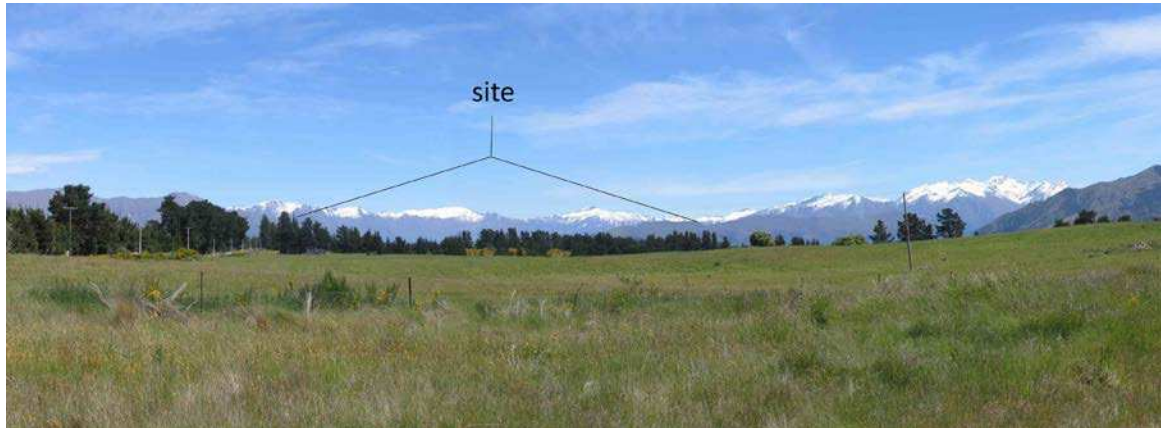
View towards Hawea Flat village from Kane Road nearing Windmill Corner



View towards moraine wall and Site from Windmill corner

Driving south the opposite is experienced- a sense of passing through a more settled place and leaving it behind with the climb up on to the more open pastoral moraine upper surface

Once on top of the moraine wall just north of Watkins road there are pleasant views west across open rolling paddocks past belts of trees silhouetted against a mountain range backdrop. There is a sense of change moving between the place of Hawea Flat and the more open pastoral landscape of the southern moraine/outwash areas of Gimmermore Farm and Lagoon Valley. There is a relative absence of lifestyle development and houses up here. The Todd and Bardas properties to the east are barely visible, set within established trees although there is an awareness of their presence. The distant Gimmermore farm house is not visible from the road.



View west from Kane Road, Watkins Road seen to left of picture.

### 5.3. Watkins Road

Watkins Road is at present a short dead end shingle road serving only Gimmermore Farm and the Shea property. It receives little public use, as the unformed portion has not been developed even as a walking/cycle track and it passes through dense wilding pine growth. It may in future provide a valued public recreational access route however. In this assessment it is treated as a public place of recreational value. Should properties further west develop it may also be developed as access road.

From this road the surrounding landscape has a predominantly open pastoral character and there are very appealing views to the north over the Hawa Basin to surrounding mountains and Lake Hawea. The extent of this view varies with undulations in the moraine terrain and presence of trees. Large pine trees block views out around the Shea house, and further west. Similarly, farm shelter planting prevents views to the south to a considerable degree.

The Site is part of the immediate visual road corridor and whilst of little aesthetic merit itself, provides an open pastoral foreground to appealing views out to the north. The existing immature eucalypt trees along the road boundary do not impede views, and the existing house is in the periphery of these views, amongst large pines. The best view of the Hawea Basin and mountains is over the Campbell property to the east, where the land drops away from the viewer.

To the south the existing tree planting on Gimmermore Farm provides strong containment and foreshortens views, encouraging views to the north.



View over Campbell property from Watkins Rd (Shea tree lined east boundary seen to left of image)





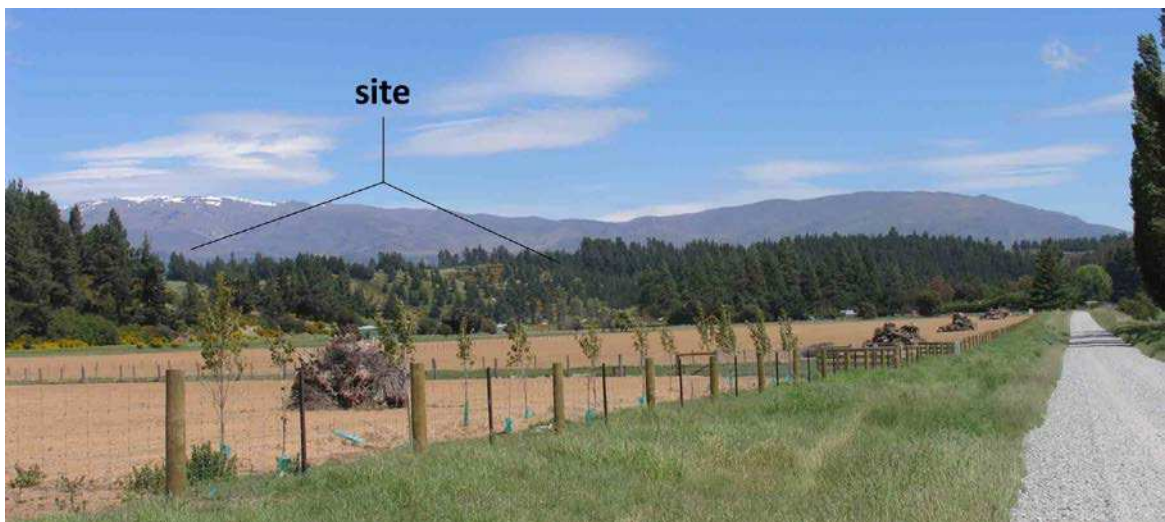
One of the best views over the Site from Watkins Rd



View west along Watkins Rd towards site, partly screened by pines

#### 5.4. Hawea Back Road

Travelling southwest down the Hawea Back Road, the view is directly towards the moraine wall with a backdrop of distant mountains, focusing on the part most densely covered in trees to the west of the Site. The Site is a small part of the upper wall forming a strong horizon, just seen past the nearer tree covered spur of the Aspinall block east of Windmill Corner. There is potential for undesirable prominence of buildings on the horizon. A tree and/or land backdrop will be important. From this perspective the denser settlement appears well tucked into or on the moraine wall, due to the open expanses of farmland in the foreground.



View southwest down Hawea back Road towards moraine wall

### **5.5. Hawea Flat Village**

Within Hawea Flat village on McLennan Road, or Loach Road the moraine wall is the immediate backdrop to south, seen to be well covered in trees. The Site is not visible although trees on it are or may be. The Rimmer/Breslin and Hall-Fogelberg dwellings and nearby planting form the skyline elements in these views.

### **5.6. Private Amenity Considerations**

The Site has private properties (lifestyle blocks) to the west, north and east. Gimmermore Farm adjoins to the south, with a dwelling near but not visually connected with the Site due to tree cover and rolling terrain.

The dwelling area to the west is located some distance away and has no inter-visibility with the Site due to tree cover.

The Hall-Fogelberg and Rimmer-Breslin dwelling areas to the north are lower than the Site and are oriented away to the north to enjoy the expansive views over the basin. Their garden areas and driveways do have a visual relationship with the Site however which requires consideration. The Hall-Fogelberg property is closest and looks into the northwest part of the Site and the low rise screens views into the remainder of the Site. This could be used to advantage with additional planting to screen future development, and avoid a sense of being overlooked. It is observed that the flax planting on this property is high enough to restrict views into the Site.

The dwelling site of the Campbell property is lower and well to the east and would orient to the north away from the Site. Trees on the Site's east boundary also impede inter-visibility.

## **6. SIGNIFICANCE OF SITE**

It can be concluded from the analysis of the Site in its landscape context that the Site is significant in the following ways:

- Site itself of little landscape significance as it is a small to very small part in area of expansive views generally, it is not highly visible (due to distance and obliqueness of view) and has no particular merit itself; but buildings and trees on it are/can be prominent from public viewpoints
- The Site does however form a large part of a prominent horizon in public views, and also skyline from Camp Hill Road. It is thus a sensitive area and a natural visual focus and there is potential for undesirable ridgeline/skyline effects such as enhanced prominence of buildings. At present it forms a natural looking landform and tree horizon as the existing dwelling is not visible.
- The Site lacks a consistent backdrop of trees and the existing trees are mainly wilding pines which are not considered a long term valued species and likely to be replaced by more desirable planting
- The Site is intimately connected and associated with existing residential development close to the top of the moraine wall and shares the same landscape character. It occurs within the more developed place of Hawea Flat.
- The Site is part of fore to mid-ground to distant views of the Pisa Range when viewed from north
- The Site is relatively less significant as mid ground to views out from Kane Road travelling south up the hill; the Wright and Campbell properties are more important as foreground. However it is part of a more natural looking landscape that is a visual plinth to distant mountains. This is an appealing view with a notable absence of built and particularly

residential development, a distinctive characteristic of the elevated moraine/outwash landscape towards Clutha River. The contribution of the Site to these views depends on the Campbell and Wright properties remaining open.

- From Watkins Road the Site provides open pastoral foreground to appealing mountain views, and is the immediate visual corridor for a section of the road. The best view north is over the Campbell property however.
- The Site is of some importance to neighbours' amenity, primarily the two neighbours to the north

## 7. LANDSCAPE CLASSIFICATION

The Site is assessed as being part of a Visual Amenity Landscape (VAL).

