

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

Applicant:	Remarkables Station Limited
RM reference:	RM170483
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake a 2 lot subdivision, to establish a 1000m² residential building platform on each with height and design controls, one balance lot to be amalgamated with Lot 2 DP 26261, to undertake earthworks, extend the access to Lot 2, and establish a landscape management strategy including covenanted protection area.</p> <p>Consent is also sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) for the removal of contaminated soil.</p>
Location:	Kingston Road, Queenstown Rural
Legal Description:	Part Lot 1 and Lot 2 Deposited Plan 26261 held in Computer Freehold Register OT18D/1023; and Section 1 Survey Office Plan 16995 held in Computer Freehold Register OT14B/1124
Operative Zoning:	Rural General
Proposed Zoning:	Rural (Remarkables Face A - Significant Natural Area)
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Quinn McIntyre – Manager, Resource Consents
Final Decision:	Granted Subject To Conditions
Date Decisions Issued:	9 April 2018

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 9 to Annexure 1** of this decision imposed pursuant to Section 220 of the RMA
2. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Quinn McIntyre; Manager, Resource Consents, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (s42A) report prepared for Council (attached as **Annexure 1**) provides a full description of the proposal, the site and surrounds and the consenting history.

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 26 July 2017.

No submissions were received and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Quinn McIntyre (Manager, Resource Consents) on 4 April 2018.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 8 of the s42A report outlines s104 of the Act in more detail.

The application must also be assessed with respect to Part 2 of the Act which is to promote the sustainable management of natural and physical resources. Section 10 of the s42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

The subject site is zoned **Rural General** under the Operative District Plan (“ODP”), and **Rural (Remarkables Face A - Significant Natural Area)** under the Proposed District Plan (“PDP”) Stage 2.

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

Resource consent is required under the ODP for the following reason:

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3[vi] for the proposed two lot subdivision and location of two residential building platforms in the Rural General Zone.

There are no rules under the PDP with immediate legal that are relevant to this application.

3.2 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (the “NES”)

Based on the combined Preliminary and Detailed Site Investigation report (PSI and DSI) prepared by Davis Consulting Group on behalf of the applicant, the proposed activity is on a piece of land that is a HAIL site with respect to the southern wall of the quarry, and in soils at the toe of the southern wall due to lead contamination from that area of the quarry being used for rifle shooting / target practice. The DSI concluded that, provided proposed remediation is undertaken, that the site can be suitable for residential land use.

- Pursuant to Clause 10 of the NES, the application requires **restricted discretionary** activity resource consent for the subdivision and resultant change to residential use where the subject land is identified as a HAIL site.

Overall, the proposal is considered as a **restricted discretionary** activity under the NES.

3.3 OVERALL ACTIVITY STATUS

Overall, the application is considered to be a **discretionary** activity under the ODP and a **restricted discretionary** activity under the NES.

4. SUMMARY OF EVIDENCE HEARD

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

5. PRINCIPAL ISSUES IN CONTENTION

The principal issues arising from the application and section 42A report are:

- The effects of undertaking a 2-lot subdivision in an Outstanding Natural Landscape and the actual and potential effects on rural and landscape character and visual amenity from further subdividing the site, potential visibility of future residential units and domesticating features, infrastructure servicing and access, natural hazards and method for dealing with lead contaminated soil.

The findings relating to these principal issues of contention are outlined in Section 8.2.2 of the attached S42A report.

6. ASSESSMENT

6.1 ACTUAL AND POTENTIAL EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 8.2 of the s42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- The adverse effects of the activity are acceptable as the proposed development can be contained within the existing quarry terrace and established and proposed vegetation such that any views to future development would be diffuse and difficult to see.
- The applicant has demonstrated that the new allotments can be appropriately serviced and the effects associated with proposed earthworks, the natural hazards and contaminated soil about the lot 2 platform can be appropriately managed to avoid risk to humans and future development.

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

As outlined in detail in Section 8.3 of the s42A report, overall the proposed development is deemed to be in accordance with the relevant policies and objectives of the District Plan, though is not consistent with all proposed objectives and policies under the Proposed District Plan (with respect to Stage 2 – Wakatipu Basin provisions).

- The proposal is consistent with the relevant objectives and policies of the Operative (*Part 4: District Wide Matters, Part 5: Rural Areas, and Part 15: Subdivision, Development and Financial Contributions*), and Proposed (*Part 2 Chapter 6: Landscapes, Part 4 Chapter 21: Rural, and Part 5 Chapter 27: Subdivision and Development*) District Plans. The sites can be appropriately serviced, and the location of the proposed building platforms makes use of the established modified landscape (quarry terrace) and appropriate existing and proposed vegetation to maintain landscape values with respect to the ONL, and therefore; give effect to the relevant objectives and policies of the Operative and Proposed District Plan as listed above.
- A weighting exercise of the operative and proposed objectives and policies was not undertaken the relevant objectives and policies in the operative District Plan and those in the PDP are closely aligned to each other, and seek to achieve the same outcomes.
- The overall conclusion is that the relevant objectives and policies in the Operative District Plan and those in the PDP with respect to subdivision and the landscape classification are otherwise closely aligned to each other, and seek to achieve the same outcomes, and that the proposed is thereby consistent with the relevant objectives and policies of the District Plans.

6.3 SUBDIVISION (S106) ASSESSMENT

Section 106 enables Council to refuse to grant subdivision consent if it considers the land subject to the application is likely to be subject to natural hazards, if any subsequent use of the land could exacerbate effects from natural hazards, or if sufficient provision has not been made for legal and physical access to each site.

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

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

6.4 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 10 of the s42A report.

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

1. Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 9 to Annexure 1* of this decision imposed pursuant to Section 220 of the RMA.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

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

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

Administrative Matters

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

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

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

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

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

If you have any enquiries please contact Alana Standish on phone (03) 450 0354 or email alana.standish@qldc.govt.nz.

Report prepared by



Alana Standish
SENIOR PLANNER

Decision made by



Quinn McIntyre
MANAGER, RESOURCE CONSENTS

Attachments:

Annexure 1

RM170483 s42a Report

ANNEXURE 1 COUNCIL'S S42A PLANNING REPORT

FILE REF: RM170483

TO Independent Commissioners

FROM Alana Standish, Senior Planner

SUBJECT Report on a Publicly Notified Consent Application.

SUMMARY

Applicant: Remarkables Station Limited

Location: Kingston Road, Queenstown Rural

Proposal: Subdivision to create two fee simple allotments and establish a 1000m² building platform on each with height and design controls, one balance lot to be amalgamated with Lot 2 DP 26261, to undertake earthworks, extend the access to Lot 2, and establish a landscape management strategy including covenanted protection area.

Consent is also sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) for the removal of contaminated soil.

Legal Description: Part Lot 1 and Lot 2 Deposited Plan 26261 held in Computer Freehold Register OT18D/1023; and Section 1 Survey Office Plan 16995 held in Computer Freehold Register OT14B/1124

Zoning: Rural General

Proposed Zoning: Rural (Remarkables Face A - Significant Natural Area)

Activity Status: Discretionary

Public Notification Date: 26 July 2017

Closing Date for Submissions: 23 August 2017

Submissions: 0

RECOMMENDATION

- (i) That subject to new or additional evidence being presented at the Hearing, the application be **GRANTED** pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:
1. Having considered the proposal it is my opinion that the proposed development can be contained within the existing quarry terrace and established and proposed vegetation such that any views to future development would be diffuse and difficult to see. The applicant has demonstrated that the new allotments can be appropriately serviced and the effects associated with proposed earthworks, the natural hazards and contaminated soil about the lot 2 platform can be appropriately managed to avoid risk to humans and future development.
 2. I consider the openness of the landscape and landscape character values associated with the ONL are not adversely affected in such a way to be unacceptable. The servicing and preparation cost to ready the site for future owners will be borne by the subdivider. In this regard the proposal would give effect to the relevant objectives and policies of the Operative and Proposed District Plans.
 3. The proposal does promote the overall purpose of the RMA.

1. INTRODUCTION

My name is Alana Standish. I am a senior resource consents planner with Queenstown Lakes District Council (QLDC). I have been employed as a planner with QLDC in various planner roles for the past five years. I hold the qualifications of a Bachelor of Resource and Environmental Planning (first class Honours) from Massey University. I am an Intermediate member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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

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

2. PROPOSAL AND SITE DESCRIPTION

I refer the Commission to the report entitled, *"Remarkables Station Limited, Lumberbox Quarry Kingston Road; Two Lot Rural Subdivision Two Proposed Building Platforms"*, prepared by Karen Page of Clark Fortune McDonald & Associates, attached as *Appendix 1*, and hereon referred to as the applicant's AEE.

The applicant has provided a detailed description of the proposal and consent history in Section 1 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

Proposal Summary

- Three allotments are to be created however; Lot 3 (the balance lot) is proposed to be amalgamated into one Computer Freehold Register with the existing Lot 2 DP 26261. Proposed Lots 1 and 2 are the two residential allotments to be created and would each contain a proposed building platform and domestic curtilage.
- Earthworks are proposed comprising 6525m³ cut to reduce the existing quarry face gradient, 950m³ fill for mitigation earth mounds (maximum 1.2m high above existing ground level), and 200m³ cut and 110m³ fill to form the access extension to Lot 2 via Lot 1.
- Following notification the applicant's AEE was amended (August 2017) to clarify the proposed building platform RLs and maximum building heights. The maximum build height proposed is 4.5m above a finished ground level of 375m above sea level.
- Proposed Vegetation and Landscape Management Plans and Planting Schedule were provided (October 2017) to assist the landscape assessment in terms of visibility particularly from State Highway 6 (SH6).
- The applicant has volunteered conditions (February 2018) recommended by Council's Landscape Architect, Mr Richard Denney, to address a request for more detail on the proposed landscape mitigation measures.
- It is proposed to remove the soil identified as contaminated by lead bullets associated with an informal shooting range, in the southern portion of proposed Lot 2 (see site plan in Appendix I of the notification package for detail), treat it and dispose of it to a certified Landfill facility which is certified to receive contaminated material including HAIL material such as lead.

Site Description

A description of the landscape character is provided within paragraphs 8 – 17 of the applicant's Landscape Assessment, and an ecological and geo-physical description of the site and surrounds in the Applicant's ecological assessment (Appendix N and D respectively to the application package); to which Council's landscape architect Mr Richard Denney generally agrees. Mr Denney expands on these descriptions with a comprehensive landscape description contained within paragraphs 3 – 9 of his attached landscape report (Appendix 2). These descriptions all describe the site as being within an Outstanding Natural Landscape ("ONL") in the southwest corner of the site, that the proposed platform area is fenced and part of a disused quarry devoid of buildings surrounded by vegetation cover that is a mixture of grazed areas with regenerating scrub, below toward SH6 is vegetated in mixed exotic and indigenous vegetation with establishing eucalyptus trees, and above is the lower sloped of the Remarkables mountain range. I concur with these landscape descriptions.

I also note that within the site, is the proposed Remarkables Face Significant Natural Area ("SNA") (C14A_3) as identified in Map 13 (*Gibbston Valley Cecil Peak and Wye Creek*), and Chapter 33 (*Indigenous Vegetation and Biodiversity*) for Stage 1 of the QLDC District Plan review, which is located east and north of the proposed platforms. Part of the site is also subject to a QEII covenant (9350401.1) that is registered on CFR OT18D/1023 in an area north of the proposed platforms and relates to the Jardine Boulders. These areas would remain untouched by this application and contained within proposed Lot 3 to be retained as open farm land.

3. SUBMISSIONS

No submissions or late submissions were received in respect to this application.

4. CONSULTATION AND WRITTEN APPROVALS

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

Person (owner/occupier)	Address (location in respect of subject site)
New Zealand Transport Agency (NZTA)	State Highway 6 roading authority

5. PLANNING FRAMEWORK

5.1 PROCEDURAL MATTERS

The application was formally accepted for processing on 26 June 2017, and therefore must be considered in respect to the Resource Management Act 1991 provisions as set at that date, not the changes implemented 18 October 2017 under the Resource Legislation Amendment Act 2017.

5.2 THE DISTRICT PLAN

The subject site is zoned **Rural General** under the Operative District Plan ("ODP"), and **Rural** under the Proposed District Plan ("PDP") Stage 1.

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

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

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

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

Resource consent is required for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3[vi] for the proposed two lot subdivision and location of two residential building platforms in the Rural General Zone.

There are no rules under the PDP with immediate legal that are relevant to this application.

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

5.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (the “NES”)

Based on the combined Preliminary and Detailed Site Investigation report (PSI and DSI) prepared by Davis Consulting Group on behalf of the applicant, the proposed activity is on a piece of land that is a HAIL site with respect to the southern wall of the quarry, and in soils at the toe of the southern wall due to lead contamination from that area of the quarry being used for rifle shooting / target practice. The DSI concluded that, provided proposed remediation is undertaken, that the site can be suitable for residential land use.

- Pursuant to Clause 10 of the NES, the application requires **restricted discretionary** activity resource consent for the subdivision and resultant change to residential use where the subject land is identified as a HAIL site.

Overall, the proposal is considered as a **restricted discretionary** activity under the NES.

5.5 OVERALL ACTIVITY STATUS

Overall, the application is considered to be a **discretionary** activity under the ODP and a **restricted discretionary** activity under the NES.

6. STATUTORY CONSIDERATIONS

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

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

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

Following assessment under Section 104, the application must be considered under Section 104B of the RMA. 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.*

Under Section 104C of the RMA, only those matters specified in the national environmental standards, plan or proposed plan to which it has restricted the exercise of its discretion can be considered when deciding to grant or refuse the application. If an application is granted, conditions may be imposed under Section 108 only in relation to those matters specified in the national environmental standards, plan or proposed plan over which discretion is restricted.

Section 106 of the RMA states, a consent authority may refuse a subdivision in certain circumstances, or grant with conditions if it considers that:

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

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

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

7. INTERNAL REPORTS

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

- Landscape Report, by QLDC consultant Landscape Architect, Mr Richard Denney (*Appendix 2*); and
- Engineering Report, by QLDC consultant Engineer, Mr Alan Hopkins (*Appendix 3*).
- Otago Regional Council Report and commentary on NES, Mr Simon Beardmore (*Appendix 4*)

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

8. ASSESSMENT

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

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

8.1 LANDSCAPE CLASSIFICATION

The applicants Landscape Planner Mr Paul Smith of Vivian+Espie, and Mr Denney agree that the site is located within an Outstanding Natural Landscape – Wakatipu Basin (the “ONL”). I concur with this classification; the following assessment is undertaken in light of the relevant ONL assessment matters.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

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

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

- Farming activities (except factory farming);
- Any building less than 5m² in area and 2 metres height anywhere within the site;
- Earthworks up to a volume of 1,000m³ in any 12 month period; and
- Shelterbelt planting provided the trees are not from the specified wilding species list, and are not in an alpine area at an altitude of 1070m above sea level or greater.

In the Rural General zone, all subdivision requires resource consent as does the establishment of residential building platforms (RBP) on any site. Therefore, the permitted baseline is of little relevance given the application is for subdivision including RBP establishment, and given the quantity of earthworks proposed.

8.2.2 Actual and Potential Effects on the Environment

The District Plan includes a comprehensive range of assessment matters that set out both the process for and matters to be considered for development and activities in Rural Areas. For the purpose of this assessment the proposal has been evaluated under the relevant assessment criteria in the Operative District Plan of which a full copy is located in *Appendix 5*;

- Part 5.4.2.2(1) (*Rural Areas – Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features – District Wide*); and
- Part 15.2.3.6(b) (*Subdivision – Rural General*); and
- Part 22.4 (*Earthworks*)

It is noted that Council's discretion is not restricted to the assessment matters above, and these are used as a guide for considering the proposed activity.

Council's discretion is restricted pursuant to Clause 10(3) of the NES which is detailed in *Appendix 6*.

Following an assessment of the application and the expert landscape and engineering evidence, I consider the proposal raises the following actual and potential effects on the environment:

- Rural character, landscape and visual amenity
- Contaminated soils
- Earthworks
- Natural hazards
- Servicing, traffic access and safety
- Long term development of the site

Rural character, landscape and visual amenity

(a) Effects on openness of landscape

"In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places..."

The area in which the two platforms are proposed has been modified by previous quarry activities which have resulted in a flat excavated terrace below the large quarry face. Mr Denney and Mr Smith are in agreement that this setting is unique as it discords with the surrounding natural character. Mr Denney considers the potential viewing catchment is broad given the highly open character of the landscape and potential views from SH6 and Lake Wakatipu, and that the presence of two platforms, including extension to the access road and associated future residential activities has the potential to compromise the openness of the ONL.

I agree with Mr Smith that the proposed concept landscape management plan does provide an opportunity for positive change of this site, and also with Mr Denney that as proposed, this concept plan does not go far enough to ensure the level of mitigation required to contain associated effects on open space values given a lack of fine detail. Following notification and Mr Denney report, the applicant has provided additional detail and volunteered recommended conditions (see Mr Denney's Memo dated 22 December 2017 contained in *Appendix 3*). I consider this additional detail and conditions provides surety that the existing and proposed vegetation will appropriately integrate the development, enhancing the existing vegetation, particularly on the slope down to SH6, and will do so without compromising the openness of the ONL.

Overall, I consider the applicant has demonstrated that adverse effects on the openness of the landscape can be appropriately mitigated, such that the effects are acceptable.

(b) Visibility of development

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

Mr Smith has provided a comprehensive assessment of the potential visibility of this development from SH6, QLDC recreation reserve (designation #271) and Crown Land west of SH6 and south of Lakeside Estates, from Lake Wakatipu and surrounding private land and concludes that in all respects the development would result in a slight degree of visual effects. Mr Denney has also considered the site as potentially visible from these places, providing supplementary assessments, and concluding that the site is *'surprisingly difficult to view from the north'* given the existing vegetation and topography.

Mr Denney's key concerns were that the landscape management plan did not contain sufficient detail to ensure proposed mitigation would be effective, and that not all existing vegetation was proposed to be retained particularly at the crest of the slope adjacent to the platforms, and that this removal would increase views to the platforms. Given the profile poles were intermittently visible from the west and south, and contrary to Mr Smith's assessment, Mr Denney concluded the development would detract from public and private views of the natural landscape. With the additional information provided pertaining to the concept landscape plan, and further volunteered conditions for this plan to be further augmented with greater detail prior to section 224c certification, Mr Denney's concerns over the visibility of the development have been addressed.

Overall, I consider the proposed development is not likely to affect wider landscape values. Future buildings and domestic activities can be visually screened with natural patterns of vegetation and indiscernible mounding such that they are difficult to see. The extensive landscaping coupled with proposed design controls over building height and external appearance mean the resultant effects are appropriate in this context.

(c) Visual coherence and integrity of landscape

"In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor..."

The applicant has not provided a specific assessment of effects on the visual coherence and integrity of the landscape. However Mr Denney is satisfied the quarry's unique attributes mean the platforms would not enable buildings to break the line and form of the slope, and that it lends itself to siting the buildings into the landscape rather than on it. The proposed earthworks and access would be slight additional modifications to a site that is already modified in terms of its naturalness, and the ecologically driven landscaping will better integrate the site and development in the landscape. Mr Denney has not raised concerns with proposed boundary lines though does recommend that any fencing standard post and wire devoid of lineal planting. Having visited the site on several occasions I concur with Mr Denney's findings.

Overall, I consider the development can integrate into the landscape, and that any potential effects are acceptable.

(d) *Nature Conservation Values*

“In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values...”

An ecological assessment entitled *“Ecological Assessment for a proposed subdivision of Lumberbox Quarry”* prepared by Ms Dawn Palmer of Natural Solutions for Nature Ltd (Appendix D to the Applicant’s AEE), is provided with the application, to which Mr Denney has considered and replied upon, and is summarised as follows:

“...the kohuhu/broadleaf forest on the upper terrace and southern escarpment adjacent to SH6 are not significant in terms of section (c) of the RMA but is worthy of protection from further loss and degradation. The report notes the close proximity and element of connectivity of the site to the nearby Significant Natural Area (C14A_1) identified within the proposed District Plan, and conservation land within Drift Bay and within the Lumberbox Creek catchment. Also noted that protection of the regenerating kohuhu/broadleaf forest would support the intent of Policy 6 of the National Policy Statement on Indigenous Biodiversity that promotes maintenance of biodiversity outside areas of significant indigenous vegetation”.

Relying on Ms Palmer’s assessment, Mr Denney notes the proposed ecological restoration is unlikely to result in adverse effects on indigenous ecosystems and does not include planting species with a high potential to spread. I agree with this finding; additionally I consider the ecological restoration of the site is a positive effect of this development.

(e) *Cumulative effects of development on the landscape*

“In considering the potential adverse cumulative effects of the proposed development on the natural landscape with particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor...”

As discussed previously, the quarry site is unique in that it is already a modified natural landform and provides an opportunity for a contained development. A specific assessment of cumulative effects has not been provided by the applicant. Mr Denney considers the site is close to a threshold in terms of an ability to absorb change, but that the sunken nature of the quarry terrace assist in containing the development in the landscape. Coupled with the building design controls, extensive revegetation and supporting volunteered consent conditions, Mr Denney’s original assessment that cumulative degradation of the ONL may not be avoided are now alleviated.

Overall I consider the potential cumulative effects on the landscape can be mitigated, and that the development is appropriate for this site.

(f) *Positive Effects*

“In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development...”

The application provides a clear intent to enhance the site and remedy the effects of the past quarry use. Mr Denney’s concerns that detail contained in the landscape management plan did not go far enough to ascertain the degree of mitigation afforded have been addressed. I consider the ecological restoration of the site will provide for the protection, maintenance and enhancement of ecological values, and in terms of the ecology will result in positive effects that mitigate and remedy past development.

Contaminated Soils

The PSI/DSI included in the application found there is a contaminated source in the surface soils in front of the target (1m – 6m distance) in the southern area of the quarry and within the quarry wall behind and beside the target. This area would for part of proposed Lot 2 and is adjacent to the platform. The Davis Consulting Group report considered it unlikely the lead contamination extends beyond 500mm into the quarry wall, though it does not definitively confirm the vertical extent of the contamination recommending that this will need to be validated by further investigation according to a Remedial Action Plan and Site Validation Report.

The PSI/DSI was peer reviewed by the Otago Regional Council's (ORC) Senior Environmental Officer Mr Simon Beardmore (see commentary in *Appendix 4*). The initial AEE suggested a condition prior to 224c for the remedial action plan to be submitted to Council for approval. Mr Beardmore queried to appropriateness of this as it would not ensure the site was adequately remediated for residential use. The applicant has instead proposed to remove all contaminated soil to an approved landfill facility as per the notified version of the AEE.

Removing the soil is considered appropriate, though I note that further consents for this will be required from the ORC for soil disturbance. To ensure that the contaminated soil is removed to an appropriate facility and that the removal is undertaken in a way to limit potential risk to workers, consent conditions are recommended for a certified Remediation Action Plan and Site Management Plan for the removal of the soil to be submitted and certified, and for all remediation to be undertaken prior to the section 224c certification.

Overall, and relying on the submitted PSI/DSI, I am satisfied that the site can be appropriately remediated, and that the change in use to residential is appropriate.

Earthworks

Earthworks are required to make ready the site for future development, including tapering the quarry walls, extending the access track, low mitigation mounding and removing the contaminated soil. The applicant has provided a geotechnical assessment entitled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' report ref No. 160216 dated 2nd June 2017, from Geosolve Ltd, which included a number of recommendations adopted by the applicant pertaining to these works and future development; being that:

- (i) *The slopes should be regraded to an appropriate stable angle, 1.5H:1.0V (33°) is considered suitable for in-situ glacial till, reworked/fill slopes should not exceed 2.0H:1.0V (26°). A combination of cut and fill earthworks is likely to provide the most cost effective solution;*
- (ii) *Buildings should be set back a minimum of 2.0m from the slope toe if regraded as above.*
- (iii) *Erosion protection matting and establishment of vegetation should be undertaken for bare areas;*
- (iv) *Upslope cut-off drains are already in place to divert surface run-off away from slope crests.*
- (v) *The extent of the drains should be confirmed to ensure full protection of the building platforms is provided and, if required, they should be formalised to ensure appropriate long term performance. Scour protection is recommended.*

Mr Hopkins is satisfied the earthworks are feasible, and recommends conditions to ensure the work is undertaken in accordance to the Geosolve report including supervision by the suitably qualified engineer.

In terms of the site management, a specific management plan has not been provided. Mr Hopkins believes there is a possible risk of earthworks causing rock fall onto SH6 and recommends a consent condition that prior to the commencement of works a site management plan is provided for review and acceptance which specifically includes measures to limit the risk of possible rock fall onto SH6 below.

Overall, and relying on the advice of Mr Hopkins, I am satisfied that the earthworks proposed are feasible, and can be undertaken in such a way that potential effects are appropriately mitigated.

Natural Hazards

The site is identified on the QLDC hazard maps as being in a zone subject to alluvial fan activity and liquefaction, and further on site hazards identified as rock fall and overland flows. Mr Hopkins accepts the provided assessment from Geosolve (report entitled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' Ref: 160216 dated 2nd June 2017) which finds the alluvial fan hazard does not apply to the building platforms, and that the liquefaction risk is nil to low. The rockfall risk is determined to be low which Mr Hopkins accepts.

In terms of the overland flows, Geosolve determined that storm runoff does present a risk to the platforms and that upslope cut-off drains should be considered. Mr Hopkins accepts this assessment and recommends corresponding conditions. Provided the cut-off are provided for and certification for acceptability, Mr Hopkins is satisfied the platforms are suitable for residential development.

Overall, and relying upon the assessment of Mr Hopkins, I am satisfied that natural hazards are adequately dealt with, and that the development would not increase future risk from the identified natural hazards.

Infrastructure Servicing

Mr Hopkins has assessed the proposed methods for obtaining potable water, and disposal of stormwater and waste water. None of these services can connect to Council reticulated schemes and are to be dealt with on site. Mr Hopkins is satisfied that each method is appropriate, to which I note the following key points:

- Potable water obtained from an unnamed creek above the site will be piped to the site and future owners will need to install their own storage tanks to connect to this supply for both potable and fire fighting water supply. The supply quantity is appropriate and detailed designs are recommended prior to section 224c certification along with a consent notice condition pertaining to individual lot owner requirements for fire fighting supply storage. The water will need to be treated by each future lot owner and a consent notice condition for individual water treatment is recommended. A further condition is recommended for details on how the water supply to the two lots will be monitored and maintained on an ongoing basis.
- The method for wastewater disposal is feasible and there are no specific constraints that precluded compliance with the relevant standard AS/NZS 1547:2012. A consent notice condition is recommended in this regard.
- The proposed to ground stormwater disposal is appropriate, and a supporting consent notice condition is recommended.

Power and telecommunications are confirmed by the respective providers as feasibly being serviceable to each new allotment. This is accepted and a supporting conditions is recommended for the lots to be serviced with each.

Overall, and relying on Mr Hopkins advice, I am satisfied the new allotments can be serviced appropriately.

Traffic Access and Safety

The development will be accessed from an existing vehicle crossing (CP34) to SH6 which is approved by NZTA, and an existing farm access track with extension to proposed Lot 2. Mr Hopkins is satisfied the crossing and track are suitable, though notes that these will need to be upgraded to comply with council standards. The crossing will be sealed while the track can remain as a gravel surface given the limited lots serviced. I accept Mr Hopkins assessment and recommendations for conditions to ensure the detailed design of the upgrading and sealing is provided prior to works commencing.

Overall, I consider the proposed access to the development is suitable, and would not result in adverse traffic safety effects.

Subdivision – long term development of the site

The proposed subdivision will result in two additional allotments for residential purposes being 2.61ha (Lot 1) and 7.01ha (Lot 2). The remainder of the land (Lot 3) will be amalgamated with Lot 2 DP 26261. Land Information New Zealand have confirmed the amalgamation condition is practicable. In terms of long term development, at 650.48 ha Lot 3 is on its own a considerably large land holding that will be maintained with the wider Remarkables Station land contained in Lot 2. This subdivision does not alter the covenanted Jardine boulders and would not preclude future use of the site; being continued farming of the land.

Proposed Lots 1 and 2 are more rural residential in size with large parts of Lot 2 being either covenanted against tree removal, or otherwise protected as indigenous revegetation. These lots would not realistically be used for farming purposes in the future given their size, and I accept points raised in the applicant's AEE that this area, being the disused quarry, is already not practically used for farming purposes, though I note other rural activities could and have previously occurred in the area (e.g. wood storage).

Overall, I consider this two lot subdivision would see a small portion of the wider land holding change to residential use, but would not otherwise preclude more rural activities and development on the remainder of the land holding.

8.2.3 SUMMARY OF EFFECTS

I consider the proposed development would be appropriate as the proposal maintains the open character of the site, with the future built form contained within the quarry area where diffuse views of future development can be mitigated by proposed landscaping. Further the site can be appropriately serviced, and consent conditions can be imposed to this effect should consent be granted.

Overall, I consider the effects of this development are acceptable.

8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

The relevant Objectives and Policies of the Operative and Proposed District Plans are attached as *Appendix 7* to this report. A discussion on these is provided below. Further, I consider the assessment provided in the Applicant's AEE is thorough and direct the commission to this for further reading.

8.3.1 Operative District Plan

Part 4: District Wide Nature Conservation Values and Landscape and Visual Amenity

The relevant Part 4.1.4 objective 1 (policies 1.4, 1.7, and 1.17) (*Natural Environment*), and Part 4.2.5 objective (policies 1, 3, 8, 9, 11, 12, 15, and 17) (*Landscape and Visual Amenity*) seek to protect and enhance ecosystems through promoting the protection of ecosystems and tree planting, and recognise the significance of landscape and visual amenity values and seeks to ensure that those values are not diminished through inappropriate future development and cumulative degradation.

The application seeks to enhance native regeneration of the site, contributing positively to the montane ecosystems through a covenanted area of existing trees from clearance below the platforms, and landscape area for indigenous regeneration above (Objective 4.1.4[1]).