There would not be any consideration of the Site as being part of an Outstanding Natural Landscape as the boundary between ONL and VAL has been established as being some distance away to the east in previous hearings (McCarthy, Wright and Holloway cases) (see image below). The landscape character of the site and surrounds is also too modified and would not deserve ONL status in any case in my opinion.

The Site is not adjacent to any ONL, and it is adjacent to Rural Residential zoning.



Location of ONL as assessed in the Williams-Holloway case RM100688. The Shea Application Site is not in this image but lies below Kane Road, and Watkins Road can be seen coming off Kane Road at the bottom of the image, for reference.

The Site itself shares the landscape characteristics that generally define a VAL – open pasture interspersed with belts and clusters of trees, areas of rougher grass and shrublands both exotic (including pest plants such as broom). It is clearly not a working farm however.

Its location within the horseshoe area and its immediate proximity to the tree covered property to the west and the lifestyle properties to the north down the hill also zoned RG, and proximity to the more built up RR area below, could suggest the landscape character as being of ORL – Other Rural Landscape – however the area of Rural General Zoning involved is much too small to be a separate “landscape” and a good part of the horseshoe area is typical open pastoral farmland (Wright and Campbell properties). VAL is considered to be the appropriate classification, but it should be recognised the Site is closely associated with the RR area of Hawea Flat village, on the periphery of the VAL.

## **8. DESIGN PRINCIPLES**

Analysis of the context and the significance of the Site suggest the following design principles should apply to development of the Site:

- Avoid buildings that would be prominent on the ridgeline:
  - low apparent height, reduce bulk (consider a dwelling comprised of units)
  - avoid long facades facing north (gable ends with a moderate or low pitch would work better)
  - darker non reflective materials
  - use landform and vegetation to partly screen and filter views of a building and curtilage (without unduly blocking views out)
  - provide a backdrop of trees
- Screen domestic elements from Kane Road/Watkins Road area with tree planting and provide backdrop trees (to retain character of sparse obvious habitation)
- Manage amenity from paper road – maintain views to Hawea/Grandview mountains across middle of Site and frame views between tree planting; screen/filter views of future dwelling/curtilage; tree planting along road would enhance (retain existing eucalypts and augment); attractive boundary fencing or simple rural fence (post and wire stock fence), simple rural design for an entrance
- Provide for future privacy and shelter along west boundary (in event pines removed on neighbouring land)
- Ensure no inter-visibility with Hall-Fogelberg and discreetness from Rimmer-Breslin and Campbell (eg, tree setting, landform screening, modest house scale/height)
- Consider aspects of amenity to be maintained from existing Shea dwelling. The best view is to the northwest across the middle of the Site towards Hall-Fogelberg house – a rise in the land prevents these houses seeing each other and a landform horizon with distant mountains beyond is seen
- There is a stunning view north to northwest across the basin to Lake Hawea and backdrop mountains, which should be taken advantage of without also opening the development up to view from the neighbours to the north and the wider public. It will be important to retain much of the existing rise in the land over the northwest part of the Site, even to augment it (by planting on it or raising its height) to ensure this screening is achieved.

## **9. PROPOSED DEVELOPMENT**

It is proposed to subdivide the Site into two lots of roughly equal size around 4ha each. The eastern lot would contain the existing dwelling within its building platform. A new building platform of 1000m<sup>2</sup> area is identified on the western lot, to provide for a future dwelling. It is located in a shallow dip towards the western edge with a 25m setback, so that a slight rise partially screens the area when viewed from the northeast. Provision is also made via condition that earthworks may be undertaken to the north/northwest of the dwelling to enable the superb



view to the northwest to be enjoyed, should a future owner wish it. The slight rise to the northeast of the dwelling site is to be left untouched however, and an area of native shrub planting is proposed on its north side to add extra visual screening. It is intended there will be no inter-visibility with the Hall-Fogelberg dwelling; and it is a condition that trees and shrubs also be planted around a future dwelling to soften and filter public views of it generally. An area is identified within which vegetation must be planted for this purpose (Area A on the Proposed Scheme Plan).

A future dwelling would be limited to 6m height above natural ground and to a footprint of 420m<sup>2</sup> including garaging and verandahs and any separate buildings such as an office, which would also be contained within the building platform. The dwelling would be subject to a number of design controls with regard to colour and appearance and lighting.

The access to the building platform would be from Watkins Road, with new road access formed along the legal road as far as the new entrance. Any new entrance and road boundary fencing would have design controls to ensure it is appropriate to the rural context.

An area B is identified over the middle part of the Site straddling both lots within which there are to be no visible domestic structures, containers, stored materials or parked vehicles (such as play equipment, huts, parked caravans). The existing views across the Site to the distant mountains are also to be maintained within Area B.

A number of deciduous and evergreen trees are proposed around the south and west boundary either side of the entrance drive near the Lot entrance and along the new boundary between Lots 1 and 2. There are intended to screen views of a future dwelling from Watkins Road, yet create attractive framed vistas across the Site to the backdrop mountains. The internal boundary trees would provide mutual privacy between the two lots, as well as screening the distant views of a future dwelling from Kane Road. The trees on the south and west boundary would also provide a visual backdrop in views over the Site from the north and east, preventing the dwelling being an horizon element and serving to reduce its visual prominence.

A plan of all the proposed planting and details of site preparation and maintenance is to be prepared within 6 months of granting of consent and approved by Council. All the planting is to be implemented prior to s224C certification (refer proposed Conditions).

Details of the proposal are shown on the Scheme Plan in Fig. 3 Appendix A. The proposed conditions are contained within the Application.

## **10. Proposed Building Platform Visibility Analysis**

The visibility of profile poles has been examined as the basis of visual assessment of a future dwelling and curtilage and its effect on the landscape. The profile poles assessed were those marking an initial building platform slightly skewed to the southeast from the existing position however it is considered the slightly different current positions would have no material effect on the visual assessment. A range of images is contained in Appendix B illustrating the visibility of the profile poles from various public viewpoints.

Looking out from the building platform (see Photo 1), a range of potentially relevant public viewpoints can be identified being Kane Road (upper and lower parts), the Hawea Flat area (where the church is), the south end of Gladstone Road, Hawea Back Road, and Camphill Road. All these viewpoints are rather distant.

The only (much) closer public viewpoint is the unformed portion of Watkins Road immediately adjoining the Site along its south boundary. This public way however is, to my knowledge, little used and at present does not provide a loop route or link, or lead to any publicly relevant destination.

### **10.1. Visual Effect from Kane Road (upper surface and descent to Hawea Flat)**

The profile poles can be seen on the Site through gaps in the east boundary pines, over a distance of some 900-1000m across the Campbell land (Photos 2, 3). At present a dwelling would be seen as a small element generally on the horizon and have a backdrop of trees, although these are mainly wilding pines, mostly on the neighbouring property. Provision of permanent backdrop trees is recommended. There are likely to be trees in an on going way further west on the neighbours' land which would provide a backdrop too but these cannot be relied on.

A future dwelling would not be prominent if it were of recessive materials and framed within trees. It would be an easy matter to plant trees for screening near the new house as well as along the east boundary, and on the boundary between the lots, none of which would detract from the existing pastoral/natural character or impede public visual access to the landscape.

This view is however dependent on what happens on the intervening Campbell land (and also Wright further north).

The views towards the Site become intermittent moving north along the road due to humps in the moraine terrain, and pine trees on the Site's eastern boundary also screen views to the proposed platform area. This screening effect (including future tree planting required on the Wright property) continues on the descent down into Hawea Flat and it is my opinion that a future dwelling would be of little visual consequence. It would also be seen as part of the Hawea Flat vicinity; and the main view of interest is to the west and northwest across the basin floor to backdrop mountains. Nevertheless care should be taken to establish a backdrop of trees to the dwelling in the event it is exposed to view as it would be seen on the horizon.

Closer to and at Windmill Corner, the tops of the poles can be seen appearing just above the flax bushes planted on the Hall-Fogelberg drive area (see Photos 4,5). From this perspective the flaxes provide considerable existing screening and little of a future building would be seen especially if recessive in appearance. There is little in the way of backdrop trees however to the future dwelling. This is recommended to avoid any potential for silhouette on a prominent horizon.

Past the Windmill Corner and in the McLennan Road area, the poles cannot be seen, they are behind the flaxes, and, probably also behind the rise over the northwest part of the Site.

### **10.2. Visual Effect from Hawea Flat Village**

The poles cannot be seen from Newcastle Road or any point further south (ie, within the village area) due to trees and rise in the land. The Hall-Fogelberg house is a rectilinear skyline element (an example of what to avoid).

### **10.3. Visual effect from Kane and Gladstone Road, St Ninians Way**

The poles come into view again about halfway between Hawea Flat village and St Ninians Church and are visible from the north portion of Kane Road and St Ninians Way (driving south)(see Photos 6, 7, 8). A future dwelling would be silhouetted on the horizon, as there is little in the way of backdrop trees. It would be a small element some 1.8-2.5km away but would add to the undesirable effect of buildings seen on a horizon, even though within the built up area (it would add to the "breaching" effect). Recessive colours, reduced mass and height and a backdrop of more dominant trees is recommended.

Generally in these views however, which tend to be wide, there is no reason to focus on the Site; and it is set within the existing built up area. A future dwelling would also be visually very close to the Hall-Fogelberg dwelling – at the viewing distance they would tend to merge together limiting additional effect.



#### **10.4. Visual Effect from Camphill Road**

The poles would also be visible from a section of this road (see Photo 10), where there are no trees along the road boundary or on intervening properties. The visual effect is similar to that just described but is of lesser impact due to increasing distance (2.5 or more km away).