The old quarry is identified as an area that does have potential to absorb development without detracting from landscape and visual amenity values, in part due to its already modified state in addition to the ongoing landscape management of the site (objective 4.2.5; policies 1 and 3). The site, proposed landscaping and future building control combine to result in future development that will be reasonably difficult to see, and where cumulative effects are not considered to further deteriorate the ONL (policies 8 and 9). It is determined above that the proposed landscaping will assist in mitigating the effects of previous use of the site as a quarry (policy 9), and that the planting will maintain the openness of the ONL and is consistent with the patterns and ecology of the immediate surrounds (policy 11). The access will make use of an existing track while effects of the extension on what is potentially a highly visible slope are mitigated by the proposed mounding and landscaping (policy 12).

As stated above, the proposal would achieve protection of existing natural character and plantings while also encouraging ongoing indigenous revegetation (policy 15). Given the above I consider the proposed future land use resultant from the subdivision can be achieved in such a way to minimise potential effects on the open character and visual coherence of the ONL (policy 17).

Overall, I consider the applicant has demonstrated the proposal is suitable for this site and within this Outstanding Natural Landscape; thereby I am satisfied the proposal is consistent with the relevant Part 4 district wide objectives and policies pertaining to the natural environment, and landscape and visual amenity.

Part 4: Natural Hazards

The relevant objective 4.8.3 seeks to avoid or mitigate loss of life, and damage to infrastructure from natural hazards by ensuring buildings and developments are constructed and located appropriately away from hazards, or are adequately mitigated (Objective 1; policies 1.4 – 1.7). The site is subject to alluvial fan, liquefaction, rock fall and overland flow hazards; though it has been determined that only the latter applies to the platforms. The applicant's geotechnical assessment has demonstrated hazard effects can be mitigated to which Mr Hopkins concurs. Therefore, and subject to conditions to ensure the mitigation measures are properly installed, I consider the development does give effect to the relevant objectives and policies and mitigates the natural hazard risk.

Part 5: Rural Areas

The relevant objectives and policies contained in Part 5.2 (Objective 1; Policies 1.1-1.8, Objective 2; Policies 2.1-2.2 and 2.4, and Objective 3; Policies 3.1-3.3 and 3.5) seek to protect the character and landscape values of the rural area, to retain the life supporting capacity of soils and vegetation, and to appropriately manage effects of activities on rural amenity.

As previously discussed, the applicant has demonstrated the proposed subdivision and future residential activities are appropriate in the disused quarry area. Actual and potential effects are avoided or adequately mitigated by the siting of the building platform and supporting landscape management. Therefore I am satisfied the proposal is consistent with the relevant Part 5 objectives and policies pertaining to rural areas.

Part 15: Subdivision, Development and Financial Contributions

The relevant objectives and policies (Objective 1; policies 1.2, 1.5-1.12, Objective 2; policy 2.1, and Objective 5; policies 5.1-5.5) seek to ensure the necessary services are installed, that the cost of subdivision is met by the subdivider, and to ensure that amenity is protected through lot sizes that provide for efficient and effective functioning with appropriate levels of open space. The engineering assessment has determined that the site can be appropriately serviced, albeit that conditions will need to be imposed to ensure water quality standards and their maintenance. Ensuring the RBPs are serviced prior to 224c certification will also ensure the subdivider bears the cost of subdivision. Further, as above, amenity is maintained as the lot and RBP sizes and location have been determined as appropriate.

Overall, I consider the proposal is consistent with the relevant Part 15 objectives and policies.

8.3.2 Proposed District Plan

The Proposed District Plan (PDP) Stage 1 was notified on 26 August 2015, and Stage 2 on 23 November 2017. The hearings on the Part 2: Chapter 6 (*Landscapes*), Part 4: Chapter 21 (*Rural*), and Part 5: Chapter 27 (*Subdivision and Development*) chapters have been completed but decisions on the PDP have not been released. The relevant Objectives and Policies are attached as *Appendix 7* to this report.

Part 2: Chapter 6 (Landscapes)

The relevant objectives and policies (Objectives 6.3.1; policies 6.3.1.3, 6.3.1.8, 6.3.1.10, 6.3.1.11, Objective 6.3.2; policy 6.3.2.5, and Objective 6.3.4; policies 6.3.4.1 – 6.3.4.3, 6.3.8.2) are considered relevant. These seek to recognise the importance of the District's Outstanding Natural Landscapes, and that successful applications will be exceptional to ensure the landscape character and visual amenity values are not diminished as a consequence of development (Objective 6.3.1). That the landscape has a finite capacity for residential activity in rural areas if the qualities of that landscape are to be maintained and to ensure incremental changes from subdivision and development do not degrade the landscape (Objective 6.3.2). Further, the PDP recognises that ONLs must be protected from the adverse effects of subdivision and development, particularly where there is little capacity to absorb change, and that it is necessary to minimise the adverse landscape effects of subdivision, use or development (Objective 6.3.4).

These objectives and policies are similar in nature to those of the ODP and as has been discussed above, given the subdivision design, RBP locations and landscape mitigation, I consider the site does have the ability to absorb the change, does not constitute inappropriate development with adverse cumulative effects and, thereby does not degrade the landscape character.

Overall, I consider the proposal is consistent with the relevant Chapter 6 objectives and policies.

Part 4: Chapter 21 (Rural)

The relevant objectives and policies (Objective 21.2.1; policies 21.2.1.1 - 21.2.1.8) seek to enable farming, permitted and established activities while protecting landscape, amenity and nature conservation values associated with the Rural Zone and ensuring that built form is suitably setback from boundaries to mitigate effects.

For reasons previously discussed, I consider the RBPs are suitably located, and that existing and proposed vegetation cover along with the viewing angle will help to not cause light glare beyond the site. Through retention of most of the site as open pasture for farming purposes continues to suitably enable said farming activities on the remainder of the site.

Therefore, I consider the proposed development would be consistent with the Chapter 21 objectives and policies.

Part 5: Chapter 27 (Subdivision and Development)

The relevant objectives and policies (Objective 27.2.1; policies 27.2.1.1 - 27.2.1.3 and 27.2.1.5, Objective 27.2.5; policies 27.2.5.4, 27.2.5.7, 27.2.5.11 – 27.2.5.18, and Objective 27.2.6; policy 27.2.6.1 seek to ensure that subdivisions create quality environments that are serviced with infrastructure that meets the anticipated needs of the development, and whereby the cost are borne by the subdivider.

I consider the subdivision is well designed with the resultant allotments being an appropriate size and shape for the intended purpose and internal roading linked with the existing access and otherwise shielded from view by the established and proposed onsite vegetation. The engineering assessment, which I have relied upon, has determined the sites can be appropriately serviced to meet the QLDC Land Development and Subdivision Code of Practice with respect to all key services, noting that potable water supply is feasible however may need to be treated. This matter can be dealt with by consent conditions, which are recommended. The services will be established prior to 224c certification thus the cost of subdivision will be borne by the subdivider.

Overall, I consider the proposed is consistent with the Chapter 27 objectives and policies.

Part 5: Chapter 28 (Natural Hazards)

The relevant objectives and policies (Objective 28.3.2; policies 28.3.2.1 – 28.3.2.5) seek to ensure that development of land subject to natural hazards only occurs where the risks are appropriately managed or mitigated.

I have relied upon the engineering assessments provided by both the applicant and Council's engineer. These have determined the hazard risk can be appropriately mitigated by the use of cut-off drains to divert overland flows and that these need to be installed prior to the section 224c certification. Subject to consent being granted with this condition, I consider the hazard risk is appropriately managed.

Therefore I am satisfied the proposal is consistent with the Chapter 28 objectives and policies.

8.3.3 Weighting

While the District Plan is the current planning document and the Proposed District Plan has yet to be debated fully, the District Plan must have significant weight. However, I am satisfied that the relevant objectives and policies in the operative District Plan and those in the PDP are closely aligned to each other, and seek to achieve the same outcomes. Therefore a detailed weighting exercise is not necessary in this instance.

8.3.4 SUMMARY OF OBJECTIVES AND POLICIES

Overall, it is my opinion that the proposed development will give effect to and be consistent with the relevant objectives and policies, and therefore is considered aligned with the provisions of both the Operative and Proposed District Plans.

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

The relevant objectives and policies in the Operative Regional Policy Statement are contained within Part 5 (*Land*), Part 11 (*Natural Hazards*), and Part 13 (*Wastes and Hazardous Substances*); and for the Proposed Regional Policy Statement within Part B Chapter 1 (*Resource management in Otago is integrated*), Chapter 3 (*Otago has high quality natural resources and ecosystems*). A full list is contained in *Appendix 8*.

8.4.1 Operative Regional Policy Statement ("ORPS")

As the District Plan must give effect to the RPS, it is considered that the assessment above is also relevant to assessing the proposal against the relevant objectives and policies of the ORPS which also seeks to promote the sustainable management of Otago's land resources, to avoid, remedy or mitigate degradation to natural and physical resources from activities utilising the land resource (Objectives 5.4.1, 5.4.2; Policy 5.5.4 and 5.5.6), to protect Otago's Outstanding Natural Landscapes from inappropriate development (Objective 5.4: Policy 5.5.6), to avoid or mitigate adverse effects from natural hazards to acceptable levels (Objective 11.4.2; Policies 11.5.2 and 11.5.3), and to ensure risk to people from existing contaminated sites is minimised.

The proposed subdivision and residential use of a portion of this site will diminish available productive land. However, I have accepted the applicants reasoning that the area in which the residential activities are to occur, within a disused quarry, presently are not used as part of the main farming activities which occur over the remainder of the site. Thereby I consider the proposed does not significantly reduce potential productivity of the site, and where the open character and landscape values of the ONL are largely maintained. Further the overland flow hazard that may affect the platforms can be mitigated in such a way that potential risk is reduced. The applicant has demonstrated the contaminated soil on site can be remedied and disposed of to an appropriate facility. I accept this is an appropriate method to address the onsite contamination subject to conditions, and a supporting management plan for disposal.

Given the above, I consider the additional residential development, would not be inconsistent with the relevant RPS objective and policy.

8.4.2 Proposed Regional Policy Statement for Otago ("PRPS")

The Regional Policy statement is currently under review; proposed changes were notified 23 May 2015, submissions closed 24 July 2015 and the Decisions on the PRPS released 1 October 2017. The relevant objectives and policies of the proposed Regional Policy Statement are contained within

Part B Chapter 1 (*Resource management in Otago is integrated*) - Objective 1.1, policies 1.1.2, 1.1.3; Chapter 3 (*Otago has high quality natural resources and ecosystems*) - Objectives 3.1; policies 3.1.8, 3.1.10; and Objective 3.2; policies 3.2.1, 3.2.2, and 3.2.4; and Chapter 4 (*Communities in Otago are resilient, safe and healthy*) - Objective 4.1, policies 4.1.3 – 4.1.11 and 4.1.13 (natural hazards); and Objective 4.6; policies 4.6.2, 4.6.4, 4.6.5 and 4.6.9 (contaminated land) of the Council Decisions Version dated 14 February 2017. These are all subject to appeals by various parties, and are therefore not considered fully operative, and as such carry limited weight.

The PRPS is largely consistent with the ORSP in that the relevant objectives and policies seek to support the wellbeing of people and communities (economic, social, cultural and health and safety)(Objective 1.1), and to ensure development in Otago's Outstanding Natural Landscapes is appropriately managed (Objectives 3.1 and 3.2) as are the identified natural hazards and contaminated land onsite (Objectives 4.1 and 4.6). Given the preceding assessments which have found the subdivision and future dwellings in this location is appropriate, and that the proposed development is considered to be consistent with the ORPS, I consider the proposal is also consistent with the PRPS.

8.4.3 SUMMARY OF REGIONAL POLICY STATEMENTS

The PRPS is largely consistent with the ORSP, and I consider the proposed development is consistent with both, and therefore appropriate.

9. LEGISLATIVE REQUIREMENTS

9.1 SUBDIVISION (S106) ASSESSMENT

Section 106 enables Council to refuse to grant subdivision consent if it considers the land subject to the application is likely to be subject to natural hazards, if any subsequent use of the land could exacerbate effects from natural hazards, or if sufficient provision has not been made for legal and physical access to each site.

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

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

9.2 NES FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The proposed subdivision will result in a change in land use from pastoral / quarry to residential. The site is identified as a containing soil contamination, not due to farming or quarry activities but the informal use of the site as a rifle range. The applicant has provided a PSI/DSI that identifies the site can be suitable for residential use provided the discrete area of contamination is remediated. The applicant has opted to remove all lead contaminated soil to an appropriate land fill facility. Conditions are recommended to ensure a site management plan for the removal is provided from a suitably qualified and experienced practitioner under the NES prior to works commencing, and for all soil to be removed prior to the section 224c certification.

On this basis, and on the evidence provided with the application, I consider the applicant has suitably addressed the requirements of the NES to address potential effects on human health, and that consent can be granted.

10. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

As in this case the relevant District Plan provisions are valid, have complete coverage and are certain, the above assessment under s104 matters, which give substance to the principles of Part 2, illustrates the proposed activity accords with Part 2 of the Act.

Overall, I consider the proposal does promote sustainable management.

11. RECOMMENDATION

- Having considered the proposal it is my opinion that the proposed development can be contained within the existing quarry terrace and established and proposed vegetation such that any views to future development would be diffuse and difficult to see. It has been demonstrated that the new allotments can be appropriately serviced and the effects associated with proposed earthworks, the natural hazards and contaminated soil about the lot 2 platform can be appropriately managed to avoid risk to humans and future development.
- Given the above, I consider the openness of the landscape and landscape character values associated with the ONL are not adversely affected in such a way to be unacceptable. The servicing and preparation cost to ready the site will be borne by the subdivider. In this regard the proposal would give effect to the relevant objectives and policies of the Operative and Proposed District Plans, For these same reasons, I consider the proposal does promote sustainable management and is aligned to Part 2 of the RMA.
- Should the Commission decide to grant consent with conditions pursuant to section 108 and 220, a list of draft recommended conditions based upon the matters discussed in the report above, and as recommended by the reporting officers, can be found in *Appendix 9*.

Report prepared by



Alana Standish
SENIOR PLANNER

Reviewed by



Erin Stagg
SENIOR PLANNER

Attachments:	Appendix 1	Applicant's Assessment of Environmental Effects
	Appendix 2	Council's Landscape Report
	Appendix 3	Council's Engineering Report
	Appendix 4	Otago Regional Council Report and commentary on NES
	Appendix 5	QLDC Assessment Matters
	Appendix 6	NES Matters of Discretion
	Appendix 7	QLDC Objectives and Policies
	Appendix 8	Relevant ORC Regional Policy Statement Objectives and Policies
	Appendix 9	Consent Conditions

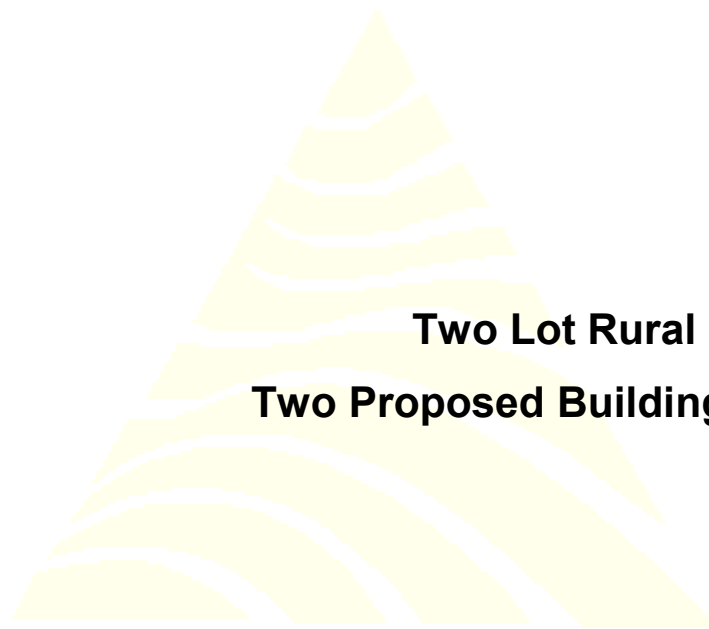
Report Dated: 9 April 2018

APPENDIX 1

Applicant's Assessment of Environmental Effects

Remarkables Station Limited

Lumberbox Quarry, Kingston Road



Two Lot Rural Subdivision

Two Proposed Building Platforms

June 2017

Prepared by: Karen Page

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

1.1 Site Description

The subject site is an irregular shaped lot legally described as Part Lot 1 and Lot 2 Deposited Plan 26261 (measuring 656.9388 ha and 205.9800 ha respectively), and Section 1 Survey Office Plan 16995 (measuring 3.1667 ha). The Certificates of Titles are contained in Attachment A to this application (It is noted that the proposed development does not affect Lot 2).

The area subject to this proposal includes 9.62ha and is part of the rural property that makes up the larger farm identified as Remarkables Station. The Station consists of an area in excess of 800 ha and is currently held in pasture for grazing. The Remarkables Mountain range borders the farm along its eastern boundary. The area of land subject to this proposal lies towards the Station's southern boundary and borders SH6 along its western boundary, a conservation zone to its south west, with the balance land of the Remarkables Station to its east and north, see Figure 1 below for detail:



Figure 1: Subject Site

The 9.62 ha site is currently fenced off from the larger farm operation. As a result, in the absence of any stock and grazing in this area much of the site supports regenerating and established indigenous Kohuhu forest as well as large areas of exotic vegetation and weeds, as discussed in more detail below. In the middle of the site large cuts and old

quarry terraces remained exposed supporting little established vegetation. No built development currently exists on site and the site has not been used as a gravel quarry in excess of 20 years. Access to this area of the Station is via an informal driveway located north of the proposed subdivision on the balance Lot 3, see Appendix B for detail.

1.2 The Proposal

Subdivision and LUC are sought to carry out a two lot subdivision on the subject site. The development will include identifying two residential building platforms with suitable access and servicing. An area of 9.62 ha will be subdivided off the southern portion of the Remarkables Station. The proposal will include the following:

1) Two lot subdivision

A two lot rural subdivision resulting in lot areas of 2.61 ha and 7.01 ha for Lots 1 and 2 respectively, see Figure 2 below;

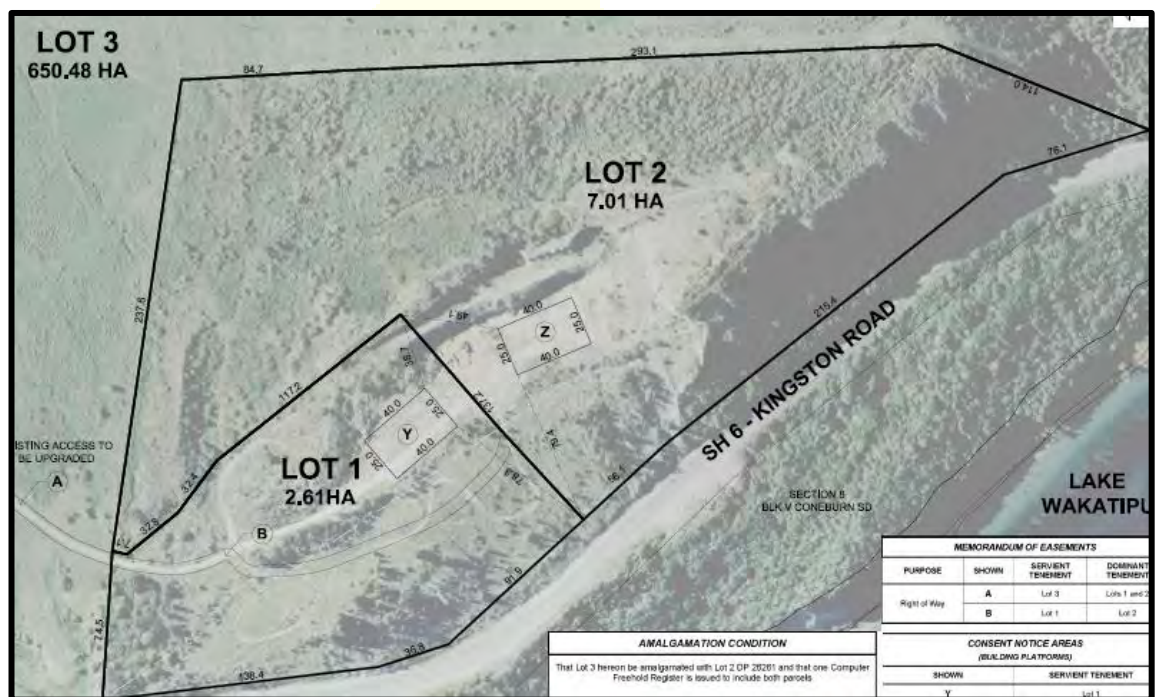


Figure 2: Proposed subdivision

The boundaries of the two proposed allotments will follow the existing fenceline that currently separates the quarry from the rest of the farm to its north and north east. In order to retain the established and regenerating vegetation on site within one area (as discussed in detail below) Lot 2 will be significantly larger than Lot 1 with the internal

boundaries between the sites dissecting the existing flat quarry terrace and running directly back to the northern boundary adjacent the accessway, see above and Appendix B for detail.

2) Two building platforms:

Two 1000m² building platforms within identified curtilage areas.

The two building platforms will be location on the existing flat quarry terrace that has been formed as part of the past quarry activity. They have been set back a minimum of 2m from the toe of the slope as required under the geotechnical assessment, see Appendix J for further detail.

(a) *Building Platforms*

(i) All buildings shall be contained within the residential building platforms approved, marked on the title plan.

(ii) Any future building on Lot 1 and 2 shall have a height restricted to 4.5m from the original ground level of RL 375 masl.

(iii) The roof of any future building shall be clad in a dark recessive colour in the range of browns, greens or greys, with a reflective value of less than 25%.

(iv) External wall cladding is to be of dark recessive colour in the range of browns, greens or greys, with a reflective value of less than 25%.

(v) Any ancillary structures shall be clad and coloured to match the principal dwelling.

(vi) All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, filtered and pointed downwards and screened so as to reduce lux spill.

(vii) All curtilage activities shall be restricted to the identified building platforms and vehicle manoeuvring areas. Curtilage activities include (but are not limited to) ancillary buildings, gardens, garden structures, children's play equipment, washing lines.

3) Earthworks

- i) Earthworks of 6525m³ of cut is proposed to reduce the slope of the existing batter faces located directly to the east of the proposed building platforms.

The Geosolve Geotech report prepared to assess the suitability of the site for development concluded that residential development was not suitable below the existing

toe of the slopes given their angles of 60-80 degrees. As a result 6525m³ of earthworks is proposed in order to reduce the slope of this cut face to a maximum grade of 1:5 for in-situ till and 2:1 for any reworked areas, see earthworks plan in Appendix O for detail.

- ii) Earthworks of 950m³ of fill over an area of 1730m² to create two 1.2m high mounds between the building platforms and western site boundaries;

Two 1.2m high mounds are proposed in front of the proposed dwelling in order to reduce the visibility of the dwellings as viewed from outside the site.

- iii) Earthworks including a cut of 200m³ and fill of 110m³ to upgrade the existing access/ driveway to the site, as discussed further below;

4) Access

Access to the development will be via an existing access to the quarry which will be upgraded and extended to provide for suitable access to the two proposed lots. An easement over the balance Lot 3 will be created to safeguard this access. An existing farm vehicle crossing (CP34) will be utilised as the entrance to the subdivision. The proposal also offers up a condition of consent to remove existing vehicle crossing (CP35) which is located adjacent Lot 1. Removing this crossing is a condition of the affected party approval from NZTA, see Appendix H for detail.

5) Landscaping and Ecology:

A landscape assessment has been undertaken by Landscape Architects Paul Smith of Vivian Espie Ltd in order to assess the landscape effects of the proposal. As discussed in Section 2 below, in order to mitigate any potential adverse effects the following landscape planting is proposed:

- i) Planting along the escarpment located to the west of the building platforms adjacent the road boundary to include a mix of tall shrubs identified in the area as C1 on the Landscape Management Plan included in Appendix C (as discussed further below);
- ii) Mound planting of flax, grasses and small shrubs between the proposed building platforms and escarpment to their west identified as Area D on the Land Management Plan;

- iii) Cut face planting including hydroseed, small shrubs and tussocks.

Further to the above, a detailed Ecological Assessment has been undertaken of the site by Ecologist Dawn Palmer of Natural Solutions for Nature Ltd, in order to identify the vegetation patterns and ecological values on site. In brief the report concludes:

- i) The area directly south of the proposed building platform on Lot 2 is regenerating kohuhu / broadleaf forest that is worthy of protection;
- ii) Above the quarry terraces and to the east of the proposed building platforms vegetation includes bracken lead regenerating kohuhu broadleaf forest, and;
- iii) In the northern area of the site the vegetation mostly consists of pasture grasses and exotic shrubland.

As a result of this varied mix of vegetation, a Land Management Plan has been developed in order to outline the different planting proposed and land management requirements for each specific area. This plan is included in Appendix C and identifies four separate areas:

Area A - Regenerating Kohuhu Forest. To be covenanted for it's on going protected. No planting or vegetation removal is proposed in this area:

Area B - Bracken Lead Regenerating Kohuhu Forest. Area B is to be managed in such a way as to enable the regeneration of this area of kohuhu forest.

Area C - Escarpment Area. This area adjacent the SH is to be retained in eucalyptus (C1) and planted in a mix of tall shrubs (C2).

Area D - Mounding Area. The mounding area in front of the building platforms is to be planted in a mix of shrubs, grasses and flaxes.

Area E - Landscape Amenity Area. Exotic weeds in this area are to be removed and replaced in indigenous vegetation as deemed appropriate.

A Revegetation Management Strategy is proposed to be submitted to Council for approval prior to 224c certification to confirm the planting for each area and how each area will be managed on an on going basis. All identified planting and initial weed eradication will be required to have been undertaken prior to 224c certification.

A Consent Notice is also proposed through the subdivision consent to require any future owner of the two lots to maintain the approved planting and carry out any on going maintenance including weed eradication in accordance with the proposed Revegetation Management Strategy.

As a result, the following two conditions are proposed in respect to the subdivision consent:

1. Prior to certification pursuant to section 224 © of the Resource Management Act 1991, the consent holder shall submit to Council for approval a Revegetation Management Strategy/ Plan. The plan shall be in accordance with the approved Land Management Plan and shall include a planting management plan which shall identify planting methodology for all Areas (where applicable), planting specification, plant schedules, plant maintenance, weed and pest removal and on going management, and irrigation practices.
2. Prior to certification pursuant to section 224 of the Act and in accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Certificate of Title for the performance of the following conditions on a continuing basis:

The Revegetation Management Strategy / Plan in respect to all Areas of the Land Management Plan shall be complied with on an on going basis.

6) Stormwater and Sewerage Disposal

Stormwater and sewerage disposal will be dispose of on site. A soil investigation has been undertaken by Graeme Heazelwood of Southern Monitoring Services and is included in Appendix F. On site disposal will include single septic tanks for each lot discharging to conventional beds, the design of which will be provided at building consent stage for any future dwelling. Stormwater will be disposed of via soak pits on site also to be designed at building consent stage.

7) Potable water

Potable water will be sourced from an unnamed creek located approximately 530m to the north east of the subject site and 102m above the proposed building platforms. An intake screen will be installed in a rock pool in the creek along the existing stock water intake

screen and will be connected to a 5250 litre settling tank out of the creek floodpath and approximately 12m below the screen. The water will then be piped to the site. Future owners will be required to install their own storage tanks within the designated curtilage areas for domestic and fire reserve purposes at time of building consent. An engineering assessment of this design has been carried out by Ken Higgie and is included in Appendix E.

8) Hazards - Contamination

A preliminary site inspection has been undertaken on this site given its history as a gravel quarry and its use as a rifle range. This assessment was undertaken by Davis Consulting Group and is included in Appendix I. The report confirms that there are high lead levels within proposed Lot 2 as a result of the use of this area as a rifle range, as discussed in further detail in Section 3 below. As a result, it is proposed to remove the soil from this area, see site plan in Appendix I for detail, treat it and dispose of it to the Green Island Landfill in Dunedin which is certified to receive contaminated material including HAIL material such as lead. Given the above, consent is also sought as a Restricted Discretionary Activity under the NES, see Section 2 below.

9) Hazards - Site Stability

A Geotechnical Assessment has been carried out of the site by Engineer Paul Faulkner of GeoSolve Ltd in order to ascertain the suitability of the site for development. All the recommendations of this report have been adopted including locating the proposed building platforms 2m from the toe of the cut slope, reducing the angle of cuts and providing for a cut off drain around the top of the cut face, see Section 3 below for more detail and Appendix J.

10) Power and Telecommunications Supply

Both Chorus and Delta have confirmed that power and telecommunications can be provided to both proposed lots, see approvals in Appendix G and M for detail.

1.3 Site History

The area of the site, subject to this application, includes approximately 9.62 ha and has a varied history.

Prior to being fenced off (as discussed above), it was grazed in pasture forming part of the larger farm block that makes up the Remarkables Park Station. In the 1970s the site was converted / used as a gravel quarry identified as Lumberbox Quarry and hence was fenced off from the rest of the farm activity and stock. The original quarry / gravel pit was located closer to the State Highway than the existing exposed terrace/ face and slightly north on the site. This area was rehabilitated with the quarry moving into the area that is now exposed.

This initial mining activity does not appear to have had LUC. In 1995 consent was sought to extend the existing exposed area after having been mined intermittently for in excess of 20 years by Works Civil Construction Limited (WORKS). (Prior to 1995 there was an agreement between Works and J and D Jardine that WORKS would restore the exposed areas and undertake progressive rehabilitation. This, however, was not undertaken).

The following consents and permits were sought to extend the quarry:

- **RM950776** – Land Use Consent to operate a gravel pit on site. This consent was approved March 2000 and then subsequently appealed. The consent was surrendered by the Applicant in April 2001.
- **Mining Permit 41444** – A mining permit was granted to Works Civil Construction Limited on 23 December 1996 to mine gravel from the site for a period of 20 years.

RM950776 included condition of consent requiring restoration and rehabilitation on all exposed surfaces. Given the consent was surrendered these conditions were not given effect to and as a result there is no legal mechanism currently in place requiring the existing exposed terrace and cut faces to be restored or rehabilitated. The mining permit for WORKS, which was approved in 1996, states that rehabilitation should occur as appropriate. No work or rehabilitation, however, has been undertaken under this permit.

Further to the above, the southern face and terrace of the quarry has been used in recent times as a shooting/ rifle range. This has occurred on an intermittent basis by the Police for training and rifle practice.

2.0 Queenstown Lakes District Plan

Under the QLDP the proposed development requires consent for the following:

- i) A Discretionary Activity consent pursuant to Rule 15.2.3.3 (vi) to undertake a two lot subdivision in the Rural General Zone.
- ii) A Discretionary Activity consent pursuant to Rule 5.3.3.3 (i) (b) to provide for two 1000m² residential building platforms located within the Rural General Zone.
- iii) A Discretionary Activity consent pursuant to Rule 22.3.3 (i) (a) which restricts earthworks to 1000m³ in the Rural General zone. It is proposed to undertake approximately 7675m³ of earthworks on site.
- iv) A Restricted Discretionary Activity consent pursuant to Rule 10 (2) of the NES which states that activities that do not meet the Controlled or Permitted requirements are a Restricted Districted Discretionary Activity.

Overall, the application is a **Discretionary** activity.

3.0 ASSESSMENT OF THE ACTIVITY'S EFFECT ON THE ENVIRONMENT

The proposed development will provide for two allotments, akin to rural residential development, on a rural site that has been highly modified due its mining history. With the exception of the escarpment adjacent the SH, no restoration and rehabilitation has occurred on site since this activity ceased approximately 20 years ago. The cut faces and terraces have been left exposed with some areas now primarily occupied by broom and briar, scattered natives, eucalyptus and lupines. There are no legal mechanisms currently in place requiring this exposed quarry site to be reinstated or revegetated.

The proposed development will provide for an efficient use of this modified rural site. Any potential adverse effects generated by the built development in this area will be offset by the proposed mitigation such as the planting, recessive building material and design (including restricted building height of 4.5m) and the remedial work proposed. Furthermore, the proposal will provide for a revegetation strategy that will enhance the existing indigenous vegetation in this area and protect it in perpetuity.

A number of specialist reports have been commissioned to consider the effects of this development and are discussed in detail below:

Landscape Effects / Rural Amenity

A detailed Landscape Assessment has been undertaken by Landscape Architect Mr Paul Smith of Vivian Espie Ltd given the sites location within an Outstanding Natural Landscape under both the Operative and Proposed District Plans. In respect to the existing site the report concludes that:

“the previous quarrying activities have altered the development areas landscape character. I consider that the previous use of the development area, particularly the quarry itself, has resulted in a man-made and modified vicinity that discords with the natural character of the broader landscape setting”.

The assessment states that this proposal will not adversely affect the landscape character of the site but simply result in a change in use in the development area. It states:

“I consider that the proposed development will have a negligible to slight degree of positive landscape character effects on the proposed development area. The character of the development area will become more consistent with the relatively natural landscape character that surrounds it”

In respect to visual and rural amenity, the assessment finds that future buildings on these platforms may be partially visible from public places such as the west of SH6, from the recreation reserve adjacent the site and from Lake Wakatipu. In order to reduce this visibility, it is proposed to restrict any built height to 4.5m, and provide for mounding and additional planting of tall shrubs to the west of the building platforms. This mitigation will be required through conditions of the proposed Consent Notice, along with additional restrictions such as the use of recessive colours and building materials. As a result, the landscape report concludes that subject to compliance with the consent conditions, any potential adverse effects on the visual amenity of this landscape, as viewed from these public areas, will be appropriately mitigated.

Further to the above, the report states:

“In relation to landscape character, the proposed development will result in two additional instances of rural living. The previous quarrying activities have resulted in a man-made and modified area. I consider that the proposal will result in a change to the current use of the development area but I consider that the change will not result in negative effects on landscape character”.

The report also concludes that given the raised topography of the site, coupled with the existing and proposed vegetation, and its orientation south of any residential site, the development will have “*no more than a slight degree of visual effects*” on any surrounding residential owners. As a result no residential neighbours are considered adversely affected by this development.

In conclusion its states:

“Overall, I consider that the proposed development appropriately provides for the reuse of the disused quarry. The proposal will enhance the more sensitive landscape areas within the site, while providing for a discrete instance of rural living activities. The proposed development has been very carefully designed in such a way that the landscape appreciation of the site and its vicinity will not be degraded”.

Ecological Effects

The subject site currently supports a mix of vegetation from grass, exotic weeds such as gorse and lupine, to an area of established and regenerating indigenous cover of Kohuhu forest. An initial assessment of the proposed subdivision recognised the potential to ecologically enhance this environment and as a result ecologist Dawn Palmer was commissioned to undertake an assessment of the vegetation in order to ascertain its ecological values and recommend any possible opportunities for enhancement.

As discussed in Section 1.2 above, this assessment found that the site supports established and regenerating indigenous vegetation that is worthy of protection. The different vegetation patterns on site are identified in the Land Management Plan included in Appendix C and range from exotic weed species to established indigenous vegetation.

This assessment concludes the following:

“The proposed development provides an opportunity to reinstate a more natural landform in the area of the disused quarry and enhance the integrity, resilience and viability of the indigenous vegetation within Lots 1 and 2 at the southern-most extent of the alluvial terrace below the western flanks of the Remarkables. This will support the values on the surrounding public conservation land and proposed SNA (C14A_1)”.

“NSN considers that ecological enhancements can be viably achieved through the management of woody weeds and potentially some supplemental planting to improve the

diversity of the regenerating community and that this management would provide ecologically beneficial outcomes for the site and surrounding ecosystems”.

All the recommendations of the ecological report will be adopted and if consent is granted the Revegetation Management Strategy will outline in detail the proposed weed eradication, planting and on going maintenance for each area.

It is therefore considered that the any potential adverse effects on this landscape and existing rural amenity as a result of introducing two built forms into this environment will be appropriately mitigated through the proposed planting and will be off set by the significant positive ecological effects the development will generate.

Servicing

a) Wastewater and Stormwater

It is proposed to discharge wastewater to land via on site septic tanks and effluent dispersal fields. An assessment of the sites soil composition has been carried out by Engineer Graeme Heazleworth and concludes that the soil is made up of gravel and sandy soils and is suitable for on site waste and stormwater disposal. The design of the systems will be assessed at building consent stage. As a result it is considered that any adverse effects on this receiving environment as a result of sewage and stormwater discharge on site will be negligible.

b) Potable Water and Fire Fighting

Engineer Ken Higgle has undertaken an assessment of possible water supply to the subject site and the future developments in respect to both potable domestic supply and for fire fighting purposes. He has identified a suitable water source from an unnamed creek located approximately 530m north east of the site and approximately 102m above the future building platforms. The creek flow was measured at the existing stock intake and confirmed up to 90 000L of water per day would be available from this source. The existing stock water take is limited to 1- 2000 L per day so there is sufficient to provide for an additional 4200L per day that would be required for domestic use. The creek flow was measured to be adequate and the report recommends mitigation measures to treat the water so that it is suitable for domestic use. This includes a proposed 5250 L settling tank below the existing stock intake and storage tanks within the proposed curtilage areas. A 700m water main will take water to the proposed developments through Area B on the Land Management Plan. The volume of water take is a permitted activity under the Otago

Regional Water Plan and would not compromise the existing creek flow or the surrounding receiving environment.

The Applicant is happy to accept all the recommendations of this report. As a result, it is concluded that the development has the ability to provide for safe potable water supply at a flow rate and quantity suitable to service the developments, including for fire fighting purposes. Furthermore, any adverse effects on this environment as a result of this water take will be negligible.

c) Telecommunications and Power

Confirmation that telecommunications and power can be supplied to the site has been provided by Chorus and Delta, see Appendix G and M for detail.

d) Access

The quarry site has an existing access via a vehicle crossing (CP34) off Kingston Road that currently services this disused site and the wider farmland. Given Kingston Road is a State Highway, affected party approval has been sought and obtained from NZTA. This approval is conditional subject to the second existing access (CP35) being physically and permanently closed with fencing along the boundary of the site.

The Applicant is happy to surrender this second vehicle crossing as requested by NZTA and it is anticipated that this will be included in the decision, as a condition of consent, should consent be granted. An easement over the balance lot of this development will be created over the proposed accessway to protect this access in perpetuity, see Scheme Plan in Appendix B for detail.

Further to the above, the existing driveway will be upgraded to provide for a suitable access to the two allotments. This will include approximately 310m³. Any adverse effects as a result of these earthworks and upgraded access will be negligible. Furthermore, the development will have a negligible increase in traffic movements along the SH and will utilise an existing access that has suitable sight distances to allow for safe and efficient movement between this site and the road boundary.

HAZARDS

a) Stability/ Alluvial Fan Risk

The subject site is identified on the QLD Council Hazard Maps as being susceptible to land instability and alluvial fan activity. As discussed above, a geotechnical assessment has been undertaken by Paul Faulkner of Geosolve Ltd which concludes the following:

- Significant surface water flow towards the site is considered a low risk;
- The existing upslope cut off drain will need to be formalised and made permanent to direct surface water away from the cut slope;
- No debris flow deposits are evident in the existing quarry face area;
- The risk of rock fall affecting the site is considered low, however, given the location of the Remarkables Mountain range above the site this is a high risk environment and risk cannot be ruled out. Any risk though is no higher than existing development in this wider area;
- Risk of liquefaction is considered low.

As a result, the assessment concludes that the site is suitable for residential development when assessed against the potential hazards that exist in this environment.

The report also considered the sites suitability for residential development with respect to the stability of the cut face and terrace that have been formed as part of the quarry activity. The cut face above the terrace currently has a slope of 60-80 degrees which would have to be reduced if the terrace was to accommodate residential activity. The report recommends the following mitigation measures in respect to development in this area:

- i) *The slopes should be regraded to an appropriate stable angle, 1.5H:1.0V (33°) is considered suitable for in-situ glacial till, reworked/fill slopes should not exceed 2.0H:1.0V (26°). A combination of cut and fill earthworks is likely to provide the most cost effective solution;*
- ii) *Buildings should be set back a minimum of 2.0m from the slope toe if regraded as above.*
- iii) *Erosion protection matting and establishment of vegetation should be undertaken for bare areas;*
- iv) *Upslope cut-off drains are already in place to divert surface run-off away from slope crests.*

- v) *The extent of the drains should be confirmed to ensure full protection of the building platforms is provided and, if required, they should be formalised to ensure appropriate long term performance. Scour protection is recommended.*

The proposed recommendations have been adopted and are proposed as condition of consent. As long as these are adhered to, it is considered that any adverse effects as a result of land instability, in respect to this development, will be minor.

b) Contamination/ NES

In addition to the above, as discussed in Section 1.2 above, the site has been used for agriculture, as a gravel quarry and more recently, along the southern face of the cut face, as an informal practice firing range by the local Police. As a result, given the proposed change of use from a disused quarry site to rural residential activity the development must be assessed against the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).

A PSI and DSI report from Davis Group Consulting was, therefore, commissioned in order to ascertain whether the site was suitable for residential activities given these past land use activities and their potential for soil contamination. After a review of the available site history, discussions with the owner/ applicant, and an assessment of up to 37 soil samples on the terrace and cut face, the report concluded the following:

- *Chemicals associated with agricultural use are not considered a potential hazard given the absence of any yard based activities and storage sheds;*
- *Searches on the Otago Regional Database did not show any evidence of contamination on site;*
- *Over the majority of the quarry floor lead concentrations did not exceed NES lead contaminant standards;*
- *Lead concentrations did exceed the NES standards in the southern wall around the area of the rifle range;*
- *Lead contamination levels were recorded at 5 - 50 times the rural residential lead contamination standards;*
- *It is unlikely that the lead contamination has a depth more than 500m from the surface;*
- *Remediation work and/ or site management is required to mitigate the risk of people being exposed to this soil;*

In summary the report concludes that soil contamination has occurred in the southern face of the exposed quarry as a result of its use as a rifle range in this area. The lead levels exceed those that are considered safe for human activities and as a result it is proposed to remove this contaminated soil off site. This will occur during the earthworks phase of the development that will see the previous quarry cut faces reduced from 60-80 degrees down to 26-33 degrees. The contaminated soil will be removed off site to a certified landfill such as the Green Island Landfill in Dunedin that has certification to take HAIL material such as lead.

The above assessment has included a detailed site sampling and laboratory analysis of the soils on this site. Given the location of the contaminated area within Lot 2, to the proposed curtilage area, removal of the soil from this area is considered the most appropriate method to manage this risk. The soil will be removed off site during the earthworks phase which will see the existing quarry cut faces excavated. This will be carried out prior to 224c and the subsequent titles being issued for the proposed two lots. If considered necessary, the Applicant is happy for a condition of the subdivision consent to be included that will confirm all contaminated soil has been removed from this area on site and that the standard of remediation on completion is considered acceptable. Furthermore, standard practices will be followed in respect to the transport and disposal of the soil to the Green Island Landfill in Dunedin ensuring that any potential adverse effects during disposal and transportation are mitigated. It is considered that given the small area of contaminated soil, and subject to compliance with any relevant conditions of consent, residential activity on this site is considered appropriate and will not place a risk to human health.

As a result, subject to the above, it is considered that any adverse effects from on site soil contamination will be negligible and appropriately mitigated.

4.0 DISTRICT PLAN: OBJECTIVES AND POLICIES ASSESSMENT

The relevant Objectives and Policies of the Queenstown Lakes District Operative and Proposed District Plans are considered below:

OPERATIVE DISTRICT PLAN

Rural General Zone

3.1.1 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.*

District wide landscape objectives and policies are below.

- 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.*

In relation to 1.2 - 1.4 above, the Landscape Assessment concludes that the proposed development will not compromise the character of this landscape or rural area. Furthermore, given the past land use activities on site, and the subsequent existing topography and exposed cuts, the site supports limited opportunities for future grazing / farming activities.

- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

As discussed, any adverse effects on the landscape values of this area will be minor and appropriately mitigated. The site has the ability to absorb the proposed development with any potential adverse effects from future dwellings mitigated through restricted building design and proposed planting.

3.1.2 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.*
- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life supporting capacity of the soils.*

The past land use activities have limited the potential for the site and soil to be used for productive purposes. The existing vegetation, however, will be safeguarded for future generations.

3.1.3 Objective 3 - Rural Amenity

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

The proposed development will not generate any reverse sensitivity effects in respect to surrounding permitted activity. The adjoining farm operation is limited to grazing and it is anticipated that any noise or nuisance effects from this adjoining rural activity will be minor.

- 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.*

Any potential adverse effects from the activity have been discussed in detail in Section 2 above. The proposed two future dwellings will sit sympathetically in this landscape and rural environment and will continue to maintain, and improve the existing rural amenity in this immediate area.

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

The two proposed building platforms will be set back in excess of the minimum requirements identified under the District Plan.

District Wide - Natural Environment

4.1.4 Objective 1 - Nature Conservation Values:

- *The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.*
- *Improved opportunity for linkages between the habitat communities.*
- *The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.*
- *The protection of outstanding natural features and natural landscapes.*
- *The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.*

The ecological values of the subject site are significant and have been considered and discussed in detail in the Ecological Assessment included in Appendix D. The development proposes to both protect and enhance the existing indigenous vegetation through the implementation of the Land Management Plan and Revegetation Management Strategy. This will in turn improve the linkages between this habitat community and the conservation land to its south. The positive outcomes proposed under this development will ensure the protection of the existing natural conservation values in this area and the values of this outstanding natural landscape.

District Wide - Landscape and Visual Amenity

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.*

- (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.*

In relation to the above, the Landscape Assessment undertaken by Paul Smith concludes that there will be limited adverse effects on this landscape due to the proposed built development in this environment.

- (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 will result in a positive outcome in respect to the surrounding ecological systems and nature conservation values.

2 Outstanding Natural Landscapes

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

A detailed Landscape Assessment has been carried out of the proposal and concludes that the subdivision of this site will not compromise this outstanding natural landscape. The site has unique characteristics given its previous land use, its location and its existing modified state. The proposed development will site sympathetically in this environment while providing for the rehabilitation of this exposed quarry site.

District Wide – Retention of Existing Vegetation

Objective 1

- *To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:*
 - (a) *Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;*

The proposed development will retain the indigenous vegetation on site and will continue to protect and enhance the existing natural character of this site.

District Wide - Natural Hazards

Objective 1

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

The assessment of the potential natural hazards on site has been undertaken and has concluded that subject to compliance with the recommendations of this report, any adverse effects in respect to land instability, alluvial fan activity, rock fall or liquefaction will be minor.

Earthworks

Objective 1

- *Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.*
- 1.1 *Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.*
- 1.2 *Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.*
- 1.3 *Require remedial works and re-vegetation to be implemented in a timely manner.*

1.4 Avoid, remedy or mitigate the long term adverse effects of unfinished projects.

The majority of the proposed earthworks are required in order to reduce the grade of the existing quarry cut, as recommended by the submitted Geotechnical report. Given the location of the cut within the subject site it is considered that any potential adverse effects from run off or erosion during construction will be internalised within the site. The works will also be carried out in accordance with standard sediment and erosion control measures as required by anticipated condition of consent. Furthermore, all exposed areas will be revegetated in a timely manner ensuring on going site stability.

Objective 2

- *Avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas.*
- 2.1 Avoid, where practicable, or remedy or mitigate adverse effects of earthworks on Outstanding Natural Features and Outstanding Natural Landscapes.*
- 2.2 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*
- 2.3 Ensure cuts and batters are sympathetic to the line and form of the landscape.*
- 2.4 Ensure remedial works and re-vegetation mitigation are effective, taking into account altitude and the alpine environment.*

A detailed assessment has been carried out in respect to the potential adverse effects of this development on the surrounding landscape and on amenity values. The proposed building platforms, future buildings, cut faces and access will all be designed so they integrate into this environment and any potential adverse landscape effects will be mitigated by the proposed planting.

Objective 3

- *Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.*
- 3.1 Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.*
- 3.2 Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering.*

The subject site is isolated from any adjoining rural or rural residential site. Any adverse effects from the proposed earthworks will be confined within the site and will be appropriately mitigated during construction. Adherence with the recommendations of the geotechnical report will ensure on going site stability.

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.*
- 1.2 *To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments*
- 1.4 *To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.*
- 1.5 *To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*
- 1.9 *To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.*
- 1.10 *To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system where such systems are available.*
- 1.11 *To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.*

The proposed subdivision and future developments will be adequately serviced in accordance with the above Objective and supporting policies, see Section 3 and accompanying specialist reports for detail.

Objective 4 – Outstanding Natural Features, Landscape and Nature Conservation Values

- *The recognition and protection of outstanding natural features, landscapes and nature conservation values.*
- 4.1 *To take the opportunity to protect outstanding natural landscapes and features, nature conservation values and ecosystems through the subdivision process.*
- 4.2 *To ensure works associated with land subdivision and development avoid to mitigate the adverse effects on the natural character and qualities of the environment and on areas of significant conservation value.*
- 4.3 *To avoid any adverse effects on the landscape and visual amenity values, as a direct result of land subdivision and development.*

The potential landscape effects of this development have been discussed in Section 3 above and in more detail in the Landscape Assessment in Appendix N.

PROPOSED DISTRICT PLAN

Rural Zone

Objective 21.2.8

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

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

The submitted application is supported with detailed hazard and landscape assessments. Both reports conclude that subject to compliance with the proposed conditions of

consent, any adverse effects generated by this development in respect to these matters will be minor.

Subdivision

Objective 27.2.5

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

Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

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.

Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.

Ensure appropriate sewage treatment and disposal by having regard to:

- The method of sewage treatment and disposal;*
- The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.*

Ensure appropriate stormwater design and management by having regard to:

- Recognise and encourage viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;*
- The capacity of existing and proposed stormwater systems;*
- The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;*
- The location, scale and construction of stormwater infrastructure*

Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

Ensure that easements are of an appropriate size, location and length for the intended use.

The proposed development will provide for sufficient services in respect to stormwater and sewage disposal, potable water, access, telecommunications and power. The receiving environment has been considered and assessed as being suitable for the proposed development and detailed design of these systems will be provided at building consent stage.

Indigenous Vegetation

Objective 33.2.1

- *Protect, maintain and enhance indigenous biodiversity.*

Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as open space covenants administered under the Queen Elizabeth II National Trust Act.

The proposed development ensures the long term protection of the indigenous vegetation on site which will be managed and protected through both a private covenant and proposed Consent Notice.

5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Rural General Zone requirements as discussed in detail above. Future development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

6.0 SUMMARY

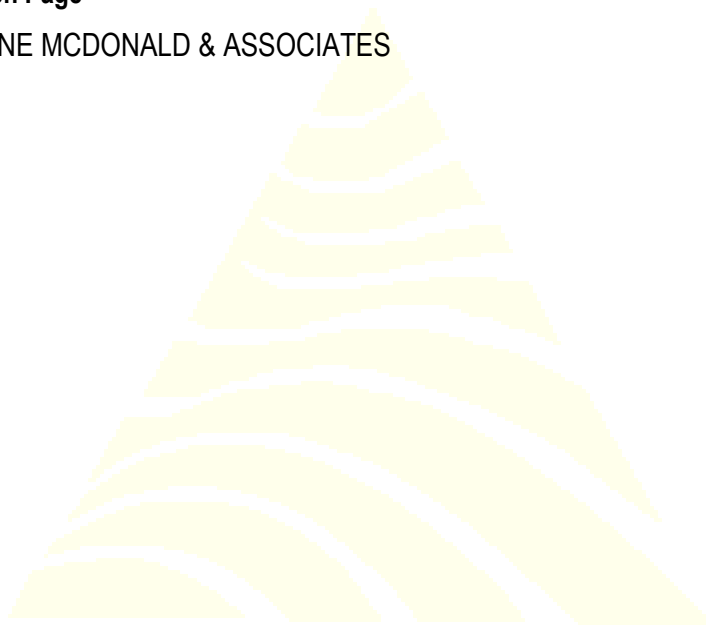
Since Council has been directed to notify applications following the High Court decision AP33/01, the applicant requests public notification under Section 95A (2)(b).

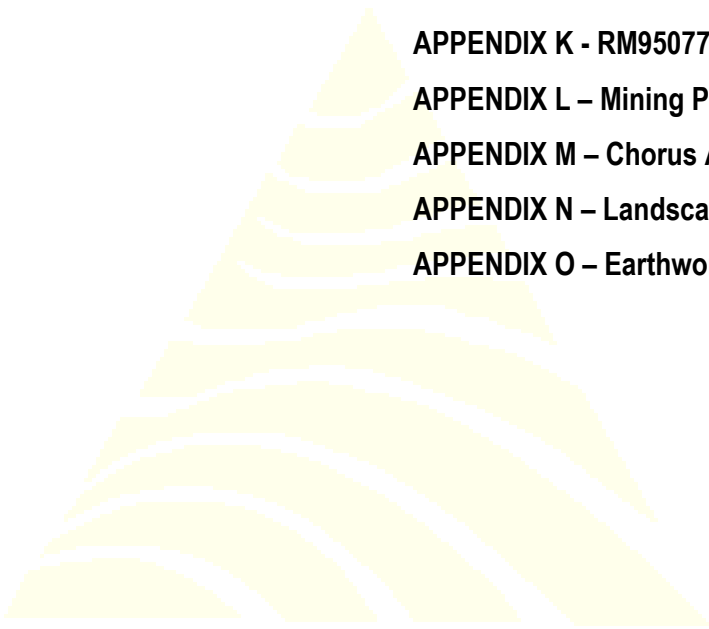
Subject to Part 2 of the Act, the application has been considered in terms of applicable matters within the context of Section 104 of the Act. Overall, it is considered that the proposal will have no more than minor adverse effects on the environment, is consistent with the Objective and Policies of the Operative and Proposed District Plans and the purpose and principles of the Act. Consent can therefore be granted subject to the appropriate imposition of conditions of consent.

Prepared by **Karen Page**

CLARK FORTUNE MCDONALD & ASSOCIATES

June 2017





APPENDIX A - Certificates of Title
APPENDIX B – Scheme Plan
APPENDIX C – Land Management Plan
APPENDIX D – Ecological Assessment
APPENDIX E – Potable Water Assessment
APPENDIX F – Waste Water Assessment
APPENDIX G – Confirmation of Power
APPENDIX H – NZTA Approval
APPENDIX I – PSI Assessment
APPENDIX J – Geotechnical Assessment
APPENDIX K - RM950776
APPENDIX L – Mining Permit
APPENDIX M – Chorus Approval
APPENDIX N – Landscape Assessment
APPENDIX O – Earthworks Plans

APPENDIX 2

Council's Landscape Assessment

LANDSCAPE REPORT**RM170483 Remarkables Station Ltd****TO:**Alana Standish - Senior Planner
Queenstown Lakes District Council**FROM:**

Richard Denney – Consultant Landscape Architect

DATE:10th August 2017**INTRODUCTION**

1. An application has been received by council for resource consent to subdivide a property to create two fee simple lots, identify a building platform within each lot, amalgamate one balance lot with Lot 2 DP26261 and undertake associated earthworks and landscaping at Kingston Road, Queenstown. The site is legally described as PG 5 Sec 1 SO 16995 (570 hectares) and Pt Lot 1 DP 26281. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned *Rural General* and within the proposed District Plan the site is zoned *Rural* and predominantly within an *Outstanding Natural Landscape* and a small part of the access drive located within a *Rural Landscape Classification*. Following advice from council's planner I understand that the activity status of the application is discretionary.

PROPOSAL

2. The proposed development is detailed within the application, and is summarised as follows.

Subdivision and identify building platforms

- Subdivision to create three lots, Lot 1 (2.61 hectares), Lot 2 (7.01 hectares) each with a 1000m² building platform and domestic curtilage area. Lot 3 would be the balance lot of 649.45 hectares to remain part of the Remarkables Station. The landscape report submitted with the application identifies a 4.5m height control for the proposed building platforms above a finished ground level of 375masl.
- Vehicle access to the proposed lots would be via an existing farm track across open paddocks that would be upgraded. Details of the upgrade not provided.

Earthworks

- 6525m³ of cut is proposed to reduce the gradient of the existing modified quarry cut face to the east of the proposed platforms.
- 950m³ of fill is proposed to form earth mounds up to 1.2m height above existing ground levels to the west of the proposed platforms.
- 200m³ of cut and 110m³ of fill to form a 3.5m wide access drive to the proposed building within Lot 2 via Lot 1.

Landscape

- An ecological report *Ecological Assessment for a proposed subdivision of the Lumberbox Quarry* dated 13 February 2017 by ecologist Dawn Palmer has been submitted with the application.
- The *Landscape Management Plan Rev B dated 16/05/17* identifies areas of varying vegetation management including the retention of the existing eucalyptus trees, areas not to be cleared, domestic curtilage areas, weed control and planting. There are no details on planting density, species, grades or what is to be protected and what weeds are to be removed. A supporting management document is not provided. I note that it is proposed to supply a management document via a condition of consent if consent was to be granted. The submitted

ecological report provides a more detailed and useful description of potential management of the site, although this is focused towards indigenous ecological restoration rather than visual mitigation of potential adverse effects although it is likely that outcomes will overlap. The ecological report also provides a useful and detailed list of species present within the site and landscape.

SITE AND LANDSCAPE DESCRIPTION

(Site and landscape photos attached as Appendix A).

3. The submitted ecological report provides an ecological and geo-physical description of the site and context. The landscape assessment submitted with the application provides a general description of the landscape and site to which I agree in parts.
4. The landscape is a narrow and vertically abrupt area wedged between the alpine summit ridgeline of the Remarkables and the wavering margins of the eastern shoreline of Lake Wakatipu. The western face of the Remarkables is a dramatic and towering glacially sheared schist rock face rising to around 2000m above the waters of Lake Wakatipu and the low lying Coneburn Valley. It is an iconic and internationally recognised feature.
5. Vegetation is of a naturalised pattern on the steeper slopes with a mix of indigenous and exotic grasses scrub and pockets of remnant and regenerating forest. There is generally a higher degree of lushness of regenerating native shrub and forest along the margins of the lake and associated valleys where such areas are not grazed and the lake provides a more moderating influence on temperature. The lower alluvial depositional fan slopes north of the subject site are generally more open rough pastoral land with a naturalised pattern of exotic and indigenous scrub following natural lines of the landform. The lowest slopes northwest of the site are more cultivated in nature with open pastoral land, shelterbelts and pockets of residential development. The Jacks Point resort development to the northwest of the site is amenity type landscape within a predominant framework of indigenous vegetation with some regenerating more natural areas nearer the coast. The lake margins including the lake beach terraces and escarpments are a mix of pastoral and scrub and regenerating indigenous vegetation.
6. The landscape has a general westerly aspect towards the lake with morning shade from the western face of the Remarkables and unobstructed afternoon sun over the broad stretch of waters of the lake to the west. There is a striking contrast between the horizontal expanse of the lake waters and the complexity of the verticality and glacial torn layers of tilted schist rock that characterise the Remarkables western face. Changing light throughout the day and seasonal variations in snow and ice from summit ridges to the lake shore highlight the texture, relief and form of the land over a substantive elevation and topographical variation. It forms a highly and internationally recognised backdrop to Queenstown and Lake Wakatipu. SH6 is the major southern entry and exit route to the region and the western Remarkables landscape presents an imposing and highly scenic impression for travellers along the route.
7. The subject site is located east of the highway within a landscape that is open and devoid of buildings. It is rustic and dominated by natural characteristics with an exponential rising landform that constantly draws the eye to the towering peaks above. It is dominated by naturalistic patterns of vegetation, exotic and indigenous, and has lushness in the valleys and lake margins. It is one of the dramatic and iconic mountain and lake landscapes of the district. I consider the subject site is located within an Outstanding Natural Landscape (Wakatipu Basin), (ONL).¹

¹ Environment Court Decision C180/1999 refers to the southern boundary of the Wakatipu Basin as Wye Creek to the south of the subject site.

8. The subject site is located east of Drift Bay and north of Lumber Box creek. It is a transition point in the landform between the steep western slopes of the Remarkables plunging directly into the waters of Lake Wakatipu to the south and the gently alluvial fans splaying into the shallow Coneburn Valley to the north. The site is perched on an alluvial gravel fan partly truncated to the southwest by the coastline escarpment. State Highway 6 (SH6) traverses the escarpment slope directly below the site to the southwest. The southwestern part of the subject property includes exposed steep bluffs of gravel, and within the site itself the gravels are more obviously exposed by the cut face of a quarry. The site has filtered to open views across the lake and surrounding mountains.
9. The area of land of proposed Lots 1 and 2 is fenced with a distinct change in vegetation between the grazed areas beyond and regenerating shrub cover within the fenced site. SH6 ascends the lake escarpment as traveling south to north onto the broader alluvial slopes to the north. The slope from the quarry to the highway is vegetated in mixed exotic and indigenous vegetation with establishing eucalyptus trees. The access road to the site from the highway traverses across open pastoral land up to the fenced area of the site. West of the site and the highway the lakeside slopes are vegetated in predominantly indigenous regenerating scrub. A QLDC picnic area (reserve designation 271 with the Rural Residential zone) on top of the lakeside escarpment to the immediate west of the highway has a park like amenity with picnic tables, parking and grassed areas. A public walking track links the picnic area to the coast and the coastal walkway below managed by Department of Conservation (DoC). Lakeside Estate is within a Rural Residential zone located opposite the vehicle entry to the subject property site from SH6. It is a gated development with dwellings, amenity gardens and a park like nature on an alluvial terrace landscape with incised gullies down to the lake's edge.