Views to the Site may be restricted over time due to tree planting on properties in Camphill Estate if close enough to or along the road.

#### **10.5. Visual Effect from Hawea Back Road**

A future dwelling would similarly be seen on the horizon, over a distance of 1.6-2.5km or so (see Photo 9). As the view is from the northeast, it would be seen against the backdrop of trees to the west of the site, and the comments made earlier about backdrop trees apply.

#### **10.6. Visual Effect from Watkins Road**

Approaching the Site from the east, the building poles can be seen through gaps in the trees on the Site (see Photos 13 and 14). At present a dwelling would be seen against a backdrop of pine trees. Without these it would be on the horizon, although it is unlikely there would not be trees as a backdrop on the neighbouring property. Nevertheless it is recommended a backdrop of trees be planted.

Closer to the Site, trees on the Site prevent views of the future dwelling area.

The next view of the building poles are where the road passes along the south boundary of the Site (see Photo 11 and 12), and these are at close range and on the skyline. They would partially block views out across the basin from western parts of the road.

### **11. LANDSCAPE ASSESSMENT**

The relevant assessment matters in the District Plan are those that relate to Visual Amenity Landscape in Part 5.4.2.2, and the general assessment matters in Part 5.4.2.3 (GAM). The relevant objectives and policies are in Part 4 of the Plan including specific ones for Visual Amenity Landscape (VAL) and there are further relevant objectives and policies in Parts 5 and 15.

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

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

To preface assessment, there is a principle around vegetation which needs addressing. The existing eucalypts along the Watkins Road boundary were planted after 28 September 2002, however they do not obstruct or substantially interfere with views of the landscape. Thus this principle requires no further application and the trees can be considered as part of the existing landscape.

#### **11.1. Effects on Natural and Pastoral Character**

(bracketed numbers relate to Assessment Matters)

- i) The Site is not adjacent to any outstanding natural landscape or feature and the proposed development would have no effect on the nearest ONL (refer to image on p. 17 for ONL line).
- ii) The scale and nature of the proposed development would not compromise the existing pastoral and natural character of the surrounding VAL. Obviously the character of the Site will change (GAM xxiv (ii)) but this would not adversely

affect the character of the wider landscape. This is primarily because the Site is located on the periphery of the VAL within a well defined node of obvious lifestyle block and rural residential development that is reasonably well contained within a natural topographical enclave. It would not extend it, and the resultant character would be consistent with the existing landscape character of the area the Site is set within. The strongest or “core” VAL character exists to the north of Camphill Road, east of Kane Road, and on the upper moraine level in the vicinity of Watkins Road and southwards. Except for the latter the proposed development would have no effect on these landscape areas.

From upper Kane and Watkins Road, as previously described, the proposed development would only be a small element seen at distance, dependent on the intervening Campbell land remaining open. Existing trees on the Site lessen any visual impact although these may and should not remain, as they are mostly wilding pines, some of which are large and old. New planting is proposed to ensure future screening and a suitable setting and backdrop from this perspective, so that a future dwelling and curtilage is discreet. The proposed building design controls limiting height and bulk and use of darker colours would further reduce visual effect. I do not consider there would be any degradation of the existing landscape character from this perspective.

The nature and scale of the proposed development is not inconsistent with the rural farmed landscape per se. The scale of future activity and proposed use of buildings are compatible with the scale of other buildings and activities in the area (GAM xxiv (i)). Design controls on elements such as fencing, planting and a future Lot entrance are intended to ensure a suitably low key rural character and consistency with existing character. The proximity of the future dwelling to the existing dwelling and the size of the Lots are inconsistent with a farmed landscape character generally. The Site is already at a lifestyle block scale however, and is contained within the area of denser settlement. In my view, the presence of another dwelling on the Site would be reasonably anticipated as a landscape change.

Policy 4 which specifically addresses VALs, seeks to mitigate loss of or enhance natural character by appropriate planting and landscaping, and an environmental result anticipated is that natural character in VALs will be enhanced (ERA 4.2.6(iv) and 5.2.1 (iv)). Natural character of the Site and immediate surrounds is moderate to low. The proposed planting would slightly increase perception of naturalness whilst built development and occupation for lifestyle use would lower it. There would be no or very little effect on the perceived level of naturalness of the land to the south of Watkins Road or further east or west along Watkins Road, because the effects would be strongly contained to the Site. In views from the north, it is intended vegetation and landform remain the dominant Site elements. The Site is contained within an area of low naturalness from these perspectives in any case. Overall the perceived level of naturalness of the wider landscape would remain little changed in my opinion and be consistent with the nature of the landscape context.

Policy 4 (c) also is that new planting is not linear along road boundaries, blocking views across the landscape. Whilst not strictly linear, tree planting is proposed

along part of the Site's south boundary which would block views across the Site. However these are not considered important views. The better views across the Site would be provided for, with tree planting proposed at an angle to the boundary, creating a frame to views. It would also be a condition that in Area B views of the mountains across the Site are maintained. The planting along the south boundary is intended to provide a backdrop to the future dwelling as well as providing a setting and shelter. This policy contradicts Policy 9 in Part 4, which seeks to screen structures from roads by vegetation whenever possible to maintain and enhance the naturalness.

- iii) For these reasons, and the reasons related to lack of visual prominence set out below, I do not consider that this proposal would result in a perception of over-domestication of the wider landscape.

Policy 8 in Part 4.2.5 addresses cumulative degradation. This proposal does involve new planting and building development that would have benefits, but I do not consider they would be outweighed by an adverse effect of over-domestication. This proposal also promotes comprehensive and sympathetic development in my view because it is located within and contributes to an existing area of similar development whilst also providing a superb living place and providing a practical means of dealing permanently with pest broom and wilding pines.

Referring to Part 15 Policy 5.1, it is my view that the proposed lot sizes and dimensions would provide for efficient and pleasant functioning (as a lifestyle block) and the resultant levels of open space and density of built development would be what is anticipated to the north of Watkins Road where the Site is, because of its proximity to or position within the more built up areas and containment within the horseshoe of moraine. Referring to Policy 5.2, the pattern of land use that would result would not adversely affect landscape, visual and amenity values in my opinion. This proposal would achieve a pattern of subdivision that is complementary and appropriate to the character of the land uses in the area (ERA 15.1.4 (xi)) and it would meet ERA (x) in Part 5, retention of the amenities, quality and character of the different rural environments of the District.

Policy 1.4 Part 5 is that activities not related to rural resource use are located only where the character of the rural area would not be adversely impacted. This proposal would meet this policy for the reasons just set out, however, there may well be some productive use of the land given its 4ha area.

- iv) There are no significant adverse effects related to changes in landscape character. Mitigation measures are proposed however dealing with more specific visual issues which serve to also reduce effects that would result on landscape character.

## **11.2. Visibility of Development**

- i) The potential visibility of the proposed development has already been described in section 10 of this report. Policy 4 specifically for VALs in Part 4 asks whether the development would be "highly visible" from public places and places frequented by the public, and whether it is just "visible" from public roads. This

policy is reflected in assessment matter (b) Visibility of Development.

The Site and the development proposed on it is/would not be “highly visible” from any public place except the unformed section of Watkins Road where it forms the south boundary of the Site. From this section road about 250m long, there are currently clear views into and across the Site and any development on it would be easily seen at close range, without any screening planting. The proposed dwelling site is around 100m away from the track on the road (twice as far away as the existing Shea dwelling). Regarding Watkins Road, the Council is required to consider the existing and likely future use of the unformed road in its decision. Watkins Road is not used at present to my knowledge as it does not lead to a destination and it does not provide a practical link to anywhere else public. There may be use in the future however as Hawea Flat continues to develop. In my opinion it is prudent to take into account the existing quality of experience from this public road and to ensure that future development protects the desirable qualities and enhances the experience.

The Site and the profile poles are visible from several public roads. From these view points the Site is quite distant and a small part of a generally wide view of landscape. The proposed design of the development would ensure potential visibility is considerably reduced in any case. Development on intervening land especially tree planting may obscure views of the Site to varying degrees, further reducing any visibility of the future development and reducing the Site’s overall contribution to the landscape perceived.

- ii) Except for the section of Watkins Road adjoining the Site, in my opinion the future development as proposed could not be described as being visually prominent such that it would detract from the level of pastoral or natural character enjoyed in current views of the landscape. The best views of pastoral landscape are to the north of Camphill Road and east of Kane Road on the basin floor; either side of Kane Road on the upper moraine; and from both sides of the formed portion of Watkins Road, and to the south from the unformed section, over Gimmermore Farm. The Site is not a visual component of any of these landscape areas.

In views from the north to northeast sector, from the basin floor below, the Site and the development on it would be seen contained within an area of more visually complex and small scale landscape including obvious built development of a lifestyle to rural residential character, an area of low natural and no pastoral character, west of the Campbell and Wright land, which has higher natural character and a pastoral appearance. Whilst the Site adjoins this land, the proposal would in my opinion have no effect on the character of the horseshoe perceived as a whole with respect to levels of naturalness and pastoral character. The built up area including the Site is broadly contained within a topographic enclave – the horseshoe of moraine. Views are also at some distance, and in these views there is considerable potential for development on the intervening land to eclipse or overwhelm effects of development on the Site. A future dwelling and associated development complying with the proposed design controls would not be easily seen and would be a minor visual element.

The proposed planting is intended to substantially screen a future dwelling, and the backdrop of trees to prevent it being an element forming part of the horizon

or skyline. Curtilage development and the access road would not be visible in public views from the east to north sector, due to the condition proposed for Area B and the natural rise with the native planting on it.