BACKGROUND

10. Open Space Covenant, QE11 National Trust Instrument 9350401.1 refers to protection and public access to a boulder field located upslope and to the north of proposed Lots 1 and 2.
11. RM950776 is consent to operate a gravel pit including winning, extraction and processing onsite. The consent includes a number of conditions relating to management of the site and operation, rehabilitation of the site including reshaping the landform and the planting of native plants that are characteristic of the area.
12. RM090116 was a resource application to extract and process gravel from the site. The application was later withdrawn by the applicant (Downer EDI Works Ltd).
13. Mining permit 41444 is a permit to mine gravel from the site for a period of 20 years (granted 23 Dec 1996).
14. A land covenant in easement Instrument 10441473.5 is attached to Section 1 SO 16995 that forms part of the subject site. Details are not provided within the application.

ASSESSMENT

15. The appropriate assessment matters within the District Plan are within sections:

5.4.2.2 Assessment Matters (1) Outstanding natural Landscapes (Wakatipu Basin) and Outstanding Natural Features (District Wide).

5.4.2.3 Assessment Matters General

15.2.3.6 Assessment Matters for Resource Consents (Subdivision)

15.2.6.4 Assessment Matters for Resource Consents (Subdivision)

15.2.7.3 Assessment Matters for Resource Consents (Subdivision)

15.2.9.4 Assessment Matters for Resource Consents (Subdivision)
22. Earthworks

16. I have read the landscape assessment *Remarkables Station Ltd, Lumberbox Quarry Subdivision Proposal, State Highway 6, Landscape and Visual Effects Assessment Report* by Paul Smith Landscape Planner dated 30th March 2017 (the landscape report) submitted within the application. I have bulleted those assessment points relevant to each assessment matter that I agree with and provide further comment in those areas I do not agree with or consider further explanation is required.
17. I have used the rating scale of adverse effects as per the *New Zealand Institute of Landscape Architecture - Best Practice Note Landscape Assessment and Sustainable Management 10.1* dated 02/11/10 as follows; extreme, very high, high, moderate, low, very low and negligible.

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

Effects on openness of landscape

- The subject land is within a broadly visible expanse of open landscape of the lower slopes of the Remarkables.
- The perimeter of the quarry site although not a natural feature provides a degree of containment and assists in mitigation of adverse effects associated with the development.

(i) whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;

18. The public viewing catchment is very large given the visibility from the lake, SH6 and crown land and the general openness of the landform. There are no buildings visible east of the highway up to the Remarkables ridgeline from the Jacks Point turnoff and south. This is a distinct characteristic of the openness of this landscape that it is devoid of built form and is dominated by the natural landform. As noted in the landscape assessment the site of the proposed building platforms is unique as it is quarried into the slope providing a localised 'unnatural' terrace cut into the landform offering some ability for concealment of development. Establishing eucalyptus trees on the site enhance this but without these trees the quarry would be significantly more visible from the road, lake and surrounding landscape.

(ii) whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;

19. The open space values would potentially be compromised by the presence of two dwellings within a landscape otherwise devoid of buildings east of the highway and in context of the dramatic backdrop of the western face of the Remarkables. Residential domestication of the landscape and domestic activity such as vehicle movements, lights, exotic ornamental trees, smoke, glare and domestic structures are all elements that would potentially highlight buildings and residential landuse and I consider would have a moderate to high adverse effect on the openness of the ONL.

(iii) whether the site is defined by natural elements such as topography and/or vegetation which may contain and mitigate any adverse effects associated with the development.

20. The quarry site offers potential for a degree of concealment of development through modified topography, retention of existing vegetation and supporting visual mitigation and ecological planting. Proposed earthworks may remove existing trees and only a few areas of existing trees are identified to be retained for visual mitigation. Although the conceptual landscape management plan suggests an intent to achieve sufficient mitigation of adverse effects there is a lack of detail in terms of planting density, coverage, species, plant heights, grades, planting methodology and on-going management and evidence in the form of cross sections or similar to provide assurance of adequate mitigation outcomes. The application notes that such details would be submitted as a condition of consent, this however does not address potential mitigation of adverse effects and limits the ability to assess the application. I consider details of visual mitigation measures are critical given the sensitivity of the site and the significance of the ONL.

Visibility of development

(i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access

21. The landscape report identifies the following public viewing locations to which I agree:
- SH6/ Kingston Road
 - QLDC Recreational Reserve and Crown Land managed by DOC west of SH6
 - Waters of Lake Wakatipu
22. From my observations there are three main public viewing catchments towards the site (illustrated on the following page) that are relevant to adverse effects of the proposed development.
- Mid range to distant viewpoints from 1.5km to over 7km along SH6 and coastal margins to the south of the site. Views are intermittent, at times obscured by topography and vegetation.
 - An expansive viewing catchment from the waters of the lake from approximately 300m to over 15km distant.
 - From the immediate local setting of a short section of the highway directly below the site and within the QLDC picnic area opposite, within 80 to 280m to proposed building platforms.
23. The site is surprisingly difficult to view from the north as it is largely screened by existing vegetation and topography. Some of this vegetation is not offered as mitigation on the submitted landscape management plan.
24. The building platform sites as viewed from the south sit generally below the gentle curve of the line of the lower slopes of the Remarkables with Coronet Peak and the Crown Range as distant but prominent backdrops. The cutting of the highway, dwellings within Lakeside Estate and the more cultivated landscape west of the road are viewed in association to the site but are not prominent elements. The lake escarpment below the site is clearly visible as a vegetated slope down to the waters edge. It forms part of continuum of a naturalistic vegetated lakeside margin from this point south. Views are highly natural in character, dominated by the dramatic mountain and lake scenery. The viewing corridor to the site from the highway is long and narrow. Travelling north views are directed towards the site. Both platforms would be visible to varying degrees up to the full proposed height control. Existing vegetation diffuses views as such that all platforms in the entirety are not visible at once. The submitted landscape plan however does not offer protection of the existing vegetation near the crest of the slope adjacent to the proposed platforms. The potential removal of these trees would increase views towards the platforms, curtilage area and the proposed

access road (RoW). Proposed planting and areas of existing vegetation to be protected are not sufficiently defined to determine the degree of visual mitigation they may provide.



Image 1. Approximate extent of public visibility of proposed building platforms (excluding lake) from southern viewpoints.



Image 2. Approximate extent of public visibility of proposed building platforms (excluding lake) from adjacent viewpoints, and general context of subject site. Site plan overlay from submitted application.

25. Views from the west (SH6 and picnic area) switch with the towering west face of the Remarkables forming an imposing and highly scenic backdrop to the site devoid of buildings. Views to the proposed platforms are partly obscured by existing vegetation but poles are visible intermittently. Again the degree of proposed protection and the nature of planting is not detailed sufficiently to confidently determine to what degree vegetation may continue to screen future development if consent was to be granted. Existing eucalyptus trees provide a high degree of visual screening from this location although the trees closest to the platforms would not be protected and would likely be removed for earth mounding and the planting of grasses. There is potential for the site to be visually opened up and the submitted landscape concept is not supported by cross sections or detailed planting plans to demonstrate to what degree visual screening may be achieved. There is potential for both platforms, access road and associated domestic activity to be visible from the highway and picnic area within a context otherwise dominated by natural characteristics.
26. I have not assessed visibility from the lake waters onsite. The site would however likely become visible as the angle of view overcomes the immediate foreground slope within a relatively short distance from the shoreline. The viewing catchment from the lake would be broad.
27. Although potentially visible from crown land upslope of the site the general public accessibility of such areas would be limited except for the boulder field to the north of the site that has a public access easement to the area. The site would also potentially be visible from distant and elevated viewpoints such as Bobs Peak, Ben Lomond and the Remarkables Ski Field Road. The viewing distances would be large and the site would be a very small part of a broader vista and viewed in relatively close association of the nearby residential developments within Jacks Point and Lakeside Estates.

(ii) the proposed development will not be visually prominent such that it dominates or

detracts from public or private views otherwise characterised by natural landscapes;

28. Views from the west are highly sensitive to development of this nature as east of the highway the landscape is highly natural in character and devoid of buildings. From the south views are more distant with minor elements of existing dwellings and pastoral characteristics but within a dominant natural setting that is sensitive to development of this nature. Lake views are a combination of the above.
29. I consider that the proposed development as presented within the indicative context of the landscape management plan would enable residential development and activity to be sufficiently visible to detract from public and potentially private views otherwise characterised by natural landscapes.

(iii) the proposal can be appropriately screened or hidden from view by any proposed form of artificial screening, being limited to earthworks and/or new planting which is appropriate in the landscape, in accordance with Policy 4.2.5.11 (b).

30. The landscape concept presented I consider is insufficient for a conclusive visual mitigation assessment. It is undefined in terms of identifying and addressing adverse effects from key viewpoints, and lacks details on planting mitigation. Given the sensitive nature and location of the site and the high degree of reliance on vegetation for visual mitigation there is no assurance that adequate visual mitigation would be achieved.
31. I consider the proposed development could potentially be appropriately screened or hidden from view by indigenous planting and management of existing vegetation, and some supporting low level earthworks. This is not however presented within the application.

(iv) any artificial screening or other mitigation will detract from those existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character; and

32. Proposed mounding would be relatively small and within an existing modified landform context. Planting would be informal in nature and would not adversely affect the natural landscape character to any discernible degree.

(v) the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).

33. The wider landscape within the ONL is defined by a lack of buildings as viewed to the east of the highway. This significantly contributes to the naturalness and openness of the landscape. Introduction of residential buildings east of the highway may potentially compromise the landscape values of this ONL. I recommend that buildings be visually screened from view from land based public viewpoints and difficult to view from the lake by dense indigenous mitigation planting.

(vi) the proposal does not reduce neighbours' amenities significantly.

34. The nearest neighbours are those properties within Lakeside Estates and the property at 968 Kinston Rd (SH6). Increased vehicle movements and residential activity associated with the proposed platforms would not likely have any significant affect on amenity given the proximity of the highway and existing traffic and noise. Visually the vehicle entranceway would be clearly visible and there is potential for dwellings and domestic areas to be visible within views otherwise devoid of buildings and residential activity. Lakeside Estates has a relatively densely vegetated buffer on its highway side boundary and any effect on visual amenity would likely be limited to the entrance to the estates. A standard rural gateway design control would avoid any potential for

overstated or monumental gateways that may otherwise distract from the rural amenity. Visibility of the buildings and domestic areas as viewed from 968 Kingston Road could be potentially addressed through ensuring sufficient vegetation to screen views of such areas within the context of the ONL. This is not presented within the application.

Visual coherence and integrity of landscape

35. Proposed building platforms would not enable buildings to break the line and form of ridges, hills and prominent slopes.

(i) structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;

36. The quarry site has an advantage in that it provides a modified level area set within the slope and surrounding ground level. It lends itself well to siting buildings into the landscape rather than on it. The buildings would not be invisible but would sit low in the landscape and within the local context of the modified landform.

(ii) any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;

37. The existing access road and quarry site have an existing affect on the naturalness of the landscape. Proposed earthworks would be slight additional modification. Works for the RoW access road would be in visually a more prominent location on the slope facing the lake and road but if densely planted would not be noticeable. Proposed landscape planting appears to be informal in nature and largely ecologically driven and would potentially integrate well into this natural setting.

(iii) any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the natural form of the landscape.

38. The proposed boundary around Lot 2 would generally follow an existing fence line and not result in any significant change to existing patterns. The boundary between Lot 1 and 2 is more arbitrary but subject to clarification of the landscape management concept it would potentially be an insignificant line within a vegetated context. I recommend however that all lot boundaries if fenced should be standard post and wire farm fencing only and no lineal boundary planting be allowed. I recommend that this be included as a condition of consent if granted.

Nature Conservation Values

- The proposal (potentially) would result in a positive effect in terms indigenous ecology.

(i) the area affected by the development proposed in the application does not contain any indigenous, ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;

39. I rely on the ecological assessment submitted with the application. It notes the kohuhu/broadleaf forest on the upper terrace and southern escarpment adjacent to SH6 are not significant in terms of section (c) of the RMA but is worthy of protection from further loss and degradation. The report notes the close proximity and element of connectivity of the site to the nearby *Significant Natural Area (C14A_1)* identified within the proposed District Plan, and conservation land within Drift Bay and within the Lumberbox Creek catchment. Also noted that protection of the regenerating kohuhu/ broadleaf forest would support the intent of Policy 6 of the *National Policy Statement on*

Indigenous Biodiversity that promotes maintenance of biodiversity outside areas of significant indigenous vegetation.

(ii) the development proposed will have any adverse effects that are more than minor on these indigenous ecosystems and/or geological or geomorphological feature of significant value;

40. The proposed development would not likely have any adverse effects that would be more than minor on indigenous ecology.

(iii) the development proposed will avoid the establishment of introduced vegetation that have a high potential to spread and naturalise (such as wilding pines or other noxious species).

41. The proposed development does not include any exotic planting with a high potential to spread. The residential landuse however may enable planting with potential to spread but could be adequately avoided with a consent notice condition or similar avoiding planting of wilding and problem species.

Cumulative effects of development on the landscape.

(i) whether and to what extent existing and potential development (i.e. existing resource consent or zoning) may already have compromised the visual coherence and naturalness of the landscape;

42. The consented quarry has modified the natural landform but is a relatively contained site with vegetation surrounding it to lessen the degree of visual compromise to the coherence and naturalness of the landscape. West of the highway the enclave of rural residential lots of Lakeside Estate is an isolated island of residential development with large dwellings in open park like grounds. Boundary planting alongside the highway limits views into the estate and it is largely an internalised site somewhat separated from the surrounding open landscape character. The rural land east of the highway is a more traditional agricultural landuse blending into conservation lands and is relatively unmodified and devoid of buildings.

(ii) where development has occurred, whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature such that the existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;

43. There is very little development to the east of the highway beyond the quarry and farming activity. The proposed development would introduce residential development and activity to this rural landscape. I consider that the existing landuse and development is very close to a threshold with respect to the site's ability to absorb further change. The site of the proposed platforms is however a relatively unique opportunity to use the sunken nature of the quarry to assist in containing development that may not otherwise exist in this landscape.

(iii) whether, and to what extent the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;

44. Whilst the site has been quarried this is largely a landform modification that to a degree would eventually be absorbed into the landscape by regenerating scrub. Proposed residential dwellings, structures and activity would introduce elements that would be

inconsistent with the natural character of the site and surrounding landscape. This could be mitigated by ensuring extensive planting to visually screen the site and ensuring design and management controls for the building platforms, curtilage areas, access drive and surrounding landscape that is responsive to the sensitive nature of the location and natural landscape. If consent was to be granted I recommend a number of design controls typical for residential development within an ONL context. This would include dark and recessive external materials and colours, eaves/overhangs over west facing glazing, controls of external lighting, fencing, and planting.

(iv) whether these elements in (iii) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;

45. These elements would potentially exacerbate existing visual and character adverse effects from the adjacent Rural Residential zone into the ONL. I consider such effects could be avoided by design controls and the establishment of naturalistic vegetated context consistent with the broader vegetated margins of the lake. This would provide a setting able to absorb such development without exacerbating adverse effects. The application however does not provide sufficient detail to illustrate that this would be achieved.

(v) where development has occurred or there is potential for development to occur (i.e. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature.

46. Residential development to the east of the highway opposite the Lakeside Estate development has potential to escalate the degradation of the natural values and domestication of the landscape. As discussed above the quarry site is a relatively unique opportunity to site development within this landscape. However to avoid further degradation of the ONL it would require a high degree of mitigation support from indigenous planting and appropriate design controls. This is not evident to an acceptable degree of detail within the application.

Positive Effects

- The proposal includes intent to protect and enhance existing and potential indigenous vegetation.
- The proposed development provides the opportunity to remedy and mitigate existing adverse effects created from the quarry site.

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

47. The ecological report identifies a number of recommendations to support ecological protection, maintenance and enhancement of existing and potential indigenous ecosystems. The detail and extent of such measures has not been clarified but outcomes would likely result in a positive effect in terms of ecology compromised by past quarry development and activity.

(ii) whether the proposed activity provides for the retention and/or reestablishment of native vegetation and their appropriate management, particularly where native revegetation has been cleared or otherwise compromised as a result of past subdivision and/or development;

48. The landscape management plan indicates proposed retention and reestablishment of native vegetation, the extent, nature and degree of management is yet to be detailed. There is however intent to improve the state of native vegetation within the site.

(iii) whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape, particularly where open space has been compromised by past subdivision and/or development;

49. The application does not offer any open space protection to protect remaining open space from further development.

(iv) whether the proposed development provides an opportunity to remedy or mitigate existing and potential adverse effects (i.e. structures or development anticipated by existing resource consents)

50. The proposed development would exclude grazing and support natural regeneration of indigenous vegetation over an area that has been modified from past quarry activities.

5.4.2.3 Assessment Matters General

i General – Nature conservation values

51. The proposed development includes an opportunity for protection and enhancement of indigenous bio-diversity and ecosystems in an area that potentially can support ecological connections to adjacent conservation areas.
52. Adverse effects on indigenous ecosystems would be minimal with an overall positive benefit through restoration of indigenous ecology.
53. No introduced species are proposed and the proposal indicates intent to manage existing weed species although this needs to be detailed within a management plan that should form part of the conditions of consent if granted. I also recommend planting controls on any future planting to avoid wilding and problem species affecting the surrounding landscape.
54. The site is private. There is limited opportunity to provide information regarding indigenous ecosystems.
55. There is no endangered, vulnerable or endangered flora species present identified within the submitted ecological report. The ecologist has noted the presence of the NZ Falcon, an at risk species in the area and that the site would form part of its foraging territory. I am not familiar however as to what the falcon requires in terms of a supporting foraging area.
56. The site is largely gravel with no rocky bluffs clearly evident. I consider the proposed development would not result in any significant change to lizard habitat compared to the existing site.
57. The inherent values of the site and its ecological context have been detailed and clearly recognised within the submitted ecological report. The level of provision to protect and enhance such values I consider requires further follow up with a detailed management plan as per the recommendations within the ecological report. I recommend that this be a condition of consent if granted.

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

58. The proposed platforms and design controls would ensure potential buildings would not breach the skyline, ridges, prominent slopes or hills. Proposed earthworks would introduce a new line across the slope above the highway. Ensuring this area becomes vegetated with indigenous scrub as a continuation of the natural cover rather than lineal planting would avoid any noticeable intrusion into the landscape.
59. The external appearance of buildings would be controlled to some degree by the proposed design controls. Given the sensitivity of the site I recommend further refinements and additions (as noted above) to proposed design controls to ensure external appearances are recessive and not distracting in this landscape setting.

15.2.3.6 Assessment Matters for Resource Consents (Subdivision)

60. The site does not include any formally recognised heritage or archaeological sites. Ecological values have been discussed above. The proposed subdivision would recognise an existing fenced area and regenerating indigenous vegetation within and potentially enable management of vegetation to support indigenous ecology. The lot is adjacent to other areas of conservation value and would offer supporting ecological values for such areas. The subdivision would enable residential development but within a confined and intended integrated context. Potentially the development could offer indigenous ecological enhancement and create a landscape context with an ability to absorb such development. However the application does not provide sufficient information that this would be achieved.
61. Effects on rural character, landscape values, and visual amenity have been discussed above.
62. The location of proposed platforms is unlikely to affect adjoining farming landuses, as the proposed platforms are located away from such areas.

15.2.6.4 Assessment Matters for Resource Consents (Subdivision)

63. The proposed lots sizes would maintain the farming landuse of the balance lot and enable enhancement of the natural conservation values of the two smaller lots.
64. The pattern of lots is relatively arbitrary within a context that is dominated by large rural blocks. The relationship of the proposed smaller lots in terms of the dominant landuse of supporting ecological enhancement would be compatible with the adjacent large neighbouring blocks that have an open rustic pastoral quality or regenerating indigenous vegetation.

15.2.7.3 Assessment Matters for Resource Consents (Subdivision)

65. The size and relationship of lots and associated building platforms would have some constraints to solar gain due to the western face of the Remarkables and the immediate quarry slope to the east. A reduction of morning sun is typical for this area, but there is no other hindrance to sun for the balance of the day. Proposed retention of eucalyptus trees may result in a small degree of filtering of afternoon sun as these trees mature but would be relatively small.
66. The site is not a zone boundary. The nature of ecological enhancement intended would support a transitional buffer between the pastoral land to the north and the conservation land to the south and west.
67. Potentially development of the building platforms would not result in dominance of buildings but potentially enable the presence of buildings in a landscape otherwise devoid of buildings and with significant natural values. This is discussed above, and I recommend a number of mitigation and design controls.

22. Earthworks

68. The application does not include a planting plan. It is difficult to determine the effectiveness of indicative planting. The surrounding context of regenerating indigenous vegetation if managed would enable a vegetated context to be established that would visually soften areas of earthworks. Key areas of attention are the proposed access drive and regraded quarry cut face to the east of the platforms. I recommend that a supporting planting plan be submitted to council to demonstrate an integrated indigenous planting of shrubs and trees in these areas to blend works into the surrounding landscape. I also recommend inclusion of indigenous tree species such as beech at the toe of the regraded cut face to visually break the modified slope. This planting should be carried out and established prior to issuing of title if consent was to be granted.
69. The site is relatively gravelly and I understand natural water flow through the site would be diverted. There is potential for planted vegetation to struggle on site and I recommend where mitigation planting is required that adequate ground works are included such as: the introduction of topsoil; micro shaping of the ground to hold moisture and provide shelter; standard revegetation measures including organic mulch, pest and weed control; and preliminary irrigation for plant establishment for the first two years. I recommend this be a condition of consent if granted.
70. Proposed works are within a localised and highly modified quarry site. Works would reduce the gradient of the cut slope but increase the extent of the cut slope and result in further loss of the natural landform integrity. The cutting for the access drive would intrude on a slope that presents itself to public views from the lake, highway and public land to the west and south. Overall I consider the scale and location of areas of proposed cut and fill would adversely affect the visual quality and amenity values of the landscape to a moderate degree. As noted above the area is already relatively modified and although the extent of modification would be extended, such areas could potentially be mitigated by planting and absorbed into the surrounding landscape without undue prominence.
71. Earthworks for upgrading the existing access from SH6 are not defined and this area is more exposed and visible from the road and nearby properties. I recommend the access drive upgrade excludes any cuts over 1.5m in height, all areas of exposed earth are regrassed, excludes the use of concrete kerb and channels, and is maintained as a gravel access drive no wider than 3.5m in width.
72. The bulk of earthworks are contained within the immediate vicinity of the quarry site and the potential for cumulative effects that may otherwise further compromise the existing natural landform would not arise from these works.
73. Proposed works would not be consistent with the natural character of the landform, but would be consistent with the nature of the quarry modification but on a smaller scale. As above I consider such works could be adequately mitigated through planting.

CONCLUSION

74. An application has been received by council for resource consent to subdivide a property to create two fee simple lots, identify a building platform within each lot, amalgamate one balance lot with Lot 2 DP26261 and undertake associated earthworks and landscaping at Kingston Road, Queenstown. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned *Rural General* and is within an *Outstanding Natural Landscape*.
75. The landscape to the east of the highway is open and devoid of buildings and forms part of the dramatic scenery of the western face of the Remarkables from the summit ridgeline down to the waters of Lake Wakatipu. The subject site is however relatively

unique in this context as a disused quarry. The proposed site would use the modified quarry landform to an advantage; offer a niche indentation into the landform to site potential dwellings into rather than on the landscape. The area of proposed Lots 1 and 2 has also been fenced from the surrounding grazed land and this has enabled regeneration of vegetation increasing the ability of the site to absorb development of this nature.

76. Vegetation includes exotic weed species and indigenous vegetation. The ecological report and conceptual landscape management plan suggest potential to remove weed species and encourage and support indigenous ecological restoration. This would have potential substantial ecological benefits to the site and surrounding landscape, and support enhancement of natural character and support a context able to absorb development. However the application fails to follow through with sufficient supporting details on how this will be achieved as part of the proposed development.
77. Visibility of the site is from three main viewing catchments, to the south (highway and public land), from the west (highway and QLDC reserve), and from the waters of the lake. In this sensitive ONL location, and in some viewpoints the presence of buildings and domesticating effects from residential development would have a moderate to high adverse effect on the openness of the ONL. The application does not directly address the visibility of the site in terms of a landscape mitigation response. Dwellings need to be screened from view from the south and west, and although not feasible to screen from the large viewing catchment of the lake, design controls need to ensure it would be difficult to view. With supporting planting and design controls this can be achieved, but the application does not include such measures and suggest that these would be addressed later. It is not possible to assess the effectiveness of potential mitigation measures. Mitigation measures are critical given the highly sensitivity nature of the site and landscape. In this instance a high level of detail for landscape mitigation should be provided for assessment rather than rely on later measures. I recommend that this detail should be submitted for assessment prior to making a decision, however if consent was to be granted, I recommend the following conditions.

RECOMMENDATIONS

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

To be completed before issue of the 244(c) certificate:

Landscape mitigation planting plan (Lots 1 and 2)

- i A scaled and detailed landscape mitigation planting shall be produced by a qualified landscape architect and submitted to council for certification. The landscape mitigation planting plan shall achieve the following:
 - Identify and label the location and extent of building platforms, domestic curtilage areas, access drive, existing landform and landform modification (heights and 1m topographical contours) within Lots 1 and 2.
 - Identify that all areas beyond the domestic curtilage areas are to have all existing, naturally regenerating and planted native vegetation is to be retained and not modified any manner.
 - Extend the proposed covenanted area (A) for protection of native vegetation as shown on the landscape management plan submitted with the application to area C and area F (from the access drive and downslope).
 - Demonstrate that mitigation planting and earthworks will ensure that no part of the approved building platforms up to the consented height control will be

visible from State Highway 6 and from the council reserve land to the west within five years of planting. Demonstrating of visual mitigation to be supported with scaled sight-line cross sections from key locations along the highway and within the council reserve and identify the relative heights of platforms, mounding and estimated plant heights at five years. Council may request further information to determine if proposed planting mitigation is sufficient to achieve this condition for certification.

- Mitigation planting shall be provided along the length of the access drive up to the boundary of the domestic curtilage area to a depth of no less than 3m no less than 2m from the downslope edge of the formed carriageway. Planting depth shall vary but be no less than 3m (3 plants wide) and provide concentrated clusters to break up lineal patterns alongside of the drive. Planting shall be indigenous species only selected from the plant list provided within the certified ecological management plan. Species shall have a mature height of no less than 5m and include no less than 10 species to provide diversity and shall include no less than 30% of total plant number shall be *Pittosporum tenuifolium*. Plants shall be spaced at a density of no greater than 1m apart and planted at a grade no less than 1m in height at time of planting.
 - Include no less than 40 indigenous trees per lot to be planted to the east of the consented building platforms at the base of the modified quarry cut face to soften earthworks and maintain a vegetated backdrop to development. Trees shall have a mature height of no less than 6m and be selected from the ecological management plan native tree list.
 - The plan shall include full planting schedule for mitigation planting with botanical names, grades, density and numbers of plants for each species.
 - All existing eucalyptus trees (as of July 1st 2017) over a height of 4m between the 375masl height contour and the property boundary with the State Highway from the northern boundary of Lot 1 and south through to the boundary of Area A as shown on the landscape management plan submitted with the application shall be clearly identified on the planting plan as existing eucalyptus trees.
- ii Where ground proves to be unsuitable for planting the ground shall be improved with introduction of good quality topsoil to a depth of no less than 400mm, minor ground shaping to support moisture retention, shelter, and ground stability, removal of rocks and breaking of compacted ground to ensure planting sites support healthy and quick plant growth each relevant location.
 - iii All woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom shall be removed from within Lots 1 and 2.
 - iv All planting shall be completed as per the certified landscape planting plan and the ecological management plan and shall include pest protection sleeves, organic mulch and a slow release fertiliser applied to each plant and an adequate irrigation system in place. All planting shall have been successfully established and in a healthy condition for a period of no less than 12 months from date of completion of planting prior to inspection of planting by council for 244c signoff.
 - v Register the native vegetation protection covenant for Area A as identified on the landscape management plan submitted with the application, and identify the area on the subdivision plan.

Ecological management plan

- vi The landscape management plan submitted with the application shall be amended as part of the ecological management plan and submitted to council for certification. The amended landscape management plan shall achieve the following:
 - align to the ecological report recommendations and outcomes as submitted with the application,
 - identify areas A,B, C and area F (downslope of the access drive) as areas where all existing and regenerating native vegetation shall not be removed or modified in any manner, and shall be managed to support the regeneration of native forest cover.
- vii An ecological management plan shall be prepared by a qualified ecologist for Lots 1 and 2 and shall achieve the following:
 - be based upon the outcomes and recommendations of the ecology report submitted with the application,
 - identify the methodology to achieve the natural regeneration of native forest canopy coverage within areas A, B, C and F,
 - include a pest and weed management strategy to eradicate weed species and manage animal pest that would impede the natural regeneration of native vegetation. The strategy shall include the botanical names of all exotic woody weed species to be removed and identify the on-going management required to ensure the lots are maintained free of exotic woody weeds.
 - include a native planting strategy to ensure native vegetation coverage as shown on the landscape management plan. Planting to include no less than 1000 plants per lot, distributed across the property and to be in addition to planting required for visual mitigation.
 - include a planting specification and plant schedule, plant maintenance schedule for the first three years of establishment, and for on-going management, and a irrigation strategy for a minimum two year establishment period from completion of planting.
- viii All exotic woody weed species (excluding broom) shall be removed from Lots 1 and 2 and supplementary native planting shall be planted as per the ecological management plan to support native regeneration and to ensure adequate canopy cover will be achieved to shade out existing broom.

To be registered on consent notice attached to titles:

Building design controls

- ix All external colours and materials for all buildings and structures within the consented building platforms shall be of a dark grey, brown or green with a colour light reflectivity value (LRV) of between 7% and 20%, or a green 'living roof' planted with vegetation that blends into the surrounding landscape. Roof colours shall have matt finish. Polycarbonate panels or similar shall not be used on any roof to avoid contrasting banding effects on rooflines. Clear skylights may be used but shall not exceed 5% of the total roof area. All external materials and colours for any future building or structure shall be submitted to council for certification prior to construction.
- x Eaves or recesses above all glazed areas shall extend no less than 1m beyond glazing surfaces on all lake facing sides of the building to reduce the effect of glare.
- xi The maximum height for all buildings and structures within the consented building platform shall be 4.5m above a finished ground level of 375masl within Lot 1 and Lot 2.

- xii No chimneys or any other roof attachments shall exceed the height control by more than 1.2m and shall be no wider than 1m in any direction. All attachments and structures on the roof including but not limited to satellite dishes, weathervanes, aerials, etc. shall be coloured to match the roof colour. Solar panels to be ground based or located as not to be visible from beyond the site.

Landscape controls

- xiii All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, water tanks, external lighting, parking areas, caravans, boats, swimming pools, tennis courts, pergolas, sheds and amenity gardens and lawns shall be confined to the domestic curtilage area as shown on the certified landscape planting plan.
- xiv All external effluent / waste water treatment and dispersal fields shall not be located with areas of native plant regeneration or areas of planting as shown in the certified ecological management plan and landscape planting plan.
- xv All water tanks shall be of dark recessive grey, brown or grey colour with a light reflectivity value of between 7% and 25%, and shall be located with the domestic curtilage area only.
- xvi Lots 1 and 2 shall be kept free of all woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom.
- xvii All eucalyptus trees identified on the certified landscape plan shall be retained. Trees may be removed only when any native tree within 5m of the trunk of the tree to be removed has reached a height of no less than 4m and is a species of tree with a mature height exceeding 6m such as native beech or *Pittosporum tenuifolium*.
- xviii All lot and curtilage boundary fences and internal fences outside the domestic curtilage area are to be standard farming post and wire (and/or wire mesh) fences;
- xix All vehicle gateways are not to be visually obtrusive (monumental) and shall be consistent with traditional farm gateways. Gates and gate supports shall be of timber or metal only and not to exceed 1.4m in height. Lighting shall not be installed at gateways.
- xx Access drives up to the domestic curtilage area shall be a gravel of a local grey coloured stone such as schist and exclude concrete kerb and channels.
- xxi All lot and curtilage area boundaries shall only be fenced with a standard post and wire fence (including rabbit proof fencing), or deer fencing in keeping with traditional farm fencing.
- xxii All exterior lighting shall be located within the domestic curtilage area only and shall be down lighting only. Lighting not attached to buildings shall not exceed 1m above ground level, where attached to a building where it shall not exceed 3m above ground level. There shall be no light spill beyond the curtilage area. Lighting shall not be used to highlight buildings, structures or feature landscape elements such as trees that are visible beyond the site.
- xxiii All planting as shown on the certified landscape plan shall be maintained to ensure healthy and natural growth, and to sustain a closed canopy once established. Planting shall be maintained in its natural state and form and shall not be trimmed or modified in any manner. If any tree or plant shall die it shall be replaced as per the plan within 12 months.

- xxiv All mitigation earth mounds shall be retained as per the certified as-built earth plans and shall not be altered or modified in any manner that reduces the visual mitigation of the mounding as approved by council.
- xxv All native vegetation within areas defined as areas of regenerating native vegetation as per the certified ecological management plan shall be retained and the natural regeneration of native forest cover supported as per the certified ecological plan. Regenerating native vegetation areas shall be kept free of exotic weeds and no structures or earthworks are to be implemented or carried out within such areas.
- xxvi Lineal planting is not permitted alongside any lot or curtilage area boundary, or alongside the access drive.
- xxvii All planting within the property shall be indigenous species only except within the domestic curtilage area and for those areas where exotic pastoral grasses are required for soil erosion. Planting of exotic species within the domestic curtilage area shall be limited to those species with mature height no greater than 4m and shall exclude highly ornamental brightly coloured species and any weed or wilding species.
- xxviii Any existing trees that are of the following wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problematic species such as elderberry, or birch are not protected by the approved landscape plan and may be removed at any time.
- xxix The access drive from the State Highway 6 boundary through to the boundary of the domestic curtilage area around the consented building platform shall not exceed 3.5m in width and be of a standard gravel farm access construction and exclude the use of any concrete kerbs or channels. External lighting and avenue planting or any lineal formal elements such as pillars shall not be permitted anywhere along the access drive to ensure the natural and pastoral character of the landscape is retained.

General

Earthworks

- xxx All areas of exposed earth shall be re-sown in grass in keeping with the surrounding site and shall be maintained to achieve a healthy and continuous sward of grass, or planted as per the certified landscape planting plan within four months after earthworks are completed.

Report prepared by


 Richard Denney
 LANDSCAPE ARCHITECT (B.L.A hons, B.Sc.)

Appendix A – site and landscape photos

Photo1. Subject site as viewed from highway below site, 25th July 2017, 18mm lens. One height pole highlighted.



Photo 2. Subject site as viewed from QLDC reserve opposite highway, 25th July 2017, 18mm lens. One height pole highlighted.

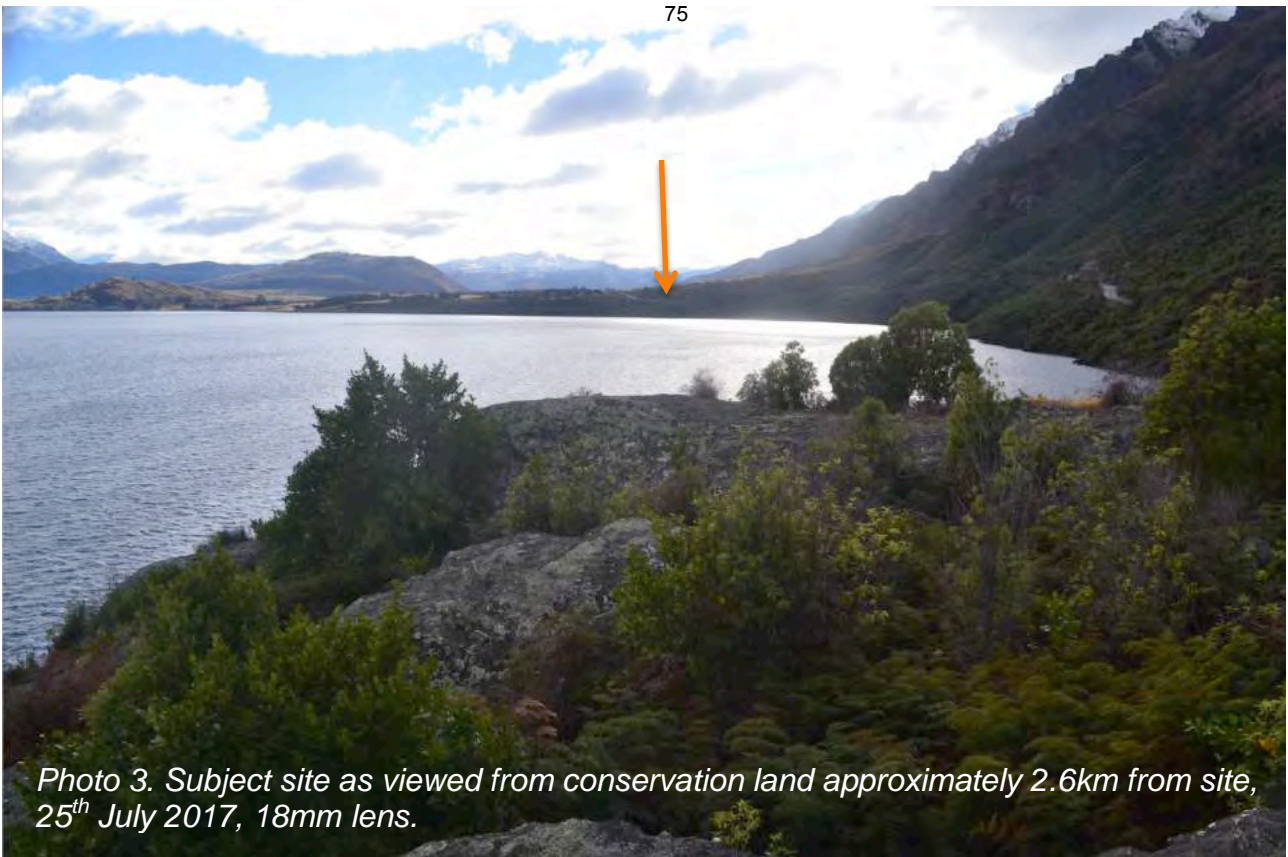


Photo 3. Subject site as viewed from conservation land approximately 2.6km from site, 25th July 2017, 18mm lens.



Photo 4. Subject site as viewed from SH6 approximately 6km from site, 25th July 2017, 50mm lens.



LANDSCAPE MEMO**RM170483 Remarkables Station Ltd**

TO: Alana Standish - Senior Planner
Queenstown Lakes District Council

FROM: Richard Denney – Consultant Landscape Architect

DATE: 22nd December 2017

1. An application has been received by council for resource consent to subdivide a property to create two fee simple lots, identify a building platform within each lot, amalgamate one balance lot with Lot 2 DP26261 and undertake associated earthworks and landscaping at Kingston Road, Queenstown. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is zoned *Rural General* and within the proposed District Plan the site is zoned *Rural* and predominantly within an *Outstanding Natural Landscape* and a small part of the access drive located within a *Rural Landscape Classification*. Following advice from council's planner I understand that the activity status of the application is discretionary.
2. An amended application has been received by council following a request for more detail on proposed landscape mitigation measures. The plans submitted:
 - Landscape Section Dwg. No. 05_02 dated 27/09/17
 - Landscape Management Plan Dwg No 04_02 dated 09/03/17 Rev C

are not sufficient to determine if proposed mitigation measures would be effective.
3. Council's planner has requested a recommended condition of consent for plan to be resubmitted to council.
4. The following is amended set of recommended conditions from council's landscape report dated 10th August 2017, to clarify areas of where visual mitigation needs to be demonstrated they can be adequately addressed by a detailed landscape plan.
5. The key areas where clarification is sought to ensure mitigation outcomes are achieved are as follows:
6. Ensuring that the proposed removal of selected existing trees, especially those directly west and adjacent to the proposed building platforms and the proposed planting retains sufficient coverage to visually screen the building platforms and curtilage areas from the following key viewpoints.
 - From the immediate local setting of a short section of the highway directly below the site and within the QLDC picnic area opposite, within 80 to 280m to proposed building platforms.
 - Mid range to distant viewpoints from 1.5km to 2km distant along State Highway 6 (SH6) to the south and coastal margins to the south of the site.
 - SH6 views from north of the site (currently screened by existing vegetation).

And to ensure views towards the platforms are diffused and integrated into a vegetated context as viewed from:

- Mid range to distant viewpoints from 2.0km to over 7km distant along SH6 to the south and coastal margins to the south of the site
- The waters of the lake from approximately 300m to over 15km distant.

7. To ensure planting is naturalistic in character and blends into the surrounding landscape and fore and background context.
8. Ensure the access road is adequately screened to avoid the presence of vehicles and the road itself on the slope facing towards the lake.
9. To ensure the level of detail of planting identifies locations of species to be plants that will achieve the above. Includes a details planting specification for mitigation planting with grades, botanical names, quantity and density of mitigation planting. Identifies irrigation, slow release fertiliser, mulching, staking and pest and weed control to ensure fast and healthy growth of mitigation planting.

RECOMMENDATIONS

Should consent be granted I consider that the following conditions of consent as per my August landscape report to council be amended (**bold and strike-through**) as follows:

To be completed before issue of the 244(c) certificate:

Landscape mitigation planting plan (Lots 1 and 2)

- i A scaled and detailed landscape mitigation planting plan shall be produced by a qualified landscape architect and submitted to council for certification. The landscape mitigation planting plan shall achieve the following:
 - **The detailed planting plan to be to a 1:250 scale or smaller.**
 - Identify and label the location and extent of building platforms, domestic curtilage areas, access drive, existing landform and landform modification (heights and 1m topographical contours) within Lots 1 and 2.
 - **Identify the location of plant species and/or mounding in locations that will provide visual screening as required below, and identify view shafts to be retained that are not key visual screening areas.**
 - Identify that all areas beyond the domestic curtilage areas are to have all existing naturally regenerating and planted native vegetation to be retained and not modified in any manner.
 - Extend the proposed covenanted area (A) for protection of native vegetation as shown on the landscape management plan submitted with the application to area C and area F (from the access drive and downslope).
 - Demonstrate that mitigation planting and earthworks will ensure that no part of the approved building platforms up to the consented height control will be visible from State Highway 6 **within a 2km radius of each platform**, and from the council reserve land to the west within five years of planting. **Ensure that views of the proposed platforms from 2km or more distant and from the waters of the lake are diffused and broken by trees and the development sits within a vegetated context. Demonstrating** **Demonstration** of visual mitigation to be supported with scaled sight-line cross sections **through the site taken** from key locations along the highway and within the **western end of the** council reserve **car park** and identify the relative heights of platforms, mounding and estimated plant heights at **five years** on the planting plans **that achieve total visual screening from these viewpoints**. Council may request further information to determine if proposed planting mitigation is sufficient to achieve this condition for certification.

- Mitigation planting shall be provided along the length of the access drive up to the boundary of the domestic curtilage area to a depth of no less than 3m no less than 2m from the downslope edge of the formed carriageway. Planting depth shall vary but be no less than 3m (3 plants wide) and provide concentrated clusters to break up lineal patterns alongside of the drive. Planting shall be indigenous species only selected from the plant list provided within the certified ecological management plan. Species shall have a mature height of no less than 5m and include no less than 10 species to provide diversity and shall include no less than 30% of total plant number shall be *Pittosporum tenuifolium*. Plants shall be spaced at a density of no greater than 1m apart and planted at a grade no less than 1m in height at time of planting.
 - Include no less than 40 indigenous trees per lot to be planted to the east of the consented building platforms at the base of the modified quarry cut face to soften earthworks and maintain a vegetated backdrop to development. Trees shall have a mature height of no less than 6m and be selected from the ecological management plan native tree list.
 - The plan shall include full planting schedule for mitigation planting with botanical names, grades, density and numbers of plants for each species.
 - All existing eucalyptus trees (as of July 1st 2017) over a height of 4m between the 375masl height contour and the property boundary with the State Highway from the northern boundary of Lot 1 and south through to the boundary of Area A as shown on the landscape management plan submitted with the application shall be clearly identified on the planting plan as existing eucalyptus trees.
- ii Where ground proves to be unsuitable for planting the ground shall be improved with introduction of good quality topsoil to a depth of no less than 400mm, minor ground shaping to support moisture retention, shelter, and ground stability, removal of rocks and breaking of compacted ground to ensure planting sites support healthy and quick plant growth each relevant location.
- iii All woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom shall be removed from within Lots 1 and 2.
- iv All planting shall be completed as per the certified landscape planting plan and the ecological management plan and shall include pest protection sleeves, organic mulch and a slow release fertiliser applied to each plant and an adequate irrigation system in place. All planting shall have been successfully established and in a healthy condition for a period of no less than 12 months from date of completion of planting prior to inspection of planting by council for 244c signoff.
- v Register the native vegetation protection covenant for Area A as identified on the landscape management plan submitted with the application, and identify the area on the subdivision plan.

Ecological management plan

- vi The landscape management plan submitted with the application shall be amended as part of the ecological management plan and submitted to council for certification. The amended landscape management plan shall achieve the following:
- align to the ecological report recommendations and outcomes as submitted with the application,
 - identify areas A,B, C and area F (downslope of the access drive) as areas where all existing and regenerating native vegetation shall not be removed or

modified in any manner, and shall be managed to support the regeneration of native forest cover.

- vii An ecological management plan shall be prepared by a qualified ecologist for Lots 1 and 2 and shall achieve the following:
 - be based upon the outcomes and recommendations of the ecology report submitted with the application,
 - identify the methodology to achieve the natural regeneration of native forest canopy coverage within areas A, B, C and F,
 - include a pest and weed management strategy to eradicate weed species and manage animal pest that would impede the natural regeneration of native vegetation. The strategy shall include the botanical names of all exotic woody weed species to be removed and identify the on-going management required to ensure the lots are maintained free of exotic woody weeds.
 - include a native planting strategy to ensure native vegetation coverage as shown on the landscape management plan. Planting to include no less than 1000 plants per lot, distributed across the property and to be in addition to planting required for visual mitigation.
 - include a planting specification and plant schedule, plant maintenance schedule for the first three years of establishment, and for on-going management, and a irrigation strategy for a minimum two year establishment period from completion of planting.
- viii All exotic woody weed species (excluding broom) shall be removed from Lots 1 and 2 and supplementary native planting shall be planted as per the ecological management plan to support native regeneration and to ensure adequate canopy cover will be achieved to shade out existing broom.

To be registered on consent notice attached to titles:

Building design controls

- ix All external colours and materials for all buildings and structures within the consented building platforms shall be of a dark grey, brown or green with a colour light reflectivity value (LRV) of between 7% and 20%, or a green 'living roof' planted with vegetation that blends into the surrounding landscape. Roof colours shall have matt finish. Polycarbonate panels or similar shall not be used on any roof to avoid contrasting banding effects on rooflines. Clear skylights may be used but shall not exceed 5% of the total roof area. All external materials and colours for any future building or structure shall be submitted to council for certification prior to construction.
- x Eaves or recesses above all glazed areas shall extend no less than 1m beyond glazing surfaces on all lake facing sides of the building to reduce the effect of glare.
- xi The maximum height for all buildings and structures within the consented building platform shall be 4.5m above a finished ground level of 375masl within Lot 1 and Lot 2.
- xii No chimneys or any other roof attachments shall exceed the height control by more than 1.2m and shall be no wider than 1m in any direction. All attachments and structures on the roof including but not limited to satellite dishes, weathervanes, aerals, etc. shall be coloured to match the roof colour. Solar panels to be ground based or located as not to be visible from beyond the site.

Landscape controls

- xiii All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, water tanks, external lighting, parking areas, caravans,

boats, swimming pools, tennis courts, pergolas, sheds and amenity gardens and lawns shall be confined to the domestic curtilage area as shown on the certified landscape planting plan.

- xiv All external effluent / waste water treatment and dispersal fields shall not be located with areas of native plant regeneration or areas of planting as shown in the certified ecological management plan and landscape planting plan.
- xv All water tanks shall be of dark recessive grey, brown or grey colour with a light reflectivity value of between 7% and 25%, and shall be located with the domestic curtilage area only.
- xvi Lots 1 and 2 shall be kept free of all woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom.
- xvii All eucalyptus trees identified on the certified landscape plan shall be retained. Trees may be removed only when any native tree within 5m of the trunk of the tree to be removed has reached a height of no less than 4m and is a species of tree with a mature height exceeding 6m such as native beech or *Pittosporum tenuifolium*.
- xviii All lot and curtilage boundary fences and internal fences outside the domestic curtilage area are to be standard farming post and wire (and/or wire mesh) fences;
- xix All vehicle gateways are not to be visually obtrusive (monumental) and shall be consistent with traditional farm gateways. Gates and gate supports shall be of timber or metal only and not to exceed 1.4m in height. Lighting shall not be installed at gateways.
- xx Access drives up to the domestic curtilage area shall be a gravel of a local grey coloured stone such as schist and exclude concrete kerb and channels.
- xxi All lot and curtilage area boundaries shall only be fenced with a standard post and wire fence (including rabbit proof fencing), or deer fencing in keeping with traditional farm fencing.
- xxii All exterior lighting shall be located within the domestic curtilage area only and shall be down lighting only. Lighting not attached to buildings shall not exceed 1m above ground level, where attached to a building where it shall not exceed 3m above ground level. There shall be no light spill beyond the curtilage area. Lighting shall not be used to highlight buildings, structures or feature landscape elements such as trees that are visible beyond the site.
- xxiii All planting as shown on the certified landscape plan shall be maintained to ensure healthy and natural growth, and to sustain a closed canopy once established. Planting shall be maintained in its natural state and form and shall not be trimmed or modified in any manner. If any tree or plant shall die it shall be replaced as per the plan within 12 months.
- xxiv All mitigation earth mounds shall be retained as per the certified as-built earth plans and shall not be altered or modified in any manner that reduces the visual mitigation of the mounding as approved by council.
- xxv All native vegetation within areas defined as areas of regenerating native vegetation as per the certified ecological management plan shall be retained and the natural regeneration of native forest cover supported as per the certified ecological plan. Regenerating native vegetation areas shall be kept free of exotic weeds and no structures or earthworks are to be implemented or carried out

within such areas.

- xxvi Lineal planting is not permitted alongside any lot or curtilage area boundary, or alongside the access drive.
- xxvii All planting within the property shall be indigenous species only except within the domestic curtilage area and for those areas where exotic pastoral grasses are required for soil erosion. Planting of exotic species within the domestic curtilage area shall be limited to those species with mature height no greater than 4m and shall exclude highly ornamental brightly coloured species and any weed or wilding species.
- xxviii Any existing trees that are of the following wilding species (*Pinus contorta*, *P.nigra*, *P.sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problematic species such as elderberry, or birch are not protected by the approved landscape plan and may be removed at any time.
- xxix The access drive from the State Highway 6 boundary through to the boundary of the domestic curtilage area around the consented building platform shall not exceed 3.5m in width and be of a standard gravel farm access construction and exclude the use of any concrete kerbs or channels. External lighting and avenue planting or any lineal formal elements such as pillars shall not be permitted anywhere along the access drive to ensure the natural and pastoral character of the landscape is retained.

General

Earthworks

- xxx All areas of exposed earth shall be re-sown in grass in keeping with the surrounding site and shall be maintained to achieve a healthy and continuous sward of grass, or planted as per the certified landscape planting plan within four months after earthworks are completed.

Report prepared by


Richard Denney
LANDSCAPE ARCHITECT (B.L.A hons, B.Sc.)

APPENDIX 3

Council's Engineering Report

ENGINEERING REPORT

TO: Alana Standish

FROM: Alan Hopkins

DATE: 21/07/2017

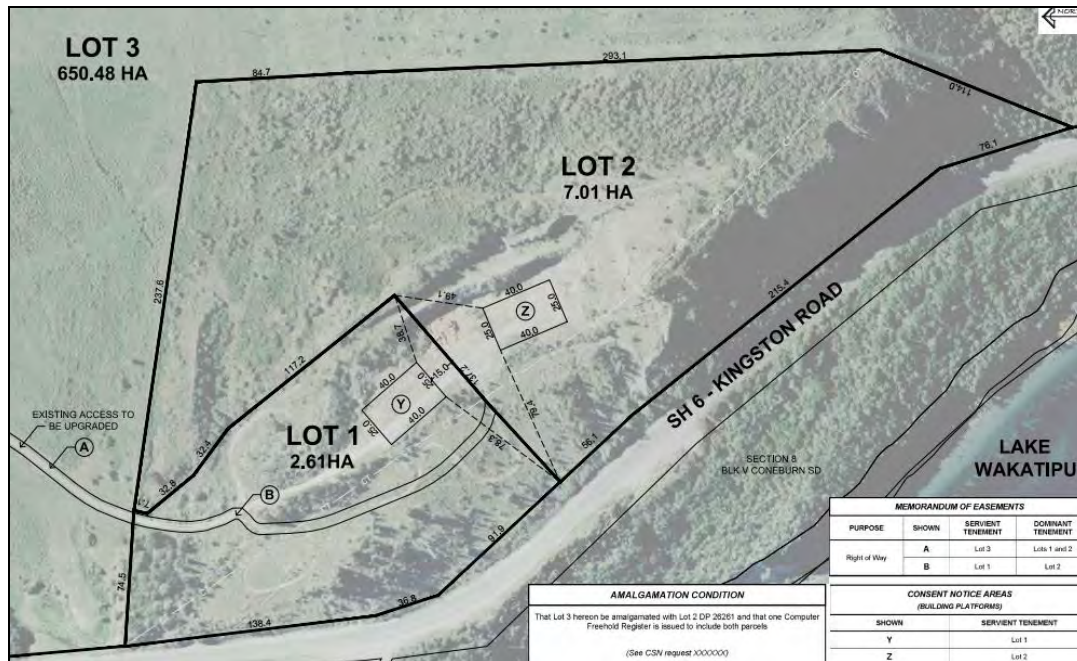
APPLICATION DETAILS	
REFERENCE	RM170483
APPLICANT	Remarkables Station Limited
APPLICATION TYPE & DESCRIPTION	SUBDIVISION to create two fee simple allotments each containing a 1000m ² building platform, one balance lot to be amalgamated with Lot 2 DP 26261, and to undertake earthworks.
ADDRESS	Kingston Road, Queenstown Rural
ZONING	Rural General
SITE AREA	
ACTIVITY STATUS	Discretionary

Application	Reference Documents	AEE dated June 2017
	Previous Relevant Consents	RM950776 – Land Use Consent to operate a gravel pit on site. Mining Permit 41444 – A mining permit was granted on 23 December 1996 to mine gravel from the site for a period of 20 years.
	Date of site visit	July 2017

Location Diagram



Scheme Plan



Comments		
	Existing Use	Part roughly grazed paddock land and part historic gravel quarry
	Neighbours	SH6 to the west
	Topography/Aspect	The surrounding land falls to the west at an average grade of 1 in 4. The proposed building platforms are located on a flat excavated terrace with steep batter slopes (1 in 1) to the east
	Water Bodies	Lumberbox Creek 600 m south-east of platforms Unnamed ephemeral water course 200-300 m to north/north-west.

ENGINEERING			COMMENTS	Condition
	Access	Means of Access	<p><u>Vehicle crossings</u></p> <p>An existing farm vehicle crossing from State Highway 6 (SH6) identified by NZTA as CP34 will be utilised as the entrance to the subdivision. The applicant has offered up a condition of consent to remove existing vehicle crossing (CP35) which is located adjacent Lot 1. Removing this crossing is a condition of the affected party approval from NZTA and does not require specific conditioning within this consent decision.</p> <p>I am satisfied that the existing CP34 crossing complies with QLDC standards with regards to sightlines and offsets and has previously been approved by the NZTA as appropriate. I recommend a consent condition that prior to commencement of works the consent holder shall provide for acceptance detailed design plans for the upgrading of the existing vehicle crossing to comply with Diagram 2 of Appendix 7 of the District Plan. The crossing shall be sealed for the first 6m from the state highway carriageway.</p> <p><u>Access Way</u></p> <p>Access from the SH6 vehicle crossing to the building platforms will be via an existing vehicle track to the quarry. This track will be upgraded and extended to provide for suitable residential access. An easement over the balance Lot 3 will be created in favour of Lots 1 & 2 to ensure ongoing access is maintained.</p> <p>The current access track is a rough gravel farm track and will need upgrading to comply with QLDC minimum standards. Noting that due to the rural location and limited number of lots serviced the surface can remain in gravel. I am satisfied that it is feasible that the current access track can be upgraded to comply with QLDC standards and I recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval detailed design plans for the upgrade of the existing access track to comply with QLDC standards and specifically Figure E1 of the QLDC Code of Practice (noting the finish surface can remain as gravel). Designs shall include confirmation and calculations to prove that suitable culverts have been installed to convey overland flows from ephemeral water courses. The design shall also make provision to capture and dispose of stormwater runoff.</p> <p>To ensure that access easements are secured I recommend a consent condition that prior to QLDC signing the 223 certificate all necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.</p>	x

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	The applicant ⁸⁷ proposes to undertake earthwork to; alter batter slopes at rear (east) of the platforms, form landscape screening mounds to west of platforms, and upgrade the access track	
		Cut /Fill Volume (m ³)	6,725 m ³ cut 1,060 m ³ fill	
		Total Volume (m ³)	7,785 m ³	
		Area Exposed (m ²)	7,920 m ²	
		Max Height Cut/Fill (m)	4 m cut 1.2 m fill	
		Prox. to Boundary	The bulk of the proposed earthworks are located a minimum 40 m from the NZTA SH6 road reserve. I am satisfied that earthworks will not resulting in instability beyond the bounds of the site. It is noted however that earthworks could result in a rock fall risk to the State Highway. This matter is cover off under the site management section below.	
		Prox. to Water	The bulk of earthworks are 200 m plus off-set from the nearest watercourses and therefore will have no impact. A small area of the access will require minor earthworks within close proximity to the unnamed ephemeral watercourse 200 m north of the platforms. I am satisfied that the portion of these earthworks within 7m of this watercourse will not exceed 20m ³ and generally comply with site standard 22.3.3 v of the District Plan. Site management measures discussed below will ensure silt migration to this watercourse is controlled.	
	Stability	Geotech assessment by	A geotechnical assessment has been carried out by GeoSolve Ltd to ascertain the suitability of the site for development. All the recommendations of this report have been adopted by the applicant, including locating the proposed building platforms 2m from the toe of the cut slope, reducing the angle of cuts and providing for a cut off drain around the top of the cut face. I recommend consent conditions that all earthworks shall be undertaken in accordance with the specific recommendations of the Geosolve Ltd 'Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown' report ref No. 160216 dated 2 nd June 2017, and a Schedule 2a geotechnical certificate and associated geotechnical completion report shall be provided on completion.	x
		Rock breaking/blasting	No rock breaking or blasting is likely to be required. The works will be into glacial gravels with the odd larger 1m ³ boulder. These boulders may need breaking for transportation but this will likely be very occasional and intermittent. No conditions are deemed necessary.	
		Retaining	No retaining is proposed or required.	
		Recommendations on cut/batter slopes	As per the Geosolve Ltd 'Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown' report I recommend a condition that cuts into in-situ glacial till shall not exceed 1.5H:1.0V and reworked/fill slopes shall not exceed 2.0H:1.0V.	x
		Fill certification/specific foundation design	No fill is proposed within the future building platforms. Specific fill certification not required.	
		Engineers supervision	Schedule 2A certification is required and I therefore recommend a consent condition to ensure that engineer's supervision of earthworks is undertaken.	x
		Uncertified fill covenant	Areas of uncertified fill are proposed but I am satisfied that these are outside of the future building platforms and consent would be required to undertake construction in these areas.	
		Schedule 2a Certificate	To ensure that recommended batter slopes and cut off drains are formed in accordance with the recommendations of the Geosolve geotechnical report I recommend a consent condition that prior to 224c certification a schedule 2A certificate shall be provided	x
		Clean fill only	As areas of fill are proposed I recommend a consent condition to ensure that only clean material is used.	