From the upper level of Kane Road the landscape has a strong open and pastoral character of considerable aesthetic appeal, with a moderate level of naturalness. Due to distance (800m-1km approximately to the building platform), containment within an already developed area, and the proposed planting and design controls including backdrop planting to avoid potential horizon effects, the proposed development would not detract significantly from these views. In any case, any visual effect depends on the openness of the intervening Campbell land.

Looking at the potential views from Watkins Road, the proposed development would be a significant visual change and would be very obvious. The landscape perceived from the unformed section of Watkins Road is at present quite enclosed by wilding pines, with open views across the Site to mountains in the north and northeast, although the best views are in fact across the Campbell land to the east. The Site itself has no particular visual merit and does not significantly contribute to the sense of an "arcadian" pastoral landscape or to any natural character. To the south is Gimmermore Farm which is more significant in imparting this character, although at present views across that landscape area are limited by pine trees.

With sensitive design, which strives to maintain the long open views to the mountains framed by trees, it is my view that the proposed development would not significantly detract from the existing views and may in fact present a more interesting and appealing landscape than the existing one, given the context. The foreground of trees and framing effect of trees could in fact enhance the visual experience. Trees are proposed as a condition of consent and further planting is also required as a design control accompanying a future dwelling. These trees are required to filter and screen views of the dwelling and curtilage from Watkins Road.

- iii) the proposed planting for screening and backdrop setting would not detract from or obstruct existing views of the natural topography or existing cultural plantings, except from the unformed section of Watkins Road. The topography of the Site is of no particular merit however, neither is the existing vegetation on the Site which is mostly exotic grass, wilding pines and pest broom. The existing eucalypts along the road boundary and the few Lombardy poplars on the Site are proposed to be retained, as part of the future framework of trees. There is minimal to no effect on perception of topography and existing planting in views from the north to east sector. From Watkins Road there are currently views of the mountains seen across the open pasture (and mown broom) of the Site. The proposed development will partially block these views, whilst at the same time protecting viewshafts framed by trees to the mountains. The best view out is from further east however, across the Campbell land.
- iv) the Site is part of the Hawea Flat built up area which is contained within the horseshoe of moraine. This landscape unit does extend back on to Gimmermore Farm marginally (by contour examination) however the skyline/horizon seen from the north is further forward (north) than the highest contours due to the

rolling topography. This has resulted in existing dwellings appearing on or close to the visible horizon, giving the effect of breaching the containing capacity of the horseshoe. The existing Shea dwelling cannot be seen as it is in a dip. The proposed dwelling would also appear on the horizon/skyline and potentially add to this breaching effect. The intention is to reduce the visibility of future development and create a more dominant backdrop of trees, so that any additional breaching effect is not significant. The two existing dwellings and their access road, as they are now, would remain more visually prominent than the proposed dwelling.

Experienced from Watkins Road, the Site is perceived as being contained within the horseshoe as well as within the more built up area.

- v) As just described, a key consideration with this proposal is the potential effect of a structure appearing on the skyline or horizon viewed from the north (see also GAM (iv)(a) and Policy 9 Structures (a) and Policy 1.8 in Part 5). A future dwelling would be on the prominent horizon or skyline in views from Camphill and Kane Road, and there is a relative absence of backdrop trees in some views to mitigate this. These views are at some distance however (over 1.8 to 2.5km or more) and with its size restrictions, a future dwelling would be a small element seen in wide views, within an existing area of denser built development.

The two existing dwellings to the north of the Site appear on (in closer views) or close to the horizon/skyline, considerably reducing the effect of an additional dwelling on the proposed building platform. To avoid or substantially reduce the potential effect however, backdrop trees are proposed augmenting the existing eucalypts, as well as utilisation of the slight rise augmented by native planting to limit or block (closer) views into the building area. There is a 6m height limit set and future buildings also have design controls to ensure they are recessive. As proposed, taking into account the intended planting, I do not consider the development would result in any adverse effect related to location on the horizon or skyline.

The proposed dwelling is considered to be located where it would be in harmony with the natural topography. It sits in a slight dip, with a low rise to the northeast and rising ground to the southwest. The proposed design controls intended to limit height and bulk and give a recessive appearance would assist harmonisation further.

- vi) The roading and possible future earthworks are relatively minor and unlikely to be seen from outside the Site, except the access drive from Watkins Road. This is designed to run with the contour and would not detract from natural form. Roading would not have any adverse visual effects on the environment (Policy 1.4 Part 15) as they would be largely limited to the Site itself.

Policy 12 in Part 4 also deals with roading. Whilst not on the edge of a landform or vegetation pattern, the new access drive would not be on a highly visible slope and it relates well to landform; and earthworks are required to blend seamlessly and be re vegetated as soon as practicable. Any car parking would also be screened from view.

The proposed tree planting would be in keeping with both natural topography and existing planting patterns. Overall in my opinion there would be no change

to the perceived naturalness of the Site (which is moderate to low anyway) or it may be perceived as being enhanced, by the planting.

- vii) the proposed new boundary between Lots 1 and 2 and the boundary of proposed Area B (if it were fenced in the future) would flow with the natural topography.
- viii) as above.
- ix) there would not be a case of sprawl of built development along the roads. The Site lies within an area of existing lifestyle block development.

Overall the proposed development would harmonise with local topography (Policy 1 (c) Part 4). There are no (indigenous) ecological systems or nature conservation values associated with this Site.

The appearance of the various future elements of the proposed development would be sympathetic to the rural setting (ERA (x) Part 5) and by encouraging darker earthy colours to buildings to complement those of the setting (Policy 9 (a) Part 4). Local natural materials are not specifically promoted, as there is not particular distinctive local material except perhaps stone and local clay for bricks, which may be used.

### **11.3. Form and Density of Development**

- i) At a landscape scale, the Site is located on a skyline/horizon which usually does not lend itself well to making development discreet. However dipping topography within the Site combined with the proposed planting and design controls would result in a development that would not be highly visible in public views. At a more local level, the low rise to the northeast of the proposed platform assists considerably in screening it in views from below. This effect would be increased with the proposed native planting on it. Further, the Site is viewed at some distance, within a context of more prominent existing built development.
- ii) not relevant
- iii) the Site is in my opinion located within an area that has better potential to absorb development without detracting from the pastoral and natural character of the wider surrounding VAL. (see also Policy 1 Future Development in Part 4, and Policy 1.4 and 1.7 Part 5). The areas of high or “core” VAL character do not include the Site as previously explained thus more vulnerable areas are avoided. The Site is located within a topographically confined area of existing lifestyle block and rural residential development, and the resultant character is at a scale and density that is consistent with lifestyle blocks (consistent with GAM xxiv (a) (i)). This proposal would result in a variety in the form of settlement pattern based upon the absorption capacity of the landscape (ERA (v) in Part 4 and 5).
- iv) The resultant density is not characteristic of an urban area.
- v) Alternative Locations – the proposed building platform is located within existing development but is more than 50m away from other existing dwellings. An analysis of alternative locations for a dwelling within a 500m radius of the centre of the building platform is required. This area is shown in the diagram below:



There would be alternative locations for a dwelling and associated development that may be better or as good as the proposed location, for example on the lower faces of the land to the west currently covered in pine trees, or on Gimmermore Farm where it would not be seen from the north or east, but would affect the existing open pastoral character and may detract from the enjoyment of that landscape from Watkins Road.

- vi) The proposed development would not preclude further development on the land to the west or south due to adverse cumulative effect in my opinion. To the east, it would not affect development options although other factors would. However any future application must be considered on its own merits.

#### 11.4. Cumulative Effects

- i) Covered previously
- ii) the vicinity of the Site is the area shown in the diagram on p6. The Site is located within an area of existing residential development of a lifestyle block scale (4ha or more) to rural residential scale. To the east of the Site are larger small pastoral farm blocks (Wright and Campbell) within the moraine horseshoe, perpetuating an unnatural bisection of the landscape as shown in the image on p. 10. The area of denser development for non-farming purposes is broadly



contained within the moraine horseshoe although some “breaching” has occurred as previously described.

- iii) as previously explained, I do not consider the proposed development to result in further degradation or domestication such that the existing development represents a threshold. The Site is located within an area that can absorb the proposed development without adversely impacting on the pastoral and natural qualities of the surrounding VAL.
- iv) the proposed development would not visually compromise the existing natural and pastoral character by exacerbating existing and potential adverse effects (such as skyline effects), as previously explained.
- v) the proposed development does occur within a topographically defined feature defining the place of south Hawea Flat.
- vi) not relevant
- vii) no covenants or consent notice conditions are proposed to limit any further subdivision or development. There is a consent notice condition proposed that prevents the location of visible structures and other non-natural landscape elements on Area B, in order to protect the rural character and maintain a degree of openness. Proposed conditions also place limits on the type of building, fencing and planting to ensure a rural character is maintained.

#### **11.5. Rural Amenities**

- i) the only visual access from public places that would be impeded by this proposal is that from a portion of Watkins Road. As stated earlier, this visual access is considered less important than that from other sections of this road and the proposal seeks to protect these other important views to the distant mountains. There are no views across the Site from surrounding private land that would be sought to be maintained. The Site itself offers little visual amenity, and it is not the foreground to any important views. There would be no inter-visibility with the existing dwelling to the west or with the future Campbell property dwelling lower down to the east. The two dwellings to the north are oriented to enjoy the views north across the Hawea basin, to Lake Hawea and backdrop mountains. The northern parts of the Site at a very local level are part of the more immediate setting to these dwellings and have some value as open pastoral land (as well as pest broom and wilding pines), particularly the arrival experience on the Hall-Fogelberg property. The proposal has taken this into account and seeks to avoid or significantly limit any inter-visibility between the proposed dwelling area and these dwellings, and also the Shea dwelling.
- ii) not a landscape or visual matter
- iii) not relevant
- iv) there are design controls proposed to limit the type of future fencing and entranceway construction with the intent they be consistent with a rural farm landscape. Planting too is to be of species typical or consistent with the rural setting.