Site Management	Report reference	The applicant has not provided a specific site management plan for the proposed earthworks. Generally I would be satisfied that site management measure could be installed in accordance with the Guide to Earthworks in the Queenstown Lakes District brochure however in this case I believe there is a possible risk of earthwork causing rock fall onto State Highway 6. I therefore recommend a consent condition that prior to the commencement of works the consent holder shall provide for review and acceptance a site management plan for the proposed earthworks in accordance with Section 2.3.7 of the QLDC Code of Practice and the Guide to Earthworks in the Queenstown Lakes District brochure. This shall specifically include measures to limit the risk of possible rock fall onto State Highway 6 below.	x
	Specific sedimentation management	As above	
	Specific stormwater management	As above	
	Neighbours	SH6 rock fall risk addressed above.	
	Traffic management	5,665 m ³ of material will be removed from the site to a consented clean fill area. This could result in a large number of truck movements from the site to SH6 and associated traffic disruption and risk. Likewise upgrade work on access point CP34 could also result in disruption and risk. To mitigate any risk I recommend a consent condition that prior to the commencement of works the consent holder shall submit a traffic management plan to the NZTA or nominated agent for approval.	x
	Construction crossing	I am satisfied that the existing gravel vehicle crossing to SH6 is an acceptable construction crossing. To ensure that this access point is used for construction vehicle movements I recommend a consent condition that all construction traffic shall access the site via the existing CP34 vehicle crossing to SH6.	x
	Revegetation	To ensure ongoing stability and dust/silt control I recommend a consent condition that on completion of earthworks all exposed areas shall be topsoiled and grassed or otherwise vegetated.	x

Water	Potable	<p>The subject site does not have access to QLDC reticulated water supply and the applicant therefore proposes to source potable water from an unnamed creek located approximately 530m to the north east and 102m above the proposed building platforms. An intake screen will be installed in a rock pool in the creek alongside an existing stock water intake screen and will be connected to a 5250 litre settling tank out of the creek floodpath and approximately 12m below the screen. The water will then be piped to the site. Future owners will be required to install their own storage tanks within the designated curtilage areas for domestic and fire reserve purposes at time of building consent. An engineering assessment of this design has been carried out by Ken Higgle (Central Water Ltd) and I am satisfied based on the Ken Higgle report that the proposed water supply can reliably provide a minimum 2,100 l/day to each proposed lot. I recommend a consent condition that prior to commencement of works the consent holder shall provide for review and acceptance detailed design plans for a water supply system to provide a minimum 2,100 l/day of water to the building platform on each lot in accordance with the Ken Higgle – Central Water Ltd report titled <i>D & J Jardine Subdivision, Lumberbox Creek, Kingston Road – Water Supply</i> dated 1 March 2017.</p> <p>I am satisfied that the proposed water take is a permitted activity under rule 12.1.2.1 of the Regional Plan: Water and therefore does not require consent from the Regional Council.</p> <p>Water quality tests provided indicate potential contamination that will require treatment. The applicant proposes that treatment be provided by individual lot owners at the time a dwelling is constructed. I am satisfied that this is an acceptable solution and I recommend a consent condition that a consent notice shall be registered on the title for the lots that, prior to occupation of any future dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the Ken Higgle –Central Water Ltd report titled <i>D & J Jardine Subdivision, Lumberbox Creek, Kingston Road – Water Supply</i> dated 1 March 2017 and submitted for the RM170483 subdivision consent.</p> <p>As the proposed water supply system is a community supply that services less than 5 lots it does not require a specific management company. However to ensure it is properly monitored and maintained I recommend a consent condition that prior to 224c certification the consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.</p>	x
	Fire-fighting	<p>The subject site does not have access to QLDC reticulated fire hydrants and therefore the applicant proposes that on site storage tanks will be installed at time dwellings are constructed and in accordance with SNZ PAS 4509:2008. I am satisfied that this is an acceptable solution and recommend a consent notice is registered on the lot titles to ensure at the time a dwelling is constructed a minimum 20,000 litres of static fire storage shall be provided in accordance with SNZ PAS 4509:2008.</p>	x

	Effluent Disposal	The subject site does not have access to QLDC reticulated wastewater reticulation and the applicant therefore proposes to treat and dispose of wastewater on site. In this regard the applicant has provided a soil investigation undertaken by Southern Monitoring Services (Graeme Heazelwood). The closest water body is 200 m to the south and the soils have been identified as type 1 gravels and sand. I am satisfied that this investigation confirms that on site treatment and effluent disposal to ground in accordance with NZS1547:2012 is feasible and there are no specific constraints that would preclude compliance with appropriate standards. I therefore recommend a consent notices shall be registered on the title of each lot to ensure that at the time a dwelling is constructed on site an onsite effluent disposal system in compliance with AS/NZS 1547:2012 shall be designed and installed. The design shall take into account the site and soils investigation report and recommendations by Southern Monitoring Services, dated 29 th April 2016.	x
	Stormwater	The subject site does not have access to QLDC reticulated stormwater reticulation and the applicant therefore proposes to dispose of runoff via engineered on site soak pits. I am satisfied that the soil investigation undertaken by Southern Monitoring Services has confirmed that stormwater soakage to ground is feasible. I therefore recommend a consent notices shall be registered on the title of each lot to ensure that at the time a dwelling is constructed an onsite stormwater disposal system shall be designed and installed to provide stormwater disposal from all impervious areas within the site.	x
	Power & Telecoms	Both Chorus and Delta have provided written confirmation that power and telecommunications can be provided to the proposed lots. To ensure that connections are provided to the lots I recommend a consent condition that prior to 224 c certification the consent holder shall provide written confirmation that suitable service laterals have been provided and that all the network supplier's requirements for making such means of supply available have been met	x
	Management Company	A communal water supply is proposed but this services less than 5 lots and therefore does not require a specific management company. Likewise I am satisfied that the proposed access will be maintained by way of easement agreements. Overall a management company is not required due to the scale of the subdivision and servicing proposed.	
	O&M Manuals	As above not specifically required. Water supply condition will ensure method of water supply system maintenance will be confirmed prior to 224c certification.	

NATURAL HAZARDS	Hazards on or near the site	The site is shown on the Queenstown Lakes District Council (QLDC) hazard mapping as being in a zone subject to alluvial fan activity (Regional Scale Mapping, debris dominated, active and young) and also within an area of liquefaction risk category LIC 1 (P). Apparent risks identified through the site inspection also include rock fall and overland flows from front face of the Remarkables mountain range.	
	Hazard assessment by	Geosolve Ltd	
	Report reference	Geosolve Report titled ' <i>Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown</i> ' and GeoSolve Ref: 160216 dated 2nd June 2017	

	<p>Report on Hazards</p>	<p>Alluvial Fan Hazard</p> <p>Geosolve assessed the alluvial fan hazard and conclude- <i>'The 'active' classification of the alluvial fan located immediately to the north and east of the site is supported by local evidence. However higher resolution supplementary mapping (ORC) indicates the site itself to be outside the active area, and site-specific assessment has identified no significant alluvial fan hazards for the proposed lot location. Therefore specific mitigation measures or detailed hydraulic modelling are not considered necessary with respect to this hazard.'</i></p> <p>I accept that this hazard does not apply to the proposed building platforms and no consent conditions are required.</p> <p>Liquefaction Risk</p> <p>Geosolve assessed the liquefaction risk and conclude- <i>'The site is underlain by dense to very dense glacial till deposits and the risk of liquefaction occurring at the site is considered nil to low.'</i></p> <p>I accept that this hazard poses a nil to low risk to the proposed building platforms and no consent conditions are required.</p> <p>Overland Flow Hazard</p> <p>Geosolve assessed the overland flow hazard and conclude- <i>'The risk of surface flooding from local storm runoff is assessed to be present. Informal site drainage (e.g. an upslope cut of ditch) should be considered for all lots as appropriate for hillside environments.'</i></p> <p>I accept this assessment and recommend a consent condition that prior to the commencement of works the consent holder shall provide detailed design plans for review and acceptance for the provision of upstream surface water cut-off drains above the building platforms in accordance with the recommendations of the Geosolve Ltd report. I likewise recommend a schedule 2a certificate is provided to confirm required geotechnical works have been undertaken to an acceptable standard and the platforms are suitable for residential development.</p> <p>Rock Fall Hazard</p> <p>Geosolve assessed the rock fall hazard and conclude- <i>'Site observations indicate no significant rock fall from the Remarkables has reached the site in recent geological history (post glacial times 10,000-20,000 years), with the nearest surface boulder being upslope and 240m to the north east. The risk of rock fall effecting the site is therefore considered low. The proposed lots are afforded some protection by the presence of a spur on the mountainside resulting in fall lines to the north and south away from the site. However, the Remarkables slopes are a high and complex mountainside with areas of instability and high weathering rates. Inherent risks exist in this environment and the risk of rock fall effecting the site cannot be conclusively ruled out. Risks are however expected to be no greater than existing developed areas along this part of SH6.'</i></p> <p>I have personally visited the site and have confirmed that there is no historic rock fall evidence in the vicinity. I am satisfied that the spur observed above would likely result in any significant rock fall being directed towards Lumberbox Creek to the south or the ephemeral water course to the north. While risk of rock fall cannot be conclusively ruled out I accept the Geosolve assessment that risks are low and similar to those accepted by Council for previous developed areas in the general area.</p>	<p>x</p>
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	Design Certificates	Given the complexity of design for the water supply network and vehicle access I recommend a consent condition that design certificates shall be provided.	x
	Completion Certificates	Given the complexity of design for the water supply network and vehicle access I recommend a consent condition that completion certificates shall be provided.	x
	As built	I recommend a consent condition to ensure as-built plans are provided for the water supply network.	x

TITLES	Consent Notices	<p>No consent notices or amalgamations currently on the title.</p> <p>New consent notices are recommended on the title of proposed Lots 1 & 2 as indicated above.</p> <p>It is noted that the overland flow cut off drains required above (east) of the building platforms under the Geosolve Report titled '<i>Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown</i>' and GeoSolve Ref: 160216 dated 2nd June 2017 will require on-going maintenance to ensure that they continue to capture overland up to the 1 in 100 year event rainfall event and there is no inundation of any buildable areas on within the Lots. I therefore recommend a consent notice is attached to the title of Lots 1 & 2 to ensure the cut off drains installed at time of subdivision are maintained to this standard in perpetuity.</p>	x
	Easements	<p>A consent condition is recommended to ensure all necessary easements are granted or reserved.</p> <p>It is noted that the overland flow cut off drains required on Lot 2 to protect the building platform on Lot 1 under the Geosolve Report titled '<i>Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown</i>' and GeoSolve Ref: 160216 dated 2nd June 2017 will require easements to ensure on-going protection and maintenance access. I recommend a consent condition to ensure these easements are granted or reserved.</p>	x
	Building platforms	I recommend a consent condition that prior to 224c a digital plan showing the location of all building platforms shall be submitted to the Subdivision Planner at Council.	x
	Amalgamation Condition	The applicant proposes to amalgamate the remaining bulk lot (Lot 3) with Lot 2. To ensure this occurs I recommend a consent condition that prior to Council signing a certificate pursuant to section 241(4)(b) of the Resource Management Act 1991, the consent holder shall provide proof of registration with Land Information New Zealand for the amalgamation of Lot 3 DP26261 with Lot 2 DP26261.	x

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 QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. At least five (5) working days prior to commencing any works within the State Highway road reserve, the consent holder shall submit a traffic management plan to undertake works to New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
4. Prior to the commencement of works the consent holder shall provide for review and acceptance a site management plan for the proposed earthworks in accordance with Section 2.3.7 of the QLDC Code of Practice and the Guide to Earthworks in the Queenstown Lakes District brochure. This shall specifically include measures to limit the risk of possible rock fall onto State Highway 6 below. 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.
5. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) The upgrading of the existing vehicle crossing (NZTA id CP34) to comply with Diagram 2 of Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage and as a minimum the crossing shall be sealed for the first 6m from the state highway carriageway.
 - b) The upgrading of the existing vehicle access track from the vehicle crossing (NZTA ID CP34) to provide access to the building platforms on Lots 1 & 2 in accordance with QLDC standards and specifically Figure E1 of the QLDC Code of Practice 20105 (noting the finished surface can be a minimum 100 mm of compacted AP40 gravel) . Designs shall include confirmation and calculations to prove that suitable culverts have been installed to convey overland flows from ephemeral water courses and provision to capture and dispose of stormwater runoff up to the under the 20 year primary rainfall event.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 & 2 accordance with the Ken Higgie –Central Water Ltd report titled 'D &

J Jardine Subdivision, Lumberbox Creek, Kingston Road – Water Supply dated 1 March 2017. The supply shall be able to be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- d) The provision of upstream surface water cut-off drains above the building platforms on Lots 1 & 2 in accordance with the recommendations of the Geosolve Ltd report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' GeoSolve Ref: 160216 dated 2nd June 2017. This design shall be such that overland flows in a 1 in 100 year event are contained so that there is no inundation of any buildable areas on Lots 1 & 2, and no increase in run-off onto land beyond the site from the pre-development situation.
- e) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include the upgraded access track, water supply system, and overland flow cut off drains). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be monitored throughout earthworks

6. All earthwork and construction traffic shall utilise existing State Highway 6 vehicle crossing point identified by NZTA as CP34, unless specific approval from NZTA or its nominated agent has been obtained to access from elsewhere.
7. No permanent batter slope within the site shall be formed at a gradient that exceeds 1.5H:1.0V for in-situ glacial till and 2.0H:1.0V for reworked/fill slopes.
8. All earthworks shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice and in accordance with the recommendations of the Geosolve Ltd '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' report ref No. 160216 and dated 2nd June 2017.
9. The earthwork contractor shall take all practical measures to ensure that rock fall from the earthwork site on to the state highway (SH6) below does not occur.
10. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
11. No earthworks, temporary or permanent, are to breach the boundaries of the site. With the exception of earthwork associated with improvements to the NZTA CP34 vehicle crossing to the state highway.
12. Only cleanfill material shall be deposited or utilised at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:
 - combustible, putrescible, degradable or leachable components;
 - hazardous substances;
 - products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
 - materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances;
 - liquid waste.

Acceptable materials include bricks, pavers, masonry blocks, ceramics, un-reinforced concrete, reinforced concrete where any protruding steel is cut off at the concrete face, fibre cement building products, road sub-base, tiles and virgin soils (including rock, sand, gravel, clay) - provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Topsoil shall be used for final cover only.

On completion of earthworks

13. On completion of the earthworks, the consent holder shall complete the following:

- a) All exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

To be completed before Council approval of the Survey Plan

14. 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.
- b) Overland flow cut off drains required on Lot 2 to protect the building platform on Lot 1 under the Geosolve Report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' (GeoSolve Ref: 160216 dated 2nd June 2017) require easements to ensure on-going protection and maintenance access. These easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

Amalgamation Condition

15. Prior to Council signing a certificate pursuant to section 241(4)(b) of the Resource Management Act 1991, the consent holder shall provide proof of registration with Land Information New Zealand for the amalgamation of Lot 3 DP26261 with Lot 2 DP26261.

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

16. 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 the water supply system completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include tank and valve 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 Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (5) above.
- d) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- e) 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 building platform on Lots 1 & 2 and that all the network supplier's requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platform on Lots 1 & 2 and that all the network supplier's requirements for making such means of supply available have been met.
- g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include the upgraded access track, water supply system, and overland flow cut off drains). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- h) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the proposed building platforms/lots are suitable for building development. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

In the event that the Schedule 2A certificate issued contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read; "Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."

- i) 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

17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles of Lots 1 & 2 by way of Consent Notice pursuant to s.221 of the Act.

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) The overland flow water cut off drains installed (east) of the building platforms at time of subdivision RM170483 and required under the Geosolve Report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' (GeoSolve Ref: 160216 dated 2nd June 2017) require on-going maintenance by the owners of Lots 1 & 2 to ensure that they continue to capture overland water flows up to the 1 in 100 year rainfall event and to ensure there is no inundation of any buildable areas within the lots.
- c) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.
- d) 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 Southern Monitoring Services, dated 29th April 2016. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling.
- e) At the time that a dwelling is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) At the time a dwelling is erected on the lot, 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 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded

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

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

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

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

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

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:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised to obtain any necessary consents from the New Zealand Transport Agency (NZTA) for works within the State Highway legal reserve. This specifically relates to works associated with upgrades to or removal of identified NZTA vehicle crossings to the development.

Prepared by:



Alan Hopkins
CONSULTING ENGINEER

Reviewed by:



Mike Wardill
ENGINEER

APPENDIX 4

Otago Regional Council Report and commentary on NES

From: Simon Beardmore <Simon.Beardmore@orc.govt.nz>
Sent: Thursday, 1 June 2017 4:01 PM
To: Alana Standish
Subject: RE: RM170483 - PSI/DSI information for new subdivision consent application
Attachments: Report Audit Form - Lumberbox Quarry - 1 June 2017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alana,

Report assessment form attached.

My only concern would be with the proposed condition from the applicant:

1. Prior to certification pursuant to section 224 c of the Act and in accordance with section 221 of the Resource Management Act 1991 a remedial action plan and site management plan must be submitted to Council for approval in accordance with the requirements of the Contaminated Land Management Guidelines No.1.

If remediation is planned for the site, it would be advisable for the Remediation Action Plan to be prepared and *implemented* as a condition of consent, with section 22 c certification only after a satisfactory Site Validation Report confirms the site is suitable for rural residential land use. Otherwise, the subdivision would be completed without any effective means of ensuring the site is adequately remediated. It is also worth noting that if soil removal is the intended remediation method, there would be additional consent requirements under the NES and the Regional Plan: Waste for Otago for soil disturbance. Likewise, on-site encapsulation would also require discharge consent under the Regional Plan: Waste.

If it is intended to leave the contaminants in place, but use a long term site management plan or other institutional control to limit exposure, than these details should be also be provided prior to section 224c, but ideally as part of the consent application.

Kind regards,



Simon Beardmore
 SENIOR ENVIRONMENTAL
 OFFICER

Otago Regional Council
 70 Stafford St
 Private Bag 1954 Dunedin 9054
 P (03) 474 0827 or 0800 474 082

simon.beardmore@orc.govt.nz
www.orc.govt.nz

From: Alana Standish [<mailto:Alana.Standish@qldc.govt.nz>]
Sent: Wednesday, 31 May 2017 9:54 a.m.
To: Simon Beardmore
Subject: RM170483 - PSI/DSI information for new subdivision consent application

Good morning Simon,

Please find attached the submitted PSI/DSI for a proposed subdivision of land at the toe of the Remarkables. I also attach the relevant CFRs, plans and AEE for your reference.

Note that remediation is recommended for lead contamination from a shooting range on the site in the locaiton of the target area, and a "Remedial Action Plan and Site Management Plan" is recommended.

This PSI / DSI look fairly robust. Please advise the suitability of this PSI/DSI and the recommendations, ideally by 6 June.

If you need anything else, please do get in touch – location map below.

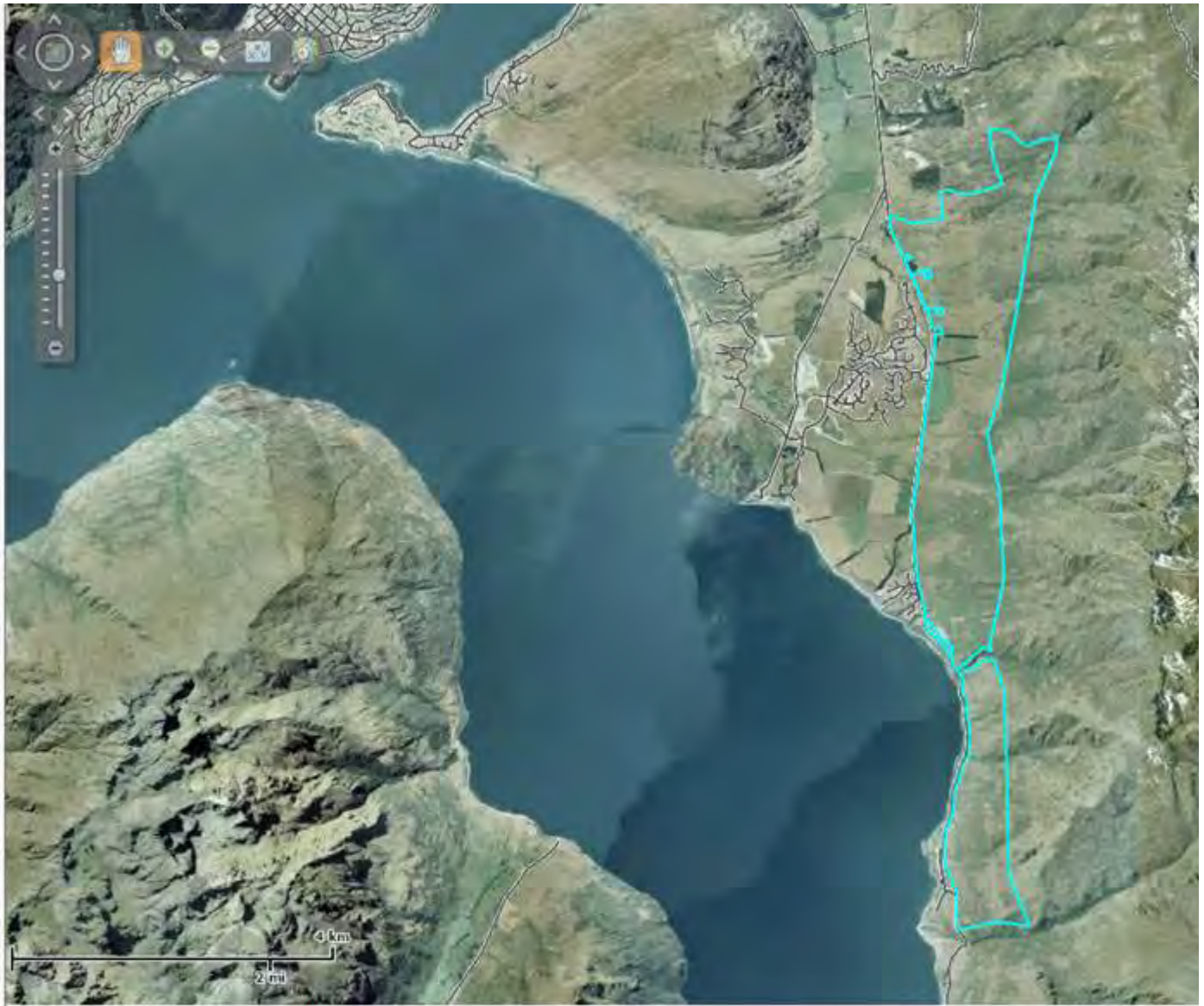
Thanks Simon!

With kind regards,

Alana Standish BRP (HONS) | Senior Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 450 0354 | P: +64 3 441 0499
E: alana.standish@qldc.govt.nz



 **QUEENSTOWN
LAKES DISTRICT
COUNCIL**
www.qldc.govt.nz



Search \ Selection Results (3)

Displaying layer data for Property Information

Parcels (3)	Assesment No.	Property ID	STATUS	Property Address	Owners
	2913101600	8819	C	Kingston Road QUEENSTOWN RURAL 9371	Jardine Dickson Ste
	2913200201A	28289	C	Kingston Road QUEENSTOWN RURAL 9371	Remarkables Station
	2913200201B	28290	C	Kingston Road QUEENSTOWN RURAL 9371	Remarkables Station
	2913200202A	27852	C	Kingston Road QUEENSTOWN RURAL 9371	Remarkables Station

CONTAMINATED LAND INVESTIGATION - ASSESSMENT FORM

Reviewer: Simon Beardmore, Senior Environmental Officer	Date: 1/06/2017
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1 REPORT DETAILS

Report Title:	Lumberbox Quarry Residential Subdivision Preliminary & Detailed Site Investigation for Dickson Jardine
Date Produced:	08/06/2016
Report Author:	Carrie Pritchard, Davis Consulting Group Limited
SQEP Sign-off:	Glenn Davis, Davis Consulting Group Limited
Date Received:	31/05/2017
Objective Reference:	A1009866

2 PROPERTY INFORMATION

Current Owner:	Dickson Steward Jardine		
Legal Description(s)	Pt Lot 1 DP 26261 and Sec 1 SO 16995		
Territorial Authority:	QLDC		
Relevant ORC Consents:	Number	Purpose	Status
	-	-	-

3 ENVIRONMENTAL SITE ASSESSMENT SUMMARY

3.1. HAIL land uses

Land Uses (from HAIL)

HAIL ID	Hazardous Activity	Activity Duration		Area (m ²)
		Period From	Period To	
C2	Gun Clubs or Rifle Ranges	2005	2015	

Comments:

The site is reported to have been used as an informal rifle range for approximately 5 to 10 years.

While mining industries are also included as HAIL category E7, this category excludes gravel extraction, and is not relevant to the site. Likewise, a of history potential agrichemical or persistent pesticide use is unlikely. The report identified some areas of rubbish on site (e.g. tyres, grass clippings etc.) but this did not appear to be of sufficient scale to be considered a HAIL activity. Areas of rubbish should be removed from the site and appropriately disposed of as a matter of good practice.

Adjacent Sites (within 100 m): None

SITE NUMBER	HAIL ID	HAIL Activity	Distance	Direction

3.2 Sampling and analysis

Investigation purpose:	Characterise the nature of the contamination associated with the historical land use and determine risk to human health based on the proposed use.	Investigation location:	Southern half of the quarry.
Was sampling methodology appropriate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was laboratory analysis appropriate? (including holding times, types of analysis)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Suite of metals <input type="checkbox"/> Total petroleum hydrocarbons <input type="checkbox"/> PAH <input type="checkbox"/> BTEX	Comments: Samples were collected from the base and backstop of the quarry / rifle range. Samples of the base of the quarry appeared to be systematic, with three sets of composite samples and 20 individual samples analysed. Samples from the backstop appeared randomly selected with 9 samples collected and analysed individually. The sampling distribution adequately covers the relevant piece of land at the site.		

<input type="checkbox"/> Organochlorine pesticides <input type="checkbox"/> Asbestos <input type="checkbox"/> Other:	<p>Based on the lay out of the quarry, it is unlikely that there have been target areas elsewhere on the site.</p> <p>Samples were analysed for the common range of metals including Arsenic, Copper, Cadmium, Chromium, Lead, Nickel and Zinc. Samples were not analysed for antimony and tin, which are also potential contaminants of concern at rifle ranges.</p> <p>Results show that lead exceeds the soil contaminant standard for rural residential land use in the vicinity of the target and the southern wall of the quarry. This area coincides with the building platform and curtilage of proposed Lot 2.</p>
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Was contaminated material removed from the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Type:	Volume:	Disposal location	Transport or disposal documentation provided? <input type="checkbox"/> Yes <input type="checkbox"/> No

4 POTENTIAL RECEPTORS

Human Health

Current Land Use:	Quarry / rifle range	Pathways complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Current Surface Cover:	Unpaved	
Proposed Land Use:	Rural residential	
Proposed Surface Cover:	Unpaved	
Soil Type(s):	Predominantly silts	

Ecology

Nearest Surface Water:	Lake Wakatipu	Distance (m): 200	Pathway complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Surface Water Use:	Various		Pathway complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Depth to Groundwater:	NA		
Groundwater Flow Direction:	NA		
Aquifer type:	NA		
Groundwater Used:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Pathway complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
On-site Eco-receptors critical?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

5 SITE CONTAMINATION CLASSIFICATION

Conclusions:

A detailed site investigation has been prepared by Davis Consulting Group Limited in accordance with Contaminated Land Management Guidelines #1 and #5. The investigation has confirmed that the use of the site as a rifle range has resulted in lead contamination in the vicinity of proposed Lot 2. The lead contamination exceeds the applicable soil contaminant standard for lead. The subdivision application should be processed as a restricted discretionary activity with conditions in place to ensure that remediation or active site management occurs prior to section 224c sign off. Any validation testing should also include antimony and tin, although it is expected the lead will be the dominant driver for remediation.

Following the provision of a suitable Site Validation Report or Long Term Site Management Plan the contamination status will be amended accordingly.

Site number: HAIL.01481.01
 Site name: Lumberbox Quarry
 Proposed HAIL Status: Verified HAIL
 Proposed Contamination Status: Contaminated for Rural Residential Land Use




Simon Beardmore
Senior Environmental Officer

Disclaimer

The above decision was based on the information contained in council files and reflects the Regional Council's understanding of the contaminants associated with the site detailed reports received on this date. The Regional Council accepts no liability for any inaccuracy in, or omission from, information provided to it by the land owner or any other party associated with the above mentioned site, or for any information provided by the land owner or any other party associated with the above mentioned site after the date on which the above decision was made.

APPENDIX 5

QLDC Assessment Matters

PART 5.4 – RURAL GENERAL ZONE – ASSESSMENT MATTERS

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

5.4.2.2(3) Visual Amenity Landscapes

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.

(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.

PART 15.2.3.6 – SUBDIVISION – ASSESSMENT MATTERS

(b) Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)

- (i) The extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and enhances:
 - (a) rural character
 - (b) landscape values
 - (c) heritage values
 - (d) visual amenity
 - (e) life supporting capacity of soils, vegetation and water
 - (f) infrastructure, traffic access and safety
 - (g) public access to and along lakes and rivers

- (ii) The extent to which subdivision, the location of residential building platforms and proposed development may adversely affect adjoining land uses.
- (iii) The extent to which subdivision, the location of residential building platforms and proposed development may be serviced by a potable water supply, reticulated sewerage or on-site sewage disposal within the lot, telecommunications and electricity.
- (iv) The extent to which subdivision, the location of residential building platforms and proposed redevelopment may be adversely affected by natural hazards or exacerbate a natural hazard situation, particularly within the Rural Lifestyle Zone at Makarora.
- (v) Consideration of the long term development of the entire property.
- (vi) Whether the subdivision will result in the loss of the life supporting capacity of soils.

APPENDIX 6

NES Matters of Discretion

1. Clause 10: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

10 Restricted discretionary activities

- (1) This regulation applies to an activity described in any of [regulation 5\(2\) to \(6\)](#) on a piece of land described in regulation 5(7) or (8) that is not a permitted activity or a controlled activity.
- (2) The activity is a restricted discretionary activity while the following requirements are met:
 - (a) a detailed site investigation of the piece of land must exist:
 - (b) the report on the detailed site investigation must state that the soil contamination exceeds the applicable standard in [regulation 7](#):
 - (c) the consent authority must have the report:
 - (d) conditions arising from the application of subclause (3), if there are any, must be complied with.
- (3) The matters over which discretion is restricted are as follows:
 - (a) the adequacy of the detailed site investigation, including—
 - (ii) site sampling:
 - (iii) laboratory analysis:
 - (iv) risk assessment:
 - (b) the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:
 - (c) the approach to the remediation or ongoing management of the piece of land, including—
 - (i) the remediation or management methods to address the risk posed by the contaminants to human health:
 - (ii) the timing of the remediation:
 - (iii) the standard of the remediation on completion:
 - (iv) the mitigation methods to address the risk posed by the contaminants to human health:
 - (v) the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:
 - (d) the adequacy of the site management plan or the site validation report or both, as applicable:
 - (e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:
 - (f) the requirement for and conditions of a financial bond:
 - (g) the timing and nature of the review of the conditions in the resource consent:
 - (h) the duration of the resource consent.

Consequence if requirement not met

- (4) If a requirement described in this regulation is not met, the activity is a discretionary activity under [regulation 11](#).

APPENDIX 7

QLDC Objectives and Policies

1. District Plan: Relevant Objectives and Policies

Part 4.1: District Wide – Natural Environment

4.1.4 Objective 1 - Nature Conservation Values

The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.

Improved opportunity for linkages between the habitat communities.

The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.

The protection of outstanding natural features and natural landscapes.

The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.

The protection of the habitat of trout and salmon.

Policies:

- 1.1 *To encourage the long-term protection of indigenous ecosystems and geological features.*
- 1.2 *To promote the long term protection of sites and areas with significant nature conservation values.*
- 1.3 *To manage the sensitive alpine environments from the adverse effects of development.*
- 1.4 *To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.*
- 1.5 *To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.*
- 1.6 *To allow development which maintains or enhances the quality of the environment in areas identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of outstanding significance to the nation.*
- 1.7 *To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.*
- 1.8 *To avoid unnecessary duplication of resource consent procedures between the Council and the Otago Regional Council.*
- 1.9 *To encourage the provision of information about the District's indigenous ecosystems, in order to increase the appreciation and understanding of the District's indigenous ecosystems by both residents and visitors.*
- 1.10 *To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.*
- 1.11 *Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- 1.12 *To maintain the site-specific, geological and geomorphological features that are of scientific importance.*
- 1.13 *To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.*
- 1.14 *To consider taking appropriate esplanade reserves of adequate width to protect the natural character and nature conservation values around the margins of any of the District's rivers, lakes, wetlands and streams should any subdivision occur of small lots or any development for residential, recreational or commercial purposes.*
- 1.15 *To identify areas, in co-operation with land occupiers and owners, the Regional Council, conservation and recreation organisations, for the setting aside of esplanade reserves or strips.*
- 1.16 *To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.*
- 1.17 *To encourage the retention and planting of trees, and their appropriate maintenance.*

Part 4.2: District Wide – Landscape and Visual Amenity

4.2.5 Objective:

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

Policies:

1 Future Development

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

3. Outstanding Natural Landscapes (Wakatipu Basin)

- (a) To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:
 - (i) Landscape values and natural character; and
 - (ii) Visual amenity values
 - recognising and providing for:
 - (iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;
 - (iv) The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;
 - (v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.
 - (vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.
- (b) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.
- (c) To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.

8. Avoiding Cumulative Degradation

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

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

9. Structures

To preserve the visual coherence of:

- (a) outstanding natural landscapes and features and visual amenity landscapes by:
 - encouraging structures which are in harmony with the line and form of the landscape;
 - avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;
 - encouraging the colour of buildings and structures to complement the dominant colours in the landscape;
 - encouraging placement of structures in locations where they are in harmony with the landscape;

- promoting the use of local, natural materials in construction.
- (b) visual amenity landscapes
 - by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and
- (c) All rural landscapes by
 - limiting the size of signs, corporate images and logos
 - providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.

11. Forestry and Amenity Planting

Subject to policy 16, to maintain the existing character of openness in the relevant outstanding natural landscapes and features of the district by:

- (a) encouraging forestry and amenity planting to be consistent with patterns, topography and ecology of the immediate landscape.
- (b) encouraging planting to be located so that vegetation will not obstruct views from public roads and discouraging linear planting near boundaries of 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.
- encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.
- by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.
- discouraging roads and tracks on highly visible slopes.
- requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.
- requiring that all disturbed areas be revegetated at the end of construction.
- encouraging where appropriate car parks to be screened from view.
- requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.

15. Retention of Existing Vegetation

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

- (a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;
 - (b) Encouraging maintenance of tussock grass-lands and other nature ecosystems³ in outstanding natural landscapes.
- ³ to Section 4.1 on nature conservation values.

17. Land Use

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

Part 4.8: Natural Hazards

Objective 1

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

Policies:

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

- 1.6 To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.
- 1.7 To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.

Part 5.2: Rural Areas

Objective 1 - Character and Landscape Value

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

Policies:

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

Objective 3 - Rural Amenity

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

Policies:

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

Part 15: Subdivision, Development and Financial Contributions

Objective 1 – Servicing

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

Policies:

[...]

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

[...]

- 1.5 To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 1.6 To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing

infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.

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

Objective 2 - Cost of Services to be Met by Subdividers

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

Policies:

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

Objective 5 - Amenity Protection

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

Policies:

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

[...]

2. Proposed District Plan: Objectives and Policies

Part 2 Chapter 6: Landscapes

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

Policies

- 6.3.1.4 That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.
- 6.3.1.5 Avoid urban subdivision and development in the Rural Zones.
- 6.3.1.8 Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.
- 6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

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

Policies

- 6.3.2.1 Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.
- 6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded.
- 6.3.2.3 Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.
- 6.3.2.4 Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.
- 6.3.2.5 Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.

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

Policies

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

Part 4 Chapter 21: Rural

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

Policies

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

Part 5 Chapter 27: Subdivision and Development

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

Policies:

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

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

Policies:

- 27.2.5.4 The design of subdivision and roading networks to recognise topographical features to ensure the physical and visual effects of subdivision and roading are minimised.
- 27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 27.2.5.11 Ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with the Council's 10 Year Plan Development Contributions Policy.
- 27.2.5.12 Ensure appropriate stormwater design and management by having regard to:

- Recognise and encourage viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
 - The capacity of existing and proposed stormwater systems;
 - The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
 - The location, scale and construction of stormwater infrastructure;
 - The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including the control of water-borne contaminants, litter and sediments, and
 - the control of peak flow.
- 27.2.5.13 Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.
- 27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:
- The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.
- 27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.
- 27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses [...]
- 27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use.

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

Policies:

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

Part 5: Chapter 28: Natural Hazards

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

Policies:

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

- 28.3.2.4 Promote the use of natural features, buffers and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risk.
- 28.3.2.5 Recognise that some infrastructure will need to be located on land subject to natural hazard risk.

APPENDIX 8

Relevant ORC Regional Policy Statement Objectives and Policies

1. Operative Regional Policy Statement: Relevant Objectives and Policies

The relevant objectives and policies of the operative Regional Policy Statement are contained within Part 5: Land, Part 11: Natural Hazards, and Part 13: Wastes and Hazardous Substances, and are as follows;

Part 5: Land

5.4 Objectives

- 5.4.1 To promote the sustainable management of Otago's land resources in order: (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.
- 5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.
- 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.

5.5 Policies

- 5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.
- 5.5.6 To recognise and provide for the protection of Otago's outstanding natural features and landscapes which:
 - (a) Are unique to or characteristic of the region; or
 - (b) Are representative of a particular landform or land cover occurring in the Otago region or of the collective characteristics which give Otago its particular character; or
 - (c) Represent areas of cultural or historic significance in Otago; or
 - (d) Contain visually or scientifically significant geological features; or
 - (e) Have characteristics of cultural, historical and spiritual value that are regionally significant for Tangata Whenua and have been identified in accordance with Tikanga Maori.

Part 11: Natural Hazards

11.4 Objectives

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

11.5 Policies:

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

Part 13: Wastes and Hazardous Substances

13.4 Objective

- 13.4.4 To minimise the risks to people and the wider environment arising from existing contaminated sites, and the storage, use, transportation and disposal of hazardous substances.

13.5 Policies

- 13.5.1 To recognise and provide for the relationship Kai Tahu have with natural and physical resources when managing Otago's waste stream through:
 - (a) Providing for the management and disposal of Otago's waste stream in a manner that takes into account Kai Tahu cultural values; and
 - (b) Working towards eliminating human wastes and other pollutants from entering Otago's waterways.

- 13.5.4 To avoid, remedy or mitigate the adverse effects resulting from hazardous substances within Otago through:
- (a) Educating about the need to handle, use, store and transport hazardous substances carefully and promoting safe and appropriate practices; and
 - (b) Promoting a reduction in hazardous substance use and waste production; and
 - (c) Requiring, as far as is practicable, the on-site treatment of hazardous wastes; and
 - (d) Requiring, where treatment is not available, the safe storage or disposal of hazardous wastes; and
 - (e) Encouraging the reuse of hazardous wastes; and
 - (f) Supporting the creation of a facility for the treatment and disposal of hazardous wastes; and
 - (g) Promoting the coordination of hazardous substances management between national, regional and territorial authorities.

2. Proposed Regional Policy Statement: Relevant Objectives and Policies

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

Chapter 1: Resource management in Otago is integrated

Objective 1.1 Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago

Policy 1.1.2 Economic wellbeing

Provide for the economic wellbeing of Otago's people and communities by enabling the use and development of natural and physical resources only if the adverse effects of those activities on the environment can be managed to give effect to the objectives and policies of the Regional Policy Statement.

Policy 1.1.3 Social and cultural wellbeing and health and safety

Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:

- a) Recognising and providing for Kāi Tahu values;
- b) Taking into account the values of other cultures;
- c) Taking into account the diverse needs of Otago's people and communities;
- d) Promoting good quality and accessible infrastructure and public services;
- e) Avoiding significant adverse effects of activities on human health.

Chapter 3: Otago has high quality natural resources and ecosystems

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

Policy 3.1.8 Soil erosion Minimise soil erosion resulting from activities, by undertaking all of the following: a) Using appropriate erosion controls; b) Maintaining vegetative cover on erosion prone land; c) Remediating land where significant soil erosion has occurred; d) Encouraging activities that enhance soil retention.

Policy 3.1.10 Natural features, landscapes, and seascapes

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

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

Policy 3.2.1 Identifying significant vegetation and habitats
Identify areas and values of significant indigenous vegetation and significant habitats of indigenous fauna, using the attributes detailed in Schedule 4.

Policy 3.2.2 Managing significant vegetation and habitats
Protect and enhance areas of significant indigenous vegetation and significant habitats of indigenous fauna, by all of the following:

- a) Avoiding adverse effects on those values which contribute to the area or habitat being significant;
- b) Avoiding significant adverse effects on other values of the area or habitat;
- c) Remedying when other adverse effects cannot be avoided;
- d) Mitigating when other adverse effects cannot be avoided or remedied;
- e) Encouraging enhancement of those areas and values which contribute to the area or habitat being significant;
- f) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.

Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes
Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

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

Chapter 4: Communities in Otago are resilient, safe and healthy

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

Policy 4.1.3 Natural hazard consequence
Assess the consequences of natural hazard events, by considering all of the following:

- a) The nature of activities in the area;
- b) Individual and community vulnerability;
- c) Impacts on individual and community health and safety;
- d) Impacts on social, cultural and economic wellbeing;
- e) Impacts on infrastructure and property, including access and services;
- f) Risk reduction and hazard mitigation measures;
- g) Lifeline utilities, essential and emergency services, and their co-dependence;
- h) Implications for civil defence agencies and emergency services;
- i) Cumulative effects;
- j) Factors that may exacerbate a hazard event.

Policy 4.1.4 Assessing activities for natural hazard risk
Assess activities for natural hazard risk to people and communities, by considering all of the following:

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

Policy 4.1.5 Natural hazard risk

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

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

Policy 4.1.6 Avoiding increased natural hazard risk

Manage natural hazard risk to people and communities by both:

- a) Avoiding activities that significantly increase risk including displacement of risk off-site; and
- b) Avoiding activities that increase risk in areas potentially affected by coastal hazards over at least the next 100 years.

Policy 4.1.7 Reducing existing natural hazard risk

Reduce existing natural hazard risk to people and communities, including by all of the following:

- a) Encouraging activities that:
 - i. Reduce risk; or
 - ii. Reduce community vulnerability;
- b) Discouraging activities that:
 - i. Increase risk; or
 - ii. Increase community vulnerability;
- c) Considering the use of exit strategies for areas of significant risk to people and communities;
- d) Encouraging design that facilitates:
 - i. Recovery from natural hazard events; or
 - ii. Relocation to areas of lower risk;
- e) Relocating lifeline utilities, and facilities for essential and emergency service, to areas of reduced risk, where appropriate and practicable;
- f) Enabling development, upgrade, maintenance and operation of lifeline utilities and facilities for essential and emergency services;
- g) Reassessing natural hazard risk to people and communities, and community tolerance of that risk, following significant natural hazard events.

Policy 4.1.8 Precautionary approach to natural hazard risk

Where natural hazard risk to people and communities is uncertain or unknown, but potentially significant or irreversible, apply a precautionary approach to identifying, assessing and managing that risk.

Policy 4.1.9 Protecting features and systems that provide hazard mitigation

Avoid, remedy or mitigate adverse effects on natural or modified features and systems, which contribute to mitigating the effects of both natural hazards and climate change.

Policy 4.1.10 Mitigating natural hazards

Give preference to risk management approaches that reduce the need for hard protection structures or similar engineering interventions, and provide for hard protection structures only when all of the following apply:

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

Policy 4.1.11 *Hard protection structures*

Enable the location of hard protection structures or similar engineering interventions on public land only when either or both of the following apply:

- a) There is significant public or environmental benefit in doing so;
- b) The work relates to the functioning ability of a lifeline utility, or a facility for essential or emergency services.

Policy 4.1.13 *Hazard mitigation measures, lifeline utilities, and essential and emergency services*

Protect the functional and operational requirements of hazard mitigation measures, lifeline utilities, and essential or emergency services, including by all of the following:

- a) Restricting the establishment of those activities that may result in reverse sensitivity effects;
- b) Avoiding significant adverse effects on those measures, utilities or services;
- c) Avoiding, remedying or mitigating other adverse effects on those measures, utilities or services;
- d) Maintaining access to those measures, utilities or services for maintenance and operational purposes;
- e) Managing other activities in a way that does not restrict the ability of those mitigation measures, utilities or services to continue functioning.

Objective 4.6 Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago**Policy 4.6.2** *Use, storage and disposal of hazardous substances*

Manage the use, storage and disposal of hazardous substances to avoid accidental spillage or release of those substances, by all of the following:

- a) Providing secure containment of those substances in case of accidental spillage;
- b) Minimising risk associated with natural hazard events;
- c) Avoiding adverse effects of those substances on the health and safety of people, and avoiding, remedying or mitigating adverse effects on the environment and other values;
- d) Providing for the development of facilities to safely store, transfer, process, handle and dispose of hazardous substances;
- e) Ensuring hazardous substances are treated or disposed at authorised facilities, in accordance with the relevant disposal instructions;
- f) Restricting the location of activities that may result in reverse sensitivity effects near authorised facilities for hazardous substance treatment or disposal;
- g) Encouraging the use of best management practices.

Policy 4.6.4 *Identifying contaminated land Identify sites of known or potentially contaminated land in Otago.***Policy 4.6.5** *Managing contaminated land*

Manage the use of contaminated land, to protect people and the environment from adverse effects, by all of the following:

- a) Prior to subdivision or development of potentially contaminated land, requiring a site investigation be undertaken to determine the nature and extent of any contaminants;
- b) Where there is contamination:
 - i. Requiring an assessment of associated environmental risks; and
 - ii. Remediating contaminated land;
- c) Considering the need for ongoing monitoring of contaminant levels and associated risks.

Policy 4.6.9 *Contaminated land*

Avoid the creation of contaminated land.

APPENDIX 9

Consent Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995 – Sheet 02_01,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261: Proposed Earthworks – Sheet 03_01,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261: Proposed Earthworks: Sections – Sheet 03_03,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261: Proposed Earthworks: Sections – Sheet 03_02,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Management Plan – Sheet 04_01,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Management Plan – Sheet 04_02,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Section Locations – Sheet 05_01,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Sections – Sheet 05_02,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Management Plan – Sheet 04_01,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Management Plan – Sheet 04_02,
 - Clark Fortune McDonald & Associates – *D & J Jardine*: Lots 1 – 3 being a Proposed Subdivision of PT Lot 1 DP 26261 and Section 1 SO 16995: Landscape Management Plan – Sheet 04_03,

stamped as approved on 6 April 2018

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. At least five (5) working days prior to commencing any works within the State Highway road reserve, the consent holder shall submit a traffic management plan to undertake works to New Zealand Transport Agency or its Network Management Consultant for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Engineer at Council prior to works commencing.
6. Prior to the commencement of works the consent holder shall provide for review and acceptance a site management plan for the proposed earthworks in accordance with Section 2.3.7 of the QLDC Code of Practice and the Guide to Earthworks in the Queenstown Lakes District brochure. This shall specifically include measures to limit the risk of possible rock fall onto State Highway 6 below. 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.
7. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
 - a) The upgrading of the existing vehicle crossing (NZTA id CP34) to comply with Diagram 2 of Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage and as a minimum the crossing shall be sealed for the first 6m from the state highway carriageway.
 - b) The upgrading of the existing vehicle access track from the vehicle crossing (NZTA ID CP34) to provide access to the building platforms on Lots 1 & 2 in accordance with QLDC standards and specifically Figure E1 of the QLDC Code of Practice 20105 (noting the finished surface can be a minimum 100 mm of compacted AP40 gravel) . Designs shall include confirmation and calculations to prove that suitable culverts have been installed to convey overland flows from ephemeral water courses and provision to capture and dispose of stormwater runoff up to the under the 20 year primary rainfall event.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 & 2 accordance with the Ken Higgie –Central Water Ltd report titled '*D & J Jardine Subdivision, Lumberbox Creek, Kingston Road – Water Supply*' dated 1 March 2017. The supply shall be able to be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- d) The provision of upstream surface water cut-off drains above the building platforms on Lots 1 & 2 in accordance with the recommendations of the Geosolve Ltd report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' GeoSolve Ref: 160216 dated 2nd June 2017. This design shall be such that overland flows in a 1 in 100 year event are contained so that there is no inundation of any buildable areas on Lots 1 & 2, and no increase in run-off onto land beyond the site from the pre-development situation.
- e) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include the upgraded access track, water supply system, and overland flow cut off drains). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
- f) The consent holder shall provide to the Council Subdivision Planner for certification by a suitably qualified expert, a "*Remediation Action Plan and Site Management Plan*" for the removal of the lead contaminated soil on Lot 2. The plan shall be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, and shall detail the procedures for remediating the site, including the safe soil removal.

To be monitored throughout earthworks

- 8. All earthwork and construction traffic shall utilise existing State Highway 6 vehicle crossing point identified by NZTA as CP34, unless specific approval from NZTA or it nominated agent has been obtained to access from elsewhere.
- 9. No permanent batter slope within the site shall be formed at a gradient that exceed 1.5H:1.0V for in-situ glacial till and 2.0H:1.0V for reworked/fill slopes.
- 10. All earthworks shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice and in accordance with the recommendations of the Geosolve Ltd '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' report ref No. 160216 and dated 2nd June 2017.
- 11. The earthwork contractor shall take all practical measures to ensure that rock fall from the earthwork site on to the state highway (SH6) below does not occur.
- 12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 13. No earthworks, temporary or permanent, are to breach the boundaries of the site. With the exception of earthwork associated with improvements to the NZTA CP34 vehicle crossing to the state highway.

14. Only cleanfill material shall be deposited or utilised at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:

- combustible, putrescible, degradable or leachable components;
- hazardous substances;
- products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
- materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances;
- liquid waste.

Acceptable materials include bricks, pavers, masonry blocks, ceramics, un-reinforced concrete, reinforced concrete where any protruding steel is cut off at the concrete face, fibre cement building products, road sub-base, tiles and virgin soils (including rock, sand, gravel, clay) - provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Topsoil shall be used for final cover only.

On completion of earthworks

15. On completion of the earthworks, the consent holder shall complete the following:
- a) All exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised in keeping with the surrounding site and shall be maintained to achieve a healthy and continuous sward of grass, or planted as per the "*Landscape Mitigation Planting Plan*" certified pursuant to condition (18)(m) within four months after earthworks are completed.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

To be completed before Council approval of the Survey Plan

16. 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.
 - b) Overland flow cut off drains required on Lot 2 to protect the building platform on Lot 1 under the Geosolve Report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' (GeoSolve Ref: 160216 dated 2nd June 2017) require easements to ensure on-going protection and maintenance access. These easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

Amalgamation Condition

17. Prior to Council signing a certificate pursuant to section 241(4)(b) of the Resource Management Act 1991, the consent holder shall provide proof of registration with Land Information New Zealand for the amalgamation of Lot 3 DP26261 with Lot 2 DP26261.

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

18. 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 the water supply system completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include tank and valve 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 Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (7) above.
- d) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- e) 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 building platform on Lots 1 & 2 and that all the network supplier’s requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platform on Lots 1 & 2 and that all the network supplier’s requirements for making such means of supply available have been met.
- g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (4) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include the upgraded access track, water supply system, and overland flow cut off drains). The certificates shall be in the format of a Producer Statement, or the QLDC’s Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- h) The consent holder shall provide a geotechnical completion report and a Schedule 2A “Statement of professional opinion as to suitability of land for building construction” in accordance with Section 2.6.1 of QLDC’s Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the proposed building platforms/lots are suitable for building development. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

In the event that the Schedule 2A certificate issued contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read; “Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building.”

- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

- j) The consent holder shall provide evidence that access CP35 is permanently and physically closed with fencing along the boundary of the site.
- k) The consent holder shall provide evidence to the Council Subdivision Planner that all remediation work and removal of contaminated soil from Lot 2 has been completed in accordance with the certified "*Remediation Action Plan and Site Management Plan*" under j) above, prior to the section 224c certification. This evidence may be in written form from the SQEP.
- l) A scaled and detailed "*Landscape Mitigation Planting Plan*" (LMPP) for Lots 1 and 2 shall be produced by a qualified landscape architect and submitted to council for certification. The LMPP shall achieve the following:
 - (i) The detailed planting plan to be to a 1:250 scale or smaller.
 - (ii) Identify and label the location and extent of building platforms, domestic curtilage areas, access drive, existing landform and landform modification (heights and 1m topographical contours) within Lots 1 and 2.
 - (iii) Identify the location of plant species and/or mounding in locations that will provide visual screening as required below, and identify view shafts to be retained that are not key visual screening areas.
 - (iv) Identify that all areas beyond the domestic curtilage areas are to have all existing naturally regenerating and planted native vegetation to be retained and not modified in any manner.
 - (v) Extend the proposed covenanted area (A) for protection of native vegetation as shown on the landscape management plan submitted with the application to area C and area F (from the access drive and downslope).
 - (vi) Demonstrate that mitigation planting and earthworks will ensure that no part of the approved building platforms up to the consented height control will be visible from State Highway 6 within a 2km radius of each platform, and from the council reserve land to the west within five years of planting. Ensure that views of the proposed platforms from 2km or more distant and from the waters of the lake are diffused and broken by trees and the development sits within a vegetated context. Demonstration of visual mitigation to be supported with scaled sight-line cross sections through the site taken from key locations along the highway and within the western end of the council reserve car park and identify the relative heights of platforms, mounding and estimated plant heights at five years on the LMPP that achieve total visual screening from these viewpoints. Council may request further information to determine if proposed planting mitigation is sufficient to achieve this condition for certification.
 - (vii) Mitigation planting shall be provided along the length of the access drive up to the boundary of the domestic curtilage area to a depth of no less than 3m no less than 2m from the downslope edge of the formed carriageway. Planting depth shall vary but be no less than 3m (3 plants wide) and provide concentrated clusters to break up lineal patterns alongside of the drive. Planting shall be indigenous species only selected from the plant list provided within the amended ecological management plan certified pursuant to condition (18)(q). Species shall have a mature height of no less than 5m and include no less than 10 species to provide diversity and shall include no less than 30% of total plant number shall be *Pittosporum tenuifolium*. Plants shall be spaced at a density of no greater than 1m apart and planted at a grade no less than 1m in height at time of planting.
 - (viii) Include no less than 40 indigenous trees per lot to be planted to the east of the consented building platforms at the base of the modified quarry cut face to soften earthworks and maintain a vegetated backdrop to development. Trees shall have a mature height of no less than 6m and be selected from the ecological management plan native tree list.
 - (ix) The plan shall include full planting schedule for mitigation planting with botanical names, grades, density and numbers of plants for each species.

- (x) All existing eucalyptus trees (as of July 1st 2017) over a height of 4m between the 375masl height contour and the property boundary with the State Highway from the northern boundary of Lot 1 and south through to the boundary of Area A as shown on the landscape management plan submitted with the application shall be clearly identified on the LMPP as existing eucalyptus trees.
 - (xi) Shall align to the Ecological Report recommendations and outcomes as submitted with the application; report entitled "*Ecological Assessment for a proposed subdivision of the Lumberbox Quarry*" dated 13 February 2017 prepared by Natural Solutions for Nature Ltd,
 - (xii) Shall clearly identify areas A,B, C and area F (downslope of the access drive) as areas where all existing and regenerating native vegetation shall not be removed or modified in any manner, and shall be managed to support the regeneration of native forest cover.
- m) Where ground proves to be unsuitable for planting the ground shall be improved with introduction of good quality topsoil to a depth of no less than 400mm, minor ground shaping to support moisture retention, shelter, and ground stability, removal of rocks and breaking of compacted ground to ensure planting sites support healthy and quick plant growth each relevant location.
 - n) All woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom shall be removed from within Lots 1 and 2.
 - o) All planting shall be completed as per the certified LMPP and the ecological management plan and shall include pest protection sleeves, organic mulch and a slow release fertiliser applied to each plant and an adequate irrigation system in place. All planting shall have been successfully established and in a healthy condition for a period of no less than 12 months from date of completion of planting prior to inspection of planting by council for 244c signoff.
 - p) Register the native vegetation protection covenant for Area A as identified on the landscape management plan submitted with the application, and identify the area on the subdivision plan.
 - q) An amended "*Ecological Management Plan*" prepared by a qualified ecologist for Lots 1 and 2 shall be submitted to Council for certification, and shall achieve the following:
 - (i) Be based upon the outcomes and recommendations of the ecology report submitted with the application,
 - (ii) Identify the methodology to achieve the natural regeneration of native forest canopy coverage within areas A, B, C and F,
 - (iii) Include a pest and weed management strategy to eradicate weed species and manage animal pest that would impede the natural regeneration of native vegetation. The strategy shall include the botanical names of all exotic woody weed species to be removed and identify the on-going management required to ensure the lots are maintained free of exotic woody weeds.
 - (iv) Include a native planting strategy to ensure native vegetation coverage as shown on the landscape management plan. Planting to include no less than 1000 plants per lot, distributed across the property and to be in addition to planting required for visual mitigation.
 - (v) Include a planting specification and plant schedule, plant maintenance schedule for the first three years of establishment, and for on-going management, and an irrigation strategy for a minimum two year establishment period from completion of planting.
 - r) All exotic woody weed species (excluding broom) shall be removed from Lots 1 and 2 and supplementary native planting shall be planted as per the "*Ecological Management Plan*" to support native regeneration and to ensure adequate canopy cover will be achieved to shade out existing broom.

Ongoing Conditions/Consent Notices

19. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles of Lots 1 & 2 by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) All external colours and materials for all buildings and structures within the consented building platforms shall be of a dark grey, brown or green with a colour light reflectivity value (LRV) of between 7% and 20%, or a green 'living roof' planted with vegetation that blends into the surrounding landscape. Roof colours shall have matt finish. Polycarbonate panels or similar shall not be used on any roof to avoid contrasting banding effects on rooflines. Clear skylights may be used but shall not exceed 5% of the total roof area. All external materials and colours for any future building or structure shall be submitted to council for certification prior to construction.
 - c) Eaves or recesses above all glazed areas shall extend no less than 1m beyond glazing surfaces on all lake facing sides of the building to reduce the effect of glare.
 - d) The maximum height for all buildings and structures within the consented building platform shall be 4.5m above a finished ground level of 375masl within Lot 1 and Lot 2.
 - e) No chimneys or any other roof attachments shall exceed the height control by more than 1.2m and shall be no wider than 1m in any direction. All attachments and structures on the roof including but not limited to satellite dishes, weathervanes, aerials, etc. shall be coloured to match the roof colour. Solar panels to be ground based or located as not to be visible from beyond the site.
 - f) All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, water tanks, external lighting, parking areas, caravans, boats, swimming pools, tennis courts, pergolas, sheds and amenity gardens and lawns shall be confined to the domestic curtilage area as shown on the certified Landscape Mitigation Planting Plan.
 - g) All external effluent / waste water treatment and dispersal fields shall not be located with areas of native plant regeneration or areas of planting as shown in the certified ecological management plan and Landscape Mitigation Planting Plan.
 - h) All water tanks shall be of dark recessive grey, brown or grey colour with a light reflectivity value of between 7% and 25%, and shall be located with the domestic curtilage area only.
 - i) Lots 1 and 2 shall be kept free of all woody exotic weeds including buddleia, gorse, old mans beard, blackberry, hemlock, elderberry, sycamore and wilding conifer species, but excluding broom.
 - j) All eucalyptus trees identified on the certified landscape plan shall be retained. Trees may be removed only when any native tree within 5m of the trunk of the tree to be removed has reached a height of no less than 4m and is a species of tree with a mature height exceeding 6m such as native beech or *Pittosporum tenuifolium*.
 - k) All lot and curtilage boundary fences and internal fences outside the domestic curtilage area are to be standard farming post and wire (and/or wire mesh) fences;
 - l) All vehicle gateways are not to be visually obtrusive (monumental) and shall be consistent with traditional farm gateways. Gates and gate supports shall be of timber or metal only and not to exceed 1.4m in height. Lighting shall not be installed at gateways.
 - m) Access drives up to the domestic curtilage area shall be a gravel of a local grey coloured stone such as schist and exclude concrete kerb and channels.