- v) The building platform is set back around 100m from the centre of Watkins Road, and 25m off the west boundary. It would be around 100m away from the Hall-Fogelberg dwelling and more than 150m away from the Breslin dwelling. The design of the proposed development has taken the existing amenity of the neighbouring properties into account in the location of the future dwelling, restrictions imposed by the proposed Area B, and the inclusion of screen planting along with protection of the low rise landform. Furthermore additional planting to filter and screen views according to a plan approved by Council is required by proposed condition to be planted within 12 months of start of construction. The setbacks in this proposal would also satisfy Policy 9 (c) Part 4 and Policy 3.5 in Part 15, providing for greater setbacks than the standard to maintain and enhance amenity values, public and private.

Generally, the proposal would not have any significant adverse effects on existing levels of amenity, public or private and would achieve ERA (ix) Part 5 (maintenance of a certain level of rural amenity).

## 12. CONCLUSIONS

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The Application Site is located on the periphery of the Rural General Zone and thus the Visual Amenity Landscape. In terms of landscape character it is read as part of the distinctive more settled and domesticated rural lifestyle and rural residential area of the “place” of south Hawea Flat, contained reasonably well within the enclave of the horseshoe of moraine wall. This is an area of visual complexity and diversity, and a low to moderate degree of natural character. This area is logical for a settlement, being contained, sheltered from the south and north facing, with excellent views over farmland and to mountains. There has been some breaching of the containment effect with dwellings being visibly close to or on the skyline of the enclosing moraine wall. This is pronounced where there is no backdrop of trees to a building.

The Site itself has no particular visual merit, and no ecological significance. Wilding pines and pest broom are a dominant woody vegetation cover. It does have an excellent view out to the north over the Hawea Basin. It is surrounded by private land on three boundaries, but is not particularly important to their visual outlook and amenity, as it lies to the south (when the preferred outlook is to the north) or there is substantial tree planting and/or landform in between.

The Site is a relatively small to insignificant and distant part of the public landscape experienced from local rural roads in the area and contributes little to the landscape character perceived. It does however form part of a prominent horizon and/or skyline and is thus in a more visually sensitive area.

It is of much greater significance from the unformed portion of Watkins Road as it forms the south boundary of the Site. There are some appealing views across the open grassland of the Site, to distant mountains but the Site itself has no special quality. This road however is little used by the public at present it appears.

The proposal would have no effect on any ONL or ONF, and I conclude there would be no significant adverse effect on the existing pastoral or natural character and a perception of over-domestication would not be an outcome. The Site is not part of what I consider to be the core VAL areas to the north of Camphill Road, east of Kane Road and south of Watkins Road and including the Wright and Campbell properties. The proposed development would be seen within an existing area of rural lifestyle development, rather than extending it, and the future development would be consistent with that character. I consider that the resultant levels of

open space and built density would be what is anticipated in this area. Furthermore, both existing and proposed planting on the Site would ensure low or no visibility of future development. Visibility of the Site is also dependent on the openness of intervening land, which could change.

The proposed planting would enhance natural character, however this would be balanced against the built development and overall the level of natural character is not expected to change. The proposed tree planting would help screen future development from Watkins Road, but would also maintain viewshafts so that views of the distant mountains can continue to be enjoyed.

The future development would not be highly visible from any public place but it would be visible from a number of roads and would be highly visible from a short section of the unformed portion of Watkins Road. In my opinion, the future development would not be so visually prominent that it would detract from existing views of pastoral and natural landscape (which the Site generally contributes little to in any case). To ensure discreetness however, planting is proposed for visual screening and to provide a setting and backdrop. From Watkins Road adjacent, there would be a significant change to the landscape perceived, however it is considered this would be viewed as more positive than negative given the context, and there is opportunity to create appealing framed views. Thoughtfully designed planting would also be a preferable vegetation cover to pest broom and wilding pines which the Site is prone to.

The proposed boundaries, roading and planting are all considered to be in keeping with the natural topography and existing vegetation character.

The Site is considered to be generally within an area that is capable of absorbing further built development, albeit recognising the sensitivity of the skyline. I do not consider the existing development within the vicinity or “place” of south Hawea Flat to be such that it is a threshold beyond which further similar development would have significant adverse effect.

There is potential for undesirable skyline or prominent ridgeline effects, exacerbating the effect of development breaching the topographical containment of the horseshoe of moraine wall. The proposal has been conscious of this from the outset. The location in a dip and height and bulk limits combined with design controls on reflectivity, and the proposed tree planting for backdrop are considered adequate mitigation or avoidance measures.

There may be alternative locations within 500m of the centre of the proposed building platform that may be better or as good as the proposed location. However this proposal is considered to have less than minor effects on landscape and visual amenity, and any other development would need to be separately assessed on its own merits.

Visual access to the rural landscape is not impeded to any significant degree by this proposal, certainly with respect to desired views; and no private views would be adversely affected. The proposal has also been conscious of the appearance of the development to its northern neighbours and has sought to ensure their amenity is maintained.

Overall it is my opinion that the pastoral and natural character of the Visual Amenity Landscape this Site is part of would be maintained, and there would be no significant adverse effects on visual amenity, public or private.

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**Anne Steven**  
**Registered Landscape Architect**  
**Wanaka**

**13 March 2013**

**APPENDICES**  
**Proposed Shea Subdivision**  
**and Building Platforms**

**Landscape Assessment Report**



**March 2013**

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### **APPENDIX B**

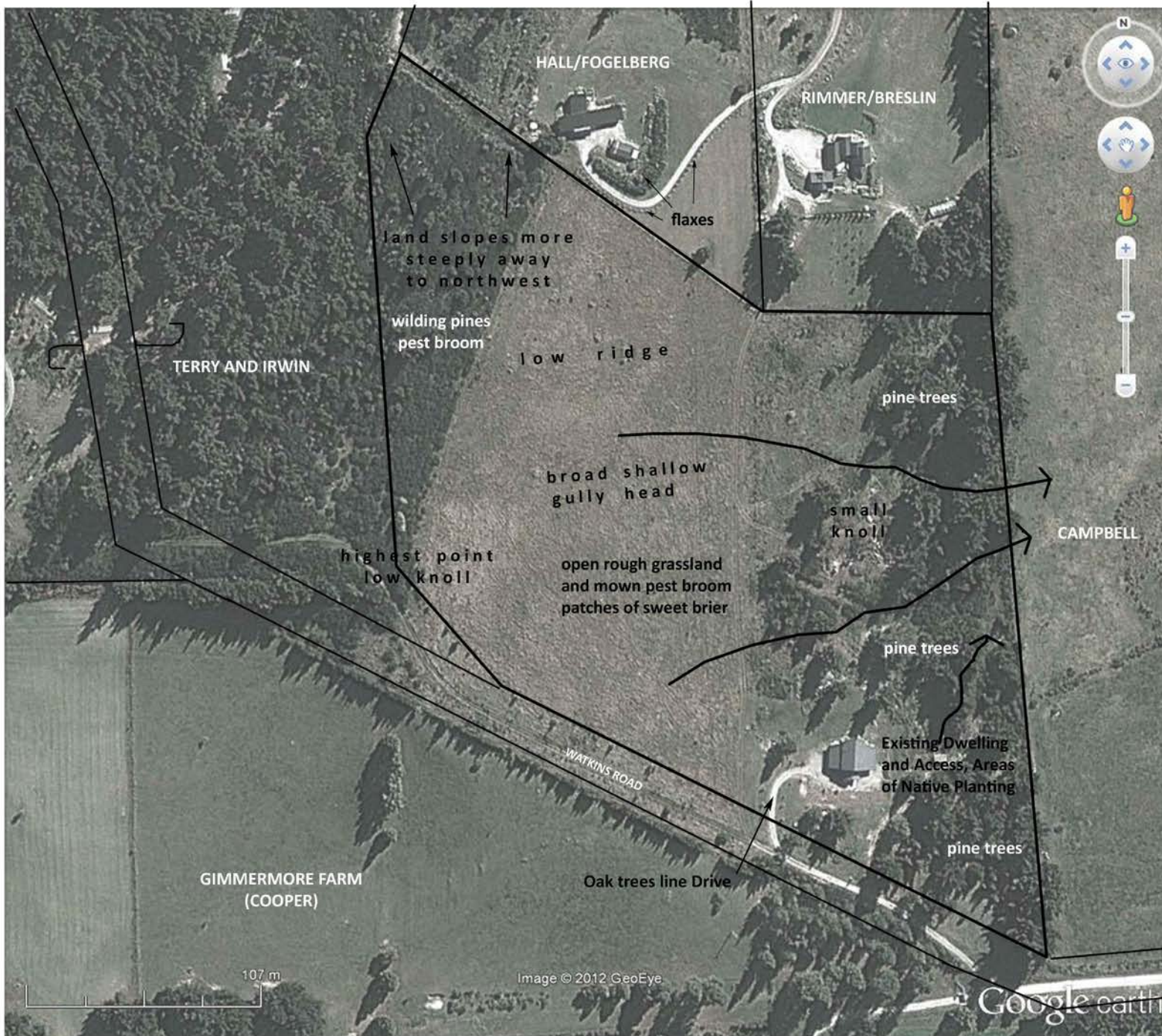
Building Platform Visibility - Shea Subdivision

### **APPENDIX C**

Relevant Objectives and Policies

Parts 4, 5 and 15 of the Queenstown Lakes District Plan as of December 2012

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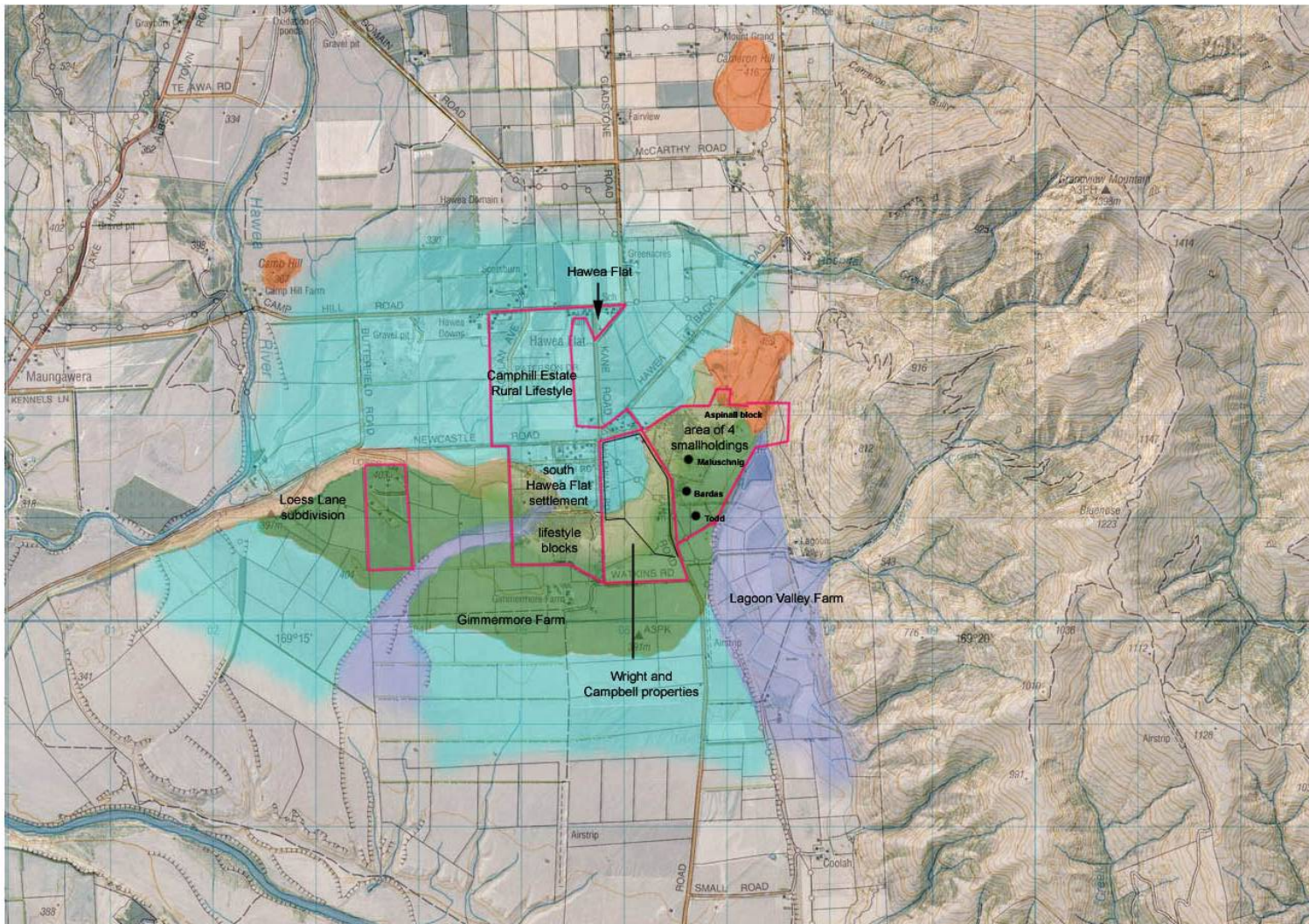


**Fig. 1**  
**EXISTING SITE**  
 Shea Property  
 Watkins Rd, Hawea Flat



March 2013





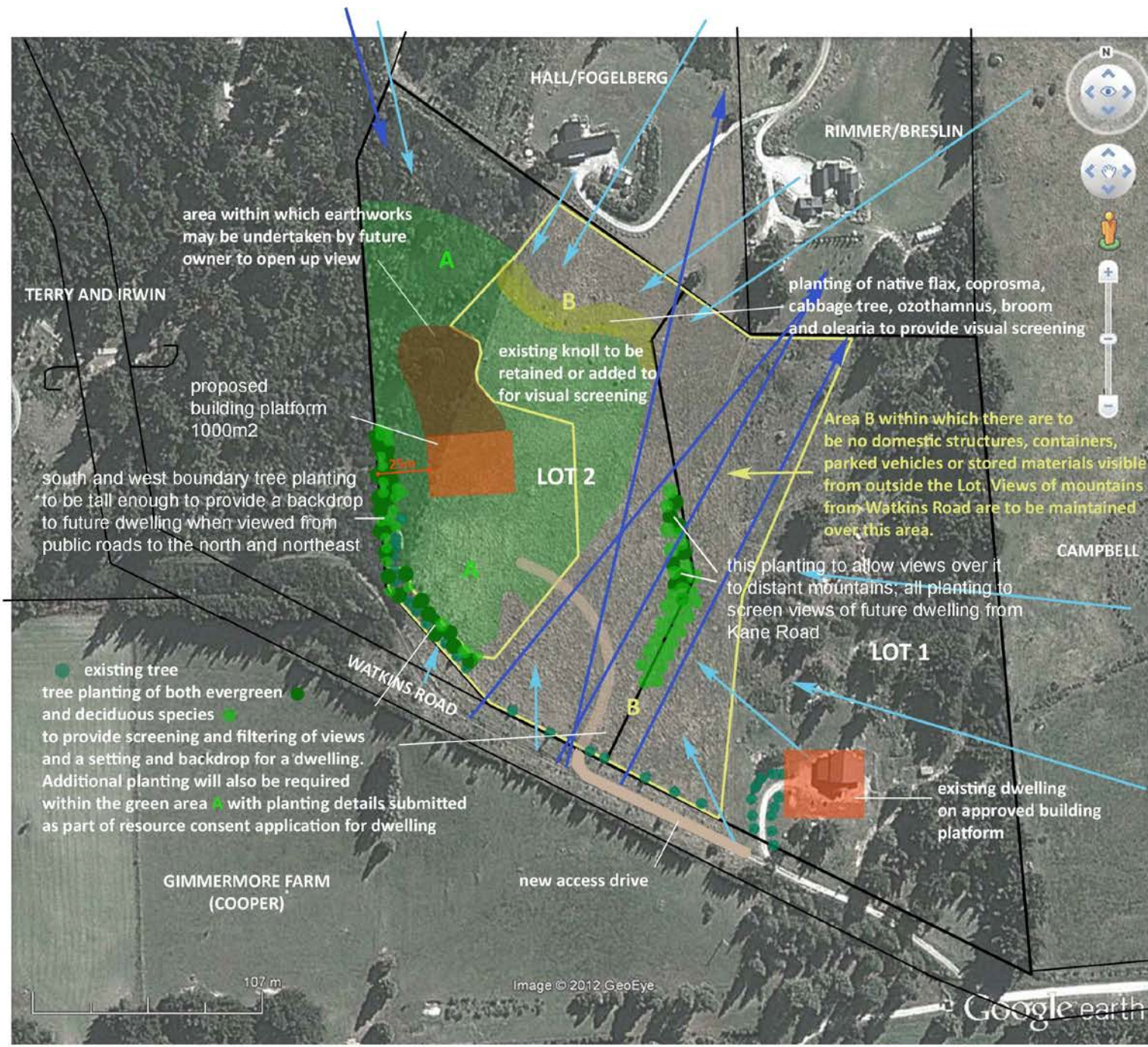
- |   |                              |   |                              |
|---|------------------------------|---|------------------------------|
|  | <b>moraine</b>               |  | <b>meltwater channel</b>     |
|  | <b>rolling moraine scarp</b> |  | <b>outwash plain</b>         |
|  | <b>planar moraine scarp</b>  |  | <b>basement rock outcrop</b> |



**Fig. 2**  
**Landforms and Land Use areas - South Hawea Flat**

**March 2013**





- external views in which dwelling is proposed to be screened (private and public)
- existing public views across open space to be retained

**Fig. 3**  
**PROPOSED SUBDIVISION**  
**AND BUILDING PLATFORM**  
**Shea Property**  
**Watkins Rd, Hawea Flat**  
**Plan Ref. LP205.01**



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**APPENDIX B**  
**Building Platform Visibility**  
**Shea Subdivision**

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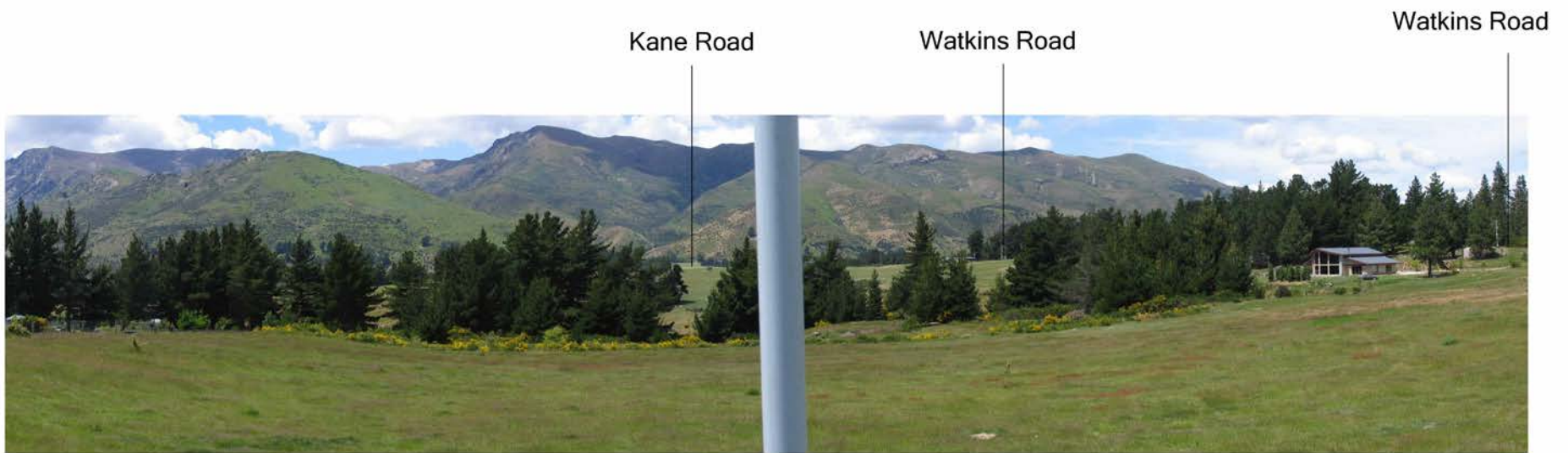
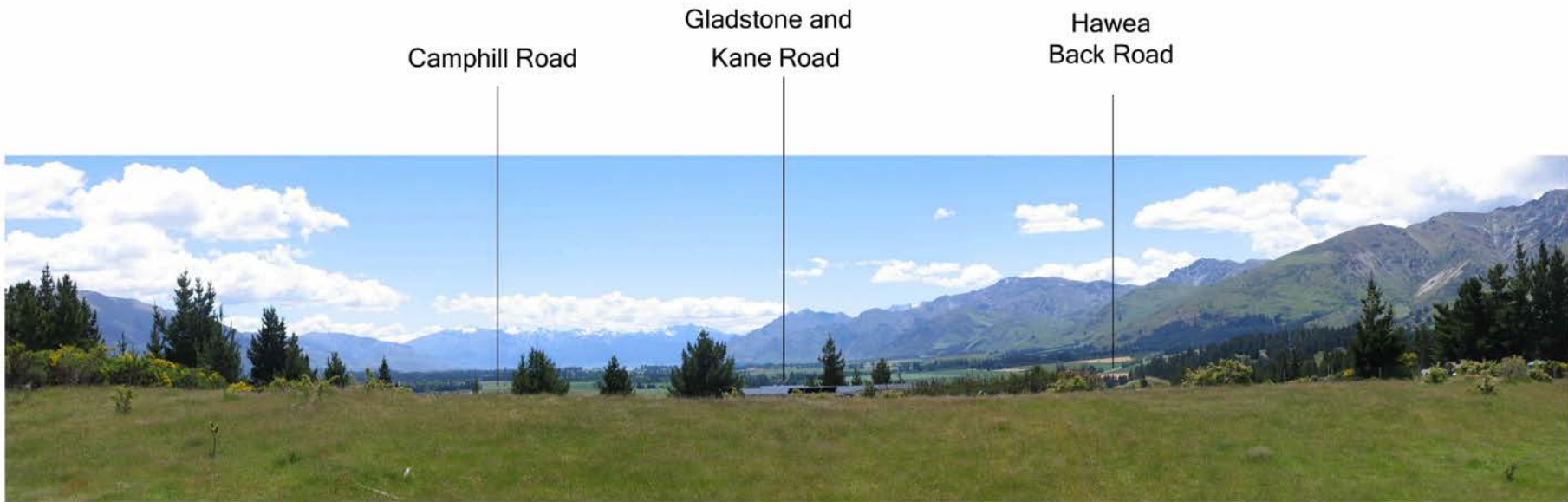


Photo 1. View out from Building Platform



**Photo 2.** View towards Site from Kane Road just north of Watkins Road; all of open pasture in foreground is the Campbell land



**Photo 3.** View from Lagoon Valley Driveway looking across Kane Road and Campbell land





**Photo 4.** View from Kane Road descending hill near Windmill Corner – flaxes on Hall-Fogelberg would screen parts of future dwelling

**Photo 5.** View from Windmill Corner by stockyards



**Photo 6.** View from Kane Road north of Windmill Corner





**Photo 7.** View from Kane Road opposite St Ninians Church



**Photo 8.** View from Kane Road-Camphill Road intersection

**Photo 9.** View from Hawea Back Road







**Photo 10.** View from Camphill Road just west of Hawea Flat



**Photo 11.** View from Watkins Road (unformed section) immediately adjoining site (poles estimated)



**Photo 12.** View over Site from west end of unformed section of Watkins Road



**Photo 13.** View from Watkins Road approaching Site from the east (left) and



**Photo 14.** from further back towards Kane Road at a slight hump

## **APPENDIX C**

### **Relevant Objectives and Policies Parts 4, 5 and 15 of the Queenstown Lakes District Plan as of December 2012**

The following has been extracted from the District Plan website on December 2012:

#### 5.4.2.2 Assessment Matters

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

(a) was either

planted after; or

self seeded and less than 1 metre in height at - 28 September 2002; and

(b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places

- shall not be considered:

(1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and

(2) as part of the permitted baseline.

- nor shall removal of such vegetation be considered as a positive effect of any proposal.

### (3) Visual Amenity Landscapes

#### (a) Effects on natural and pastoral character

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

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

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

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

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

#### (b) Visibility of Development

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

(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and

(ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;

(iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;

(iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;

(v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;

(vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;

(vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;

(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;

(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.

### **c) Form and Density of Development**

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

(i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;

(ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);

(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;

(iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.

(v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:

(a) within a 500 metre radius of the centre of the building platform, whether or not:

(i) subdivision and/or development is contemplated on those sites;

(ii) the relevant land is within the applicant's ownership; and

(b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council

- must be taken into account.

(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.

### **(d) Cumulative effects of development on the landscape**

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



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

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

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

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

#### **(e) Rural Amenities**

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

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

### 5.4.2.3 Assessment Matters General

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

- (a) The extent to which the location of buildings and associated earthworks, access and landscaping breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- (b) Whether the external appearance of buildings is appropriate within the rural context.

#### **xii Restricted Discretionary Activity - Structures**

In considering the external appearance of any proposed structures, the Council shall take into account the following matters:

- (a) The materials used, including their colour and permeability;
- (b) Whether the structure will be consistent with traditional rural elements.

#### **xxiv Nature and Scale of Activities**

- (a) The extent to which:
  - (i) the scale of the activity and the proposed use of buildings are compatible with the scale of other buildings and activities in the surrounding area.
  - (ii) the character of the site will remain dominant.
  - (v) noise and visual impact.
  - (vi) adverse effects of likely traffic generation and the ability to mitigate such effects.

#### **xxviii Earthworks**

2. Effects on landscape and visual amenity values, in particular Outstanding Natural Features and Outstanding Natural Landscapes.

- (a) Whether and to what extent the scale and location of any cut and fill will adversely affect:
  - the visual quality and amenity values of the landscape;
  - the natural landform of any ridgeline or visually prominent areas;
  - the visual amenity values of surrounding sites.
- (b) Whether the earthworks will take into account the sensitivity of the landscape.
- (c) The potential for cumulative effects on the natural form of existing landscapes.
- (d) The proposed rehabilitation of the site and to what extent revegetation will mitigate any adverse effects.
- (e) Whether and to what extent the earthworks create an area that is inconsistent with the character of the surrounding landscape.
- (f) Whether the location and/or design of any new tracking can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.

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## **4. District Wide Issues**

### **4.2 Landscape and Visual Amenity**

#### **4.2.5 Objective and Policies**

##### **Objective:**

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

##### **Policies:**

#### **1 Future Development**

- (a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.



- (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.
- (c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

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

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

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

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

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

#### **9. Structures**

To preserve the visual coherence of:

- (a) outstanding natural landscapes and features and visual amenity landscapes by:
- encouraging structures which are in harmony with the line and form of the landscape;
  - avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;
  - encouraging the colour of buildings and structures to complement the dominant colours in the landscape;
  - encouraging placement of structures in locations where they are in harmony with the landscape;
  - promoting the use of local, natural materials in construction.
- (b) visual amenity landscapes
- by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and
- (c) All rural landscapes by
- providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.

#### **12. Transport Infrastructure**

To preserve the open nature of the rural landscape by:

- encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.
- 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.

#### **17. Land Use**

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

#### **4.2.6 Environmental Results Anticipated**

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

- (iii) Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the District.
  - (iv) Enhancement of natural character of the visual amenity landscapes.
  - (v) A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.
- 

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

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

##### **Objective 1 - Character and Landscape Value**

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

##### ***Policies:***

- 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

##### **Objective 3 - Rural Amenity**

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

##### ***Policies:***

- 3.2 Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.5 Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

#### **5.2.1 Environmental Results Anticipated**

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

- (iii) Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the district.
- (iv) Enhancement of natural character of the visual amenity landscapes.

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

(ix) Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone.

(x) Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance.

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## **15. Subdivision, Development and Financial Contributions**

### **15.1.3 Objectives and Policies**

#### **Objective 1 – Servicing**

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

#### ***Policies:***

*1.3 To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.*

*1.4 To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.*

#### **Objective 5 - Amenity Protection**

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

#### ***Policies:***

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

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

### **15.1.4 Environmental Results Anticipated**

(viii) Maintenance of the quality of the environment, particularly water and natural ground features.

(xi) A pattern of subdivision complementary and appropriate to the character of the land uses in the area concerned.

**Appendix E**  
**Recommended Conditions of Consent**

**APPENDIX E**  
**RM130202: RECOMMENDED CONDITIONS OF CONSENT**

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - a) Southern Land Limited: "*Lots 1 and 2 being a Subdivision of Lot 4 Deposited Plan 301690, 84 Watkins Road*", Revision E dated 10/05/13; and
  - b) Anne Steven Landscape Architect: "*Proposed Subdivision and Building Platform Plan*", Plan Ref. LP205.01, dated July 2013

**stamped as approved on 19 December 2013**

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

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

Landscape Conditions

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

3. Prior to s.224)(c) certification, a Planting Plan shall be submitted and approved by Council (becoming the Approved Planting Plan). The plan shall detail all planting shown on the *Proposed Subdivision and Building Platform Plan* dated July 2013 by Anne Steven Landscape Architect. Plants shall be shown individually by name in their correct location. The Plan shall specify site preparation, plant grade at time of planting, and details of proposed care and maintenance.
4. All earthworks shall be finished at a grade suitable for grassing, mulching or planting and shall be re-vegetated as soon as practicable following completion.

Engineering Conditions

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

5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 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.
6. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
7. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (2), to detail the following engineering works required:

- a) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- b) Provision of a minimum supply of 2,100 litres per day of potable water to Lot 2 that can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- c) The formation of the access to Lot 2 in accordance with Council's rural right of way standard as per table 3.2(a) Councils amendments to NZS 4404:2004.

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

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

Note: Easement Variation 5143042.2 may need to be altered to reflect the new water allocation to Lot 2.

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

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

Engineering

- a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include the Water reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (7) above.
- d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to boundary of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- f) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.



### Landscaping

- h) The implementation of the Approved Planting Plan detailed in Condition (3) above. All planting shall thereafter be maintained to ensure healthy growth. Any plant that dies, is damaged or fails to thrive shall be replaced during the next available planting season.

### **Ongoing Conditions / Consent Notices**

10. Prior to certification pursuant to Section 224(c) of the Act and in accordance with Section 221 of the Act, a consent notice shall be prepared and approved by the Council for registration against the pertinent Computer Freehold Registers for the performance of the following conditions on an ongoing basis:

### Landscaping

- a) All plants, planted as part of the Approved Planting Plan under resource consent RM130202, shall be cared for to maintain normal healthy growth and any plant that dies, is damaged or fails to thrive shall be replaced in the next planting season.
- b) No species with spread risk may be planted on either Lot 1 or Lot 2.
- c) All buildings shall be located within the building platform as shown on the subdivision scheme plan prepared by Southern Land Ltd drawing reference *P4074\_S1 Revision C* and registered on the Computer Freehold Registers for Lots 1 and 2.
- d) Any building constructed on the Lot 2 building platform shall comply with the following design controls:
- All buildings shall have a maximum height of 6m above existing ground level with the exception of chimney flues, vents and other minor structures approved by Council which may exceed the height limit to a maximum additional height of 1.2m.
  - The combined building footprint for all buildings shall be no more than 420m<sup>2</sup>.
  - All buildings shall have a roof pitch between 20 and 33 degrees.
  - All roofing materials shall be a dark natural colour with a reflectivity value of 15% or less.
  - All external walls shall be of a natural earthy hue selected from grey, brown, red-brown, grey-blue and green-brown shades and have a reflectivity value of 27% or less.
  - Spouting, downpipes and joinery shall match or be darker than selected roof and wall colours respectively.
  - Any external lighting shall be designed to avoid overspill and glare.
  - Water storage tanks shall be partially buried, and or landscaped so as not to be visible from Kane or Watkins Road.
- e) Within Area B as shown on the approved Proposed Subdivision and Building Platform Plan under resource consent RM130202 prepared by Anne Steven (ref: LP 205.01 dated July 2013) no structures, including play or ornamental structures, containers, stored vehicles or materials, shall be constructed or located that will be visible from outside of Lots 1 and/or 2.

- f) Prior to the commencement of construction of any building on the Lot 2 building platform a landscape plan shall be submitted and approved by Council. The landscape plan shall achieve/include the following:
- Show all existing planting previously shown on the Approved Planting Plan;
  - Show all proposed earthworks;
  - Include planting within the area marked A on the approved Proposed Subdivision and Building Platform Plan prepared by Anne Steven (ref: LP 205.01 dated July 2013) which filters and/or screens views of the building and its curtilage from Camphill Road, Kane Road and Watkins Road and/or from adjoining private properties such that it is visually discreet and does not form a skyline element;
  - The building is screened such that it is not visible from the existing dwelling on Lot 1 DP 316825
- g) Any external lighting on Lots 1 and 2 shall be restricted to the building platforms and shall be designed so as to avoid overspill and glare. Driveway lighting is not permitted.
- h) Any earthworks required to form the internal driveway within Lot 2 shall be shaped so as to blend in seamlessly with the surrounding land.
- i) Any future bulk earthworks on Lot 2 shall be limited to the area for future earthworks shown on the approved Proposed Subdivision and Building Platform Plan under resource consent RM130202 prepared by Anne Steven (ref: LP 205.01 dated July 2013), and shall include earthworks required for the levelling of the Residential Building Platform for future construction of buildings. Within this area the ground level may be altered to permit views of the Hawea basin floor to the north from the dwelling and adjoining outdoor area. If such earthworks are carried out the ground shall be shaped such that there is no inter-visibility between any building or outdoor living area on Lot 2 and the dwelling on Lot 1 DP 316825 (including its main outdoor living area and its driveway area).
- j) The low ridge on Lot 2, to the north east of the building platform and outside of the area for future earthworks, shall be retained in its natural form or increased in height provided the landform appears natural.
- k) Prior to commencement of any bulk earthworks on Lot 2 (including those required for the levelling of the Residential Building Platform for future construction of buildings) an earthworks plan shall be submitted to and approved by Council demonstrating compliance with Conditions l) and m) above. The commencement of any such earthworks will be subject to obtaining any necessary resource consents.
- l) All earthworks shall be finished at a grade suitable for grassing, mulching or planting and shall be re-vegetated as soon as practicable following completion.
- m) Any driveway entrance erected on Lots 1 and/or 2 shall be of simple design in keeping with the rural setting, with elements no higher than 1.2m, and shall be constructed of timber, stone, metal and/or wire.
- n) All boundary fencing shall be post and wire while internal fencing, between Lots 1 and 2, may be natural timber or post and wire.

Engineering

- o) No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, and shall be underground and in accordance with the network provider's requirements. This condition only applies if condition 9f) cannot be met.
- p) The formed access to Lots 1 and 2 over Watkins Road shall in no way obstruct the right of public passage on the unformed legal Watkins Road.
- q) The owners of Lots 1 and 2 shall not inhibit, obstruct, delay or prevent in any way the formation of the Watkins Road by the Queenstown Lakes District Council at any time in the future.
- r) The owners of Lots 1 & 2 shall be responsible for the ongoing maintenance of the private access formed to Lots 1 & 2 within the Watkins Road legal road reserve, directly adjacent to the boundary of Lots 1 & 2. This access has been formed to the standard of a private Right of Way only. Council shall not be responsible for any ongoing maintenance associated with this access until such time as the access is upgraded to the standard of a public road or until an alternative agreement is obtained with Council for the maintenance of this access.
- s) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Petherick Consultancy Ltd, dated 18/04/2013. The proposed waste water system shall be subject to the review of the Principal Engineer at Queenstown Lakes District Council prior to implementation and shall be installed prior to occupation of the dwelling. Consent for this may also need to be obtained from the Otago Regional Council.
- t) At the time that a dwelling is erected on Lots 1 and 2, if necessary the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005.
- u) At the time a dwelling is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

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

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

**Advice Note:**

The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 11km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

**Reverse Sensitivity**

11. Prior to certification pursuant to section 224 of the Resource Management Act 1991, the consent holder shall prepare and register documentation for a private covenant which states the following:

*“Any persons owning or residing on Lot 1 and/or Lot 2, created under Subdivision Resource Consent RM13XXXX, shall not be permitted to object to adverse amenity effects arising from agricultural activities carried out on Section 42 and Part Section 41 Block V Lower Hawea Survey District, Sections 3 to 13, 15 and 1556R Block VI Lower Hawea Survey District, Sections 3 to 6 SO 439904, Lot 1 Deposited Plan 312812 and Sections 1, 3 and 4 Block XI Lower Hawea Survey District.”*

The private covenant shall be in favour of the owners of Section 42 and Part Section 41 Blk V Lower Hawea SD, Sections 3 to 13, 15 and 1556R Blk VI Lower Hawea SD, Sections 3 to 6 SO 439904, Lot 1 DP 312812 and Sections 1, 3 and 4 Blk XI Lower Hawea SD held in Computer Freehold Registers OT18A/158, 568749, 568632, OT15A/530 and 50320. The private covenant shall be registered on the Computer Freehold Registers of the above properties as well as the Computer Freehold Registers of proposed Lots 1 and 2. The consent holder shall execute all documentation required to register the private land covenant and shall bear all costs of doing so.

**Advice Note:**

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

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