- n) All lot and curtilage area boundaries shall only be fenced with a standard post and wire fence (including rabbit proof fencing), or deer fencing in keeping with traditional farm fencing.
- o) All exterior lighting shall be located within the domestic curtilage area only and shall be down lighting only. Lighting not attached to buildings shall not exceed 1m above ground level, where attached to a building where it shall not exceed 3m above ground level. There shall be no light spill beyond the curtilage area. Lighting shall not be used to highlight buildings, structures or feature landscape elements such as trees that are visible beyond the site.
- p) All planting as shown on the certified landscape plan shall be maintained to ensure healthy and natural growth, and to sustain a closed canopy once established. Planting shall be maintained in its natural state and form and shall not be trimmed or modified in any manner. If any tree or plant shall die it shall be replaced as per the plan within 12 months.
- q) All mitigation earth mounds shall be retained as per the certified as-built earth plans and shall not be altered or modified in any manner that reduces the visual mitigation of the mounding as approved by council.
- r) All native vegetation within areas defined as areas of regenerating native vegetation as per the certified ecological management plan shall be retained and the natural regeneration of native forest cover supported as per the certified ecological plan. Regenerating native vegetation areas shall be kept free of exotic weeds and no structures or earthworks are to be implemented or carried out within such areas.
- s) Lineal planting is not permitted alongside any lot or curtilage area boundary, or alongside the access drive.
- t) All planting within the property shall be indigenous species only except within the domestic curtilage area and for those areas where exotic pastoral grasses are required for soil erosion. Planting of exotic species within the domestic curtilage area shall be limited to those species with mature height no greater than 4m and shall exclude highly ornamental brightly coloured species and any weed or wilding species.
- u) Any existing trees that are of the following wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problematic species such as elderberry, or birch are not protected by the approved landscape plan and may be removed at any time.
- v) The access drive from the State Highway 6 boundary through to the boundary of the domestic curtilage area around the consented building platform shall not exceed 3.5m in width and be of a standard gravel farm access construction and exclude the use of any concrete kerbs or channels. External lighting and avenue planting or any lineal formal elements such as pillars shall not be permitted anywhere along the access drive to ensure the natural and pastoral character of the landscape is retained.
- w) The overland flow water cut off drains installed (east) of the building platforms at time of subdivision RM170483 and required under the Geosolve Report titled '*Geological Hazard and Geotechnical assessment Lumberbox Quarry, SH6, Queenstown*' (GeoSolve Ref: 160216 dated 2nd June 2017) require on-going maintenance by the owners of Lots 1 & 2 to ensure that they continue to capture overland water flows up to the 1 in 100 year rainfall event and to ensure there is no inundation of any buildable areas within the lots.
- x) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.

- y) 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 Southern Monitoring Services, dated 29th April 2016. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling.
- z) At the time that a dwelling is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- aa) At the time a dwelling is erected on the lot, 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 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised to obtain any necessary consents from the New Zealand Transport Agency (NZTA) for works within the State Highway legal reserve. This specifically relates to works associated with upgrades to or removal of identified NZTA vehicle crossings to the development.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

SECTION 10
BLK V CONEBURN SD

SECTION 6
BLK V CONEBURN SD

LOT 2
DP 392270

LOT 4
DP 392270

LOT 4
DP 392270

LOT 3
DP 392270

LOT 3
DP 26996

LOT 3
650.48 HA

LOT 3
DP 24792

LOT 1
DP 22658

LOT 2
DP 24792

LOT 2
DP 20512

SH 6 - KINGSTON ROAD

LOT 2
7.01 HA

LOT 1
2.61HA

EXISTING ACCESS TO BE UPGRADED

LAKESIDE
ESTATE

JACKS
POINT

LAKE WAKATIPU

ISSUED FOR RESOURCE CONSNET 16.05.17



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Rev.	Date	Revision Details	By
A	09.02.17	LOT 1/2 BDY AMENDED, RSOW ADDED	HK
B	16.05.17	LOT 3 AREA AMEN. AND AMALG. CON ADDED	HK

LOTS 1 – 3 BEING A PROPOSED SUBDIVISION OF PT LOT 1
DP 26261 AND SECTION 1 SO 16995

Client	D & J JARDINE	Surveyed	Signed	Date	Job No.	Drawing No.
Notes:						
All dimensions shown are in meters unless shown otherwise.						
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- Copyright on this drawing is reserved.						
Drawn	HK	Signed		Date	Scale	
Designed		Signed		Date	1:10000 @ A1	
					1:20000 @ A3	
					Datum & Level	Rev.
					Mt Nic 2000 & MSL	B

QUEENSTOWN LAKES DISTRICT COUNCIL

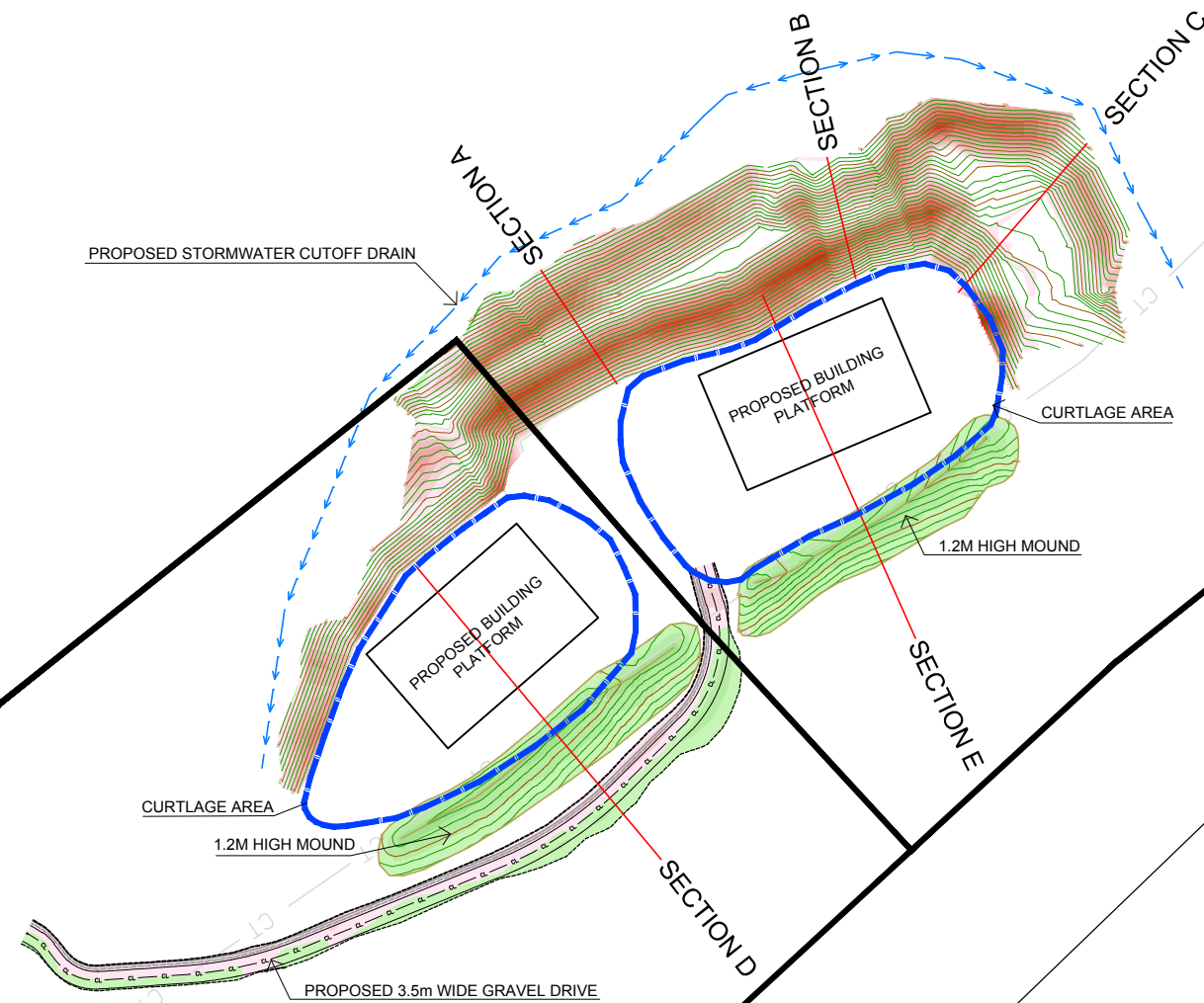
APPROVED PLAN:
RM170483

Friday, 6 April 2018

LOT 3
649.45 HA

LOT 2
7.01HA

LOT 1
2.61 HA



**EARTHWORKS
DRIVE & MOUNDS:**

CUT	1.0m to 1.5m
	0.5m to 1.0m
	0.0m to 0.5m
FILL	0.0m to 0.5m
	0.5m to 1.0m
	1.0m to 1.5m

**EARTHWORKS VOLUMES:
MOUNDS:**

950m³ FILL
1,730² AREA

DRIVE:

200m³ CUT
110m³ FILL
1,140² AREA

**EARTHWORKS
BATTERS:**

-8m to -9m
-7m to -8m
-6m to -7m
-5m to -6m
-4m to -5m
-3m to -4m
-2m to -3m
-1m to -2m
-0m to -1m

EARTHWORKS VOLUMES:

6,525m³ CUT (SOLID)
5,050m² AREA

NOTES:

1. Subject to Resource Consent
2. Boundary dimensions and Lot areas subject to final LT Survey

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ISSUED FOR RESOURCE CONSENT 09.02.17

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Rev.	Date	Revision Details	By
A	25.10.16	Revise cut batter	CRW
B	09.02.17	Mound, Drive, Drain added & Bdy amended	HK

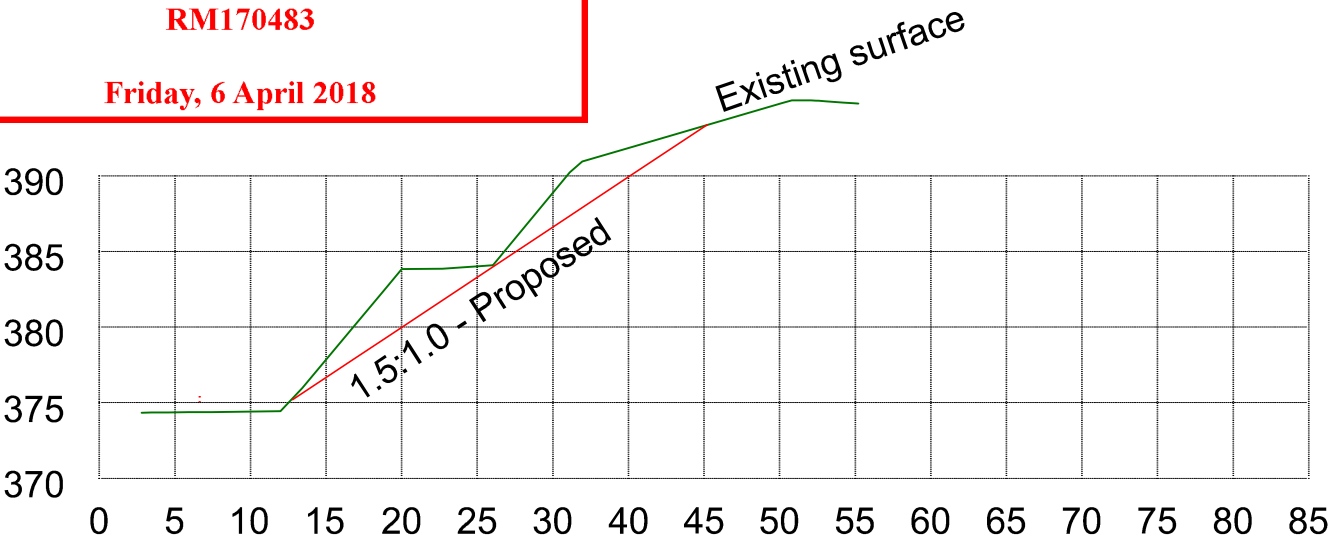
Lots 1 – 3 being a Subdivision of
Pt Lot 1 DP 26261
PROPOSED EARTHWORKS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	-	-	9968	03_01
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	1:750 @ A1 1:1500 @ A3
	CRW	-	15.9.16	Datum & Level	Mt Nic 2000 & MSL
	Designed	Signed	Date		Rev. B

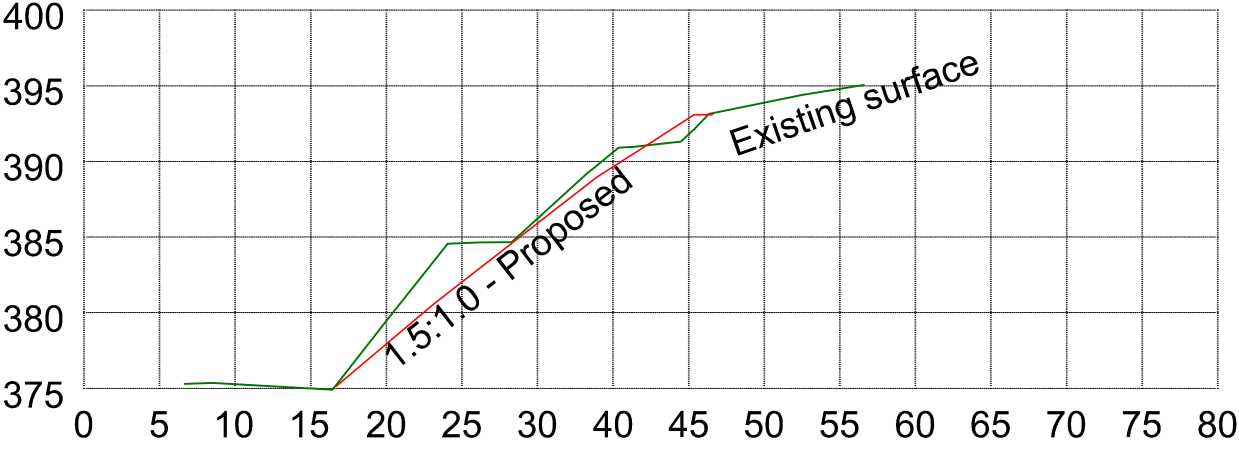
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

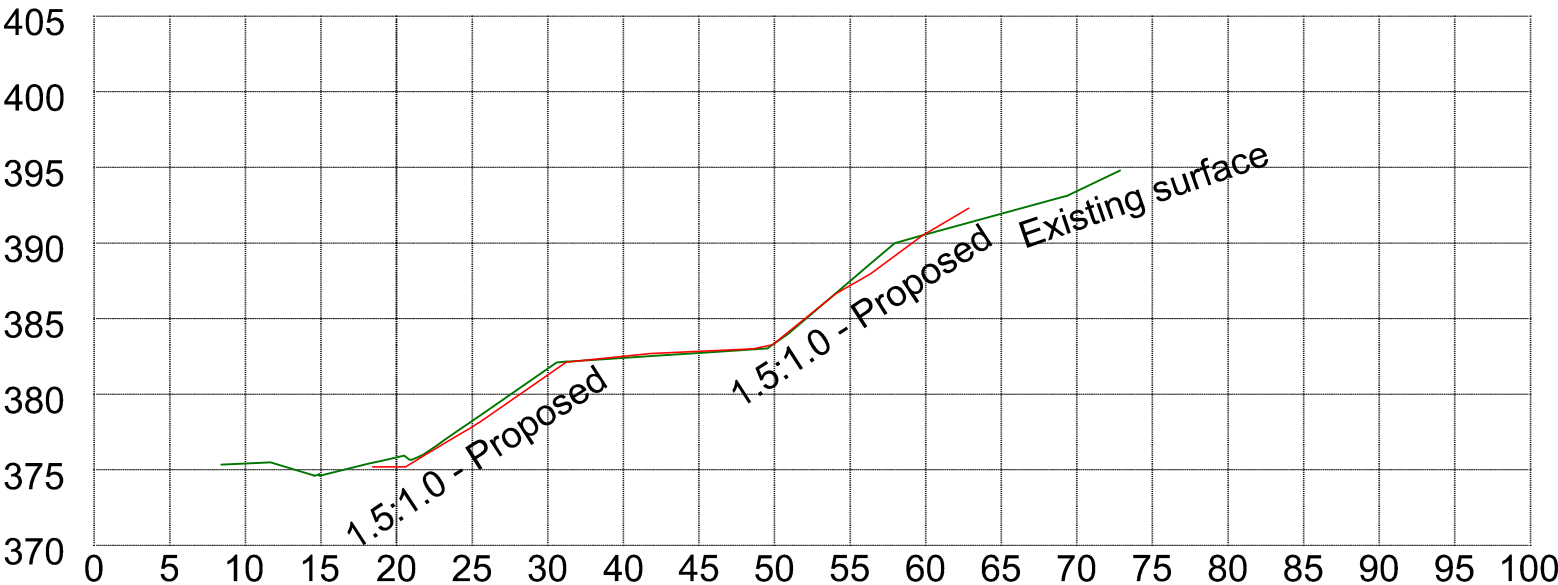
Friday, 6 April 2018



SECTION A



SECTION B



SECTION C

NOTES:

1. Subject to Resource Consent
2. Boundary dimensions and Lot areas subject to final LT Survey

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Rev.	Date	Revision Details	By
A	25.10.16	Revise cut batter	CRW
B	09.02.17	Mound, Drive, Drain added & Bdy amended	HK

Lots 1 – 3 being a Subdivision of
Pt Lot 1 DP 26261
PROPOSED EARTHWORKS – SECTIONS

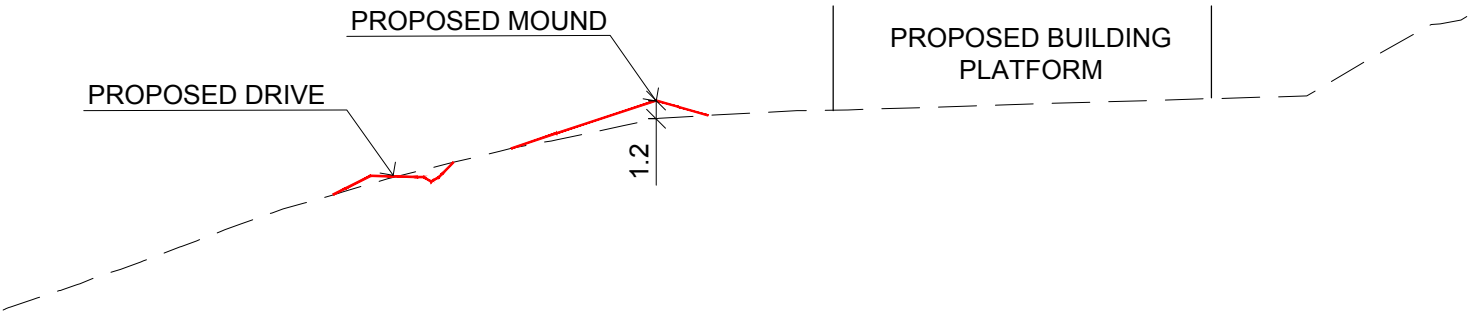
Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	Signed	-	9968	03_03
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	Rev.
	CRW	Signed	15.9.16	1:250 @ A1 1:500 @ A3	
	Designed	Signed	Date	Datum & Level	
	-	-	-	Mt Nic 2000 & MSL	B

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

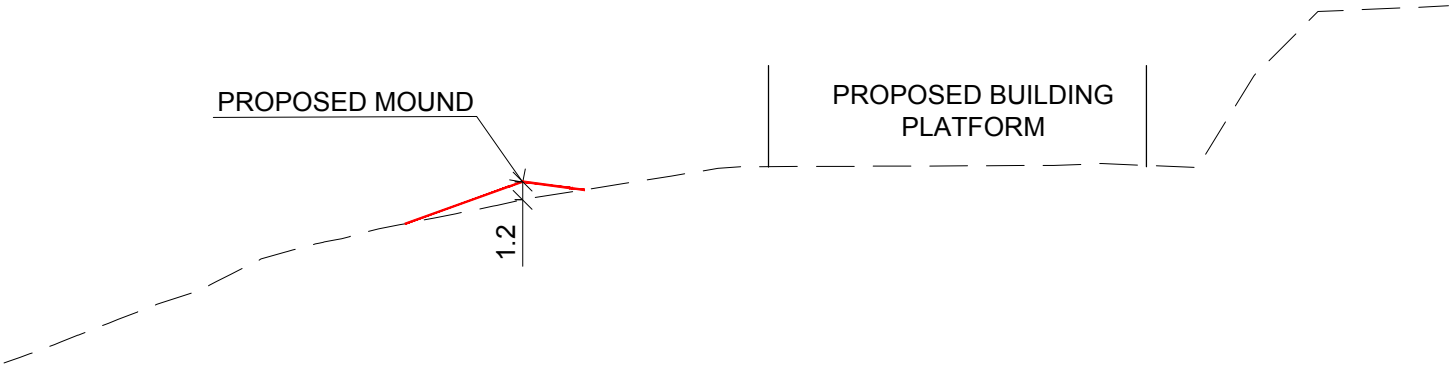
Friday, 6 April 2018

LOT 1



SECTION D

LOT 2



SECTION E

NOTES:

1. Subject to Resource Consent

2. Boundary dimensions and Lot areas subject to final LT Survey

NOTES:

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ISSUED FOR RESOURCE CONSNET 09.02.17

<div><div><div></div></div><div>Clark Fortune McDonald & Associates</div><div>Licensed Cadastral Surveyors - Land Development - Planning Consultants</div><div>309 Lower Shotover Road, P.O.Box 553 Queenstown</div><div>Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz</div><div>Shop 2, Otago House, 475 Moray Place, P.O. Box 5960</div><div>Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz</div></div>	Rev.	Date	Revision Details	By	<div>Lots 1 – 3 being a Subdivision of Pt Lot 1 DP 26261 PROPOSED EARTHWORKS – SECTIONS</div>					Client	Surveyed	Signed	Date	Job No.	Drawing No.
	A	25.10.16	Revise cut batter	CRW						D & J JARDINE	-	-	-	9968	03_02
	B	09.02.17	Mound, Drive, Drain added & Bdy amended	HK							Drawn	Signed	Date	Scale	1:250 @ A1
											CRW	-	15.9.16	1:500 @ A3	
											Designed	Signed	Date	Datum & Level	Rev.
											-	-	-	Mt Nic 2000 & MSL	B

Notes:

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LOT 3
650.48 HA

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

LOT 2
7.01 HA

LOT 1
2.61HA

SH 6 - KINGSTON ROAD

SECTION 8
BLK V CONEBURN SD

LAKE
WAKATIPU

LEGEND

- A** = COVENANT AREA
TO BE PROTECTED FROM CLEARANCE
- B** = REGENERATION AREA
REGENERATION/MANAGEMENT OF INDIGENOUS VEGETATION AND TARGETED WEED CONTROL
- C₁** = ESCARPMENT AREA
C1 - EUCALYPTUS TO BE RETAINED
C₂ C2 - MIX OF TALL SHRUBS
- D** = MOUNDING AREA
MIXED GRASSES / FLAX / SMALL SHRUBS
- E** = CUT FACE AREA
HYDRO-SEED, SMALL SHRUBS, TUSsocks / GRASSES
- F** = LANDSCAPE AMENITY AREA
EXOTIC WEED REMOVAL, PROPOSED INDIGENOUS VEGETATION
- = CURTLAGE BOUNDARY
- = LOT BOUNDARY

ISSUED FOR RESOURCE CONSENT 16.05.17

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Rev.	Date	Revision Details	By
A	11.04.17	LANDSCAPE DETAIL ADDED	HK
B	16.05.17	AREA OF LOT 3 AMENDED	HK

LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF PT LOT 1
DP 26261 AND SECTION 1 SO 16995
LANDSCAPE MANAGEMENT PLAN

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	Signed	-	9968	04_01
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	
	HK	Signed	09.03.17	1:750 @ A1 1:1500 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	-	-	-	Mt Nic 2000	B



LOT 3
650.48 HA

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

LOT 2
7.01 HA

B

A

SH 6 - KINGSTON ROAD

SECTION 8
BLK V CONEBURN SD

**LAKE
WAKATIPU**

LOT 1
2.61HA

F

E

Z
BUILDING PLATFORM

Y
BUILDING PLATFORM

D

C

RIGHT OF WAY

LEGEND

- A** = COVENANT AREA
TO BE PROTECTED FROM CLEARANCE
- B** = REGENERATION AREA
REGENERATION/MANAGEMENT OF INDIGENOUS VEGETATION AND TARGETED WEED CONTROL
- C₁** = ESCARPMENT AREA
C1 - EUCALYPTUS TO BE RETAINED
- C₂** = MIX OF TALL SHRUBS
- D** = MOUNDING AREA
MIXED GRASSES / FLAX / SMALL SHRUBS
- E** = CUT FACE AREA
HYDRO-SEED, SMALL SHRUBS, TUSsocks / GRASSES
- F** = LANDSCAPE AMENITY AREA
EXOTIC WEED REMOVAL, PROPOSED INDIGENOUS VEGETATION
- = CURTLAGE BOUNDARY
- = LOT BOUNDARY

ISSUED FOR RESOURCE CONSENT 16.05.17

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Rev.	Date	Revision Details	By
A	11.04.17	LANDSCAPE DETAIL ADDED	HK
B	16.05.17	AREA OF LOT 3 AMENDED	HK

LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF PT LOT 1
DP 26261 AND SECTION 1 SO 16995
LANDSCAPE MANAGEMENT PLAN

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	Signed	-	9968	04_02
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	Designed	Signed	Date	Datum & Level Mt Nic 2000	

Friday, 6 April 2018

LOT 2
DP 26261

STATE HIGHWAY 6

LOT 2

② ③ ④

LOT 1

SEC 8
BLK V

LAKE
ESTATE

LAKE WAKATIPU

CLIENT REVIEW 27.10.17



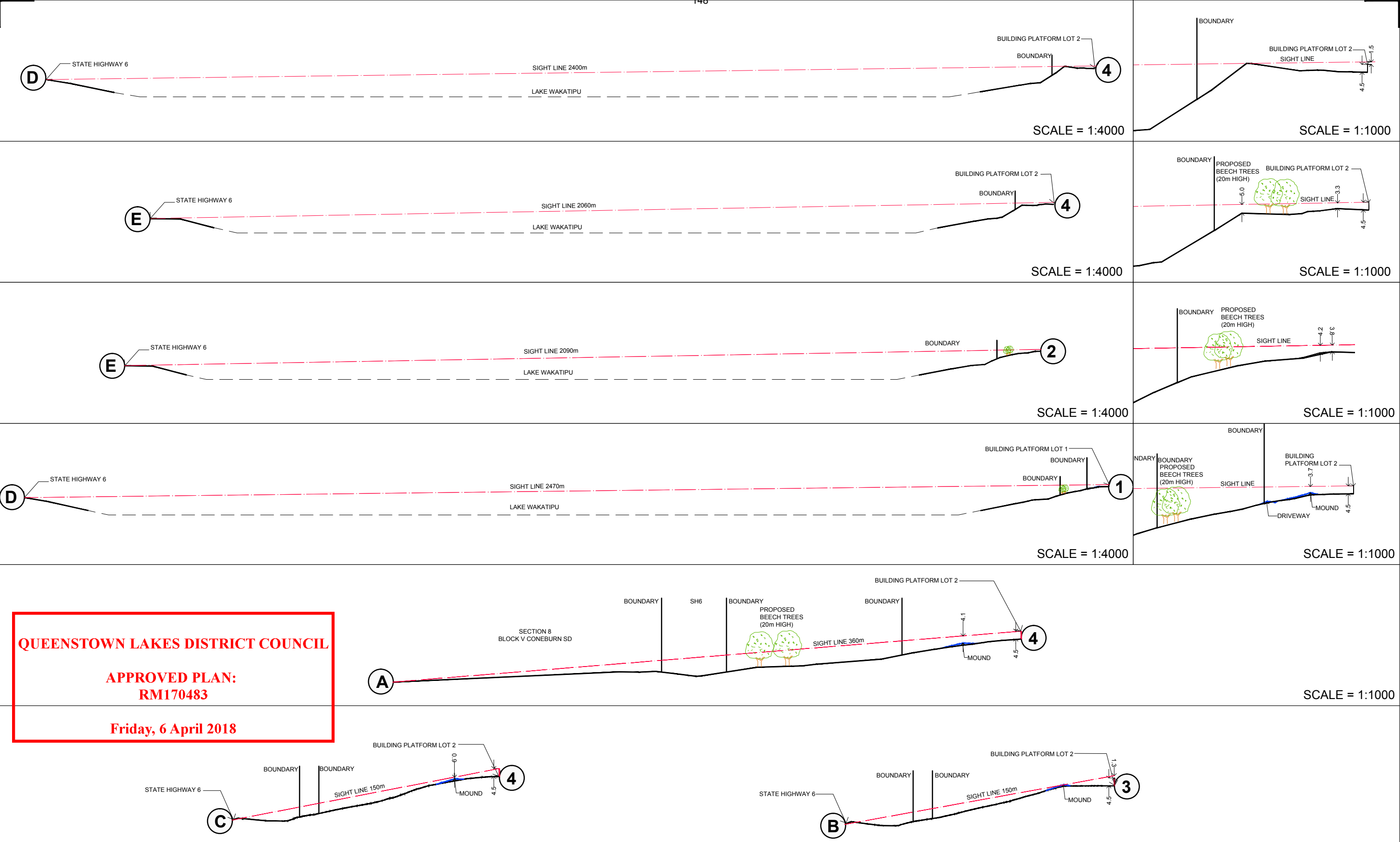
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Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

[illegible]

LANDSCAPE SECTION LOCATIONS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	BR		27.09.17	9968	05_01
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	Designed	Signed	Date	Datum & Level	Rev.
				Mt Nic 2000 & MSL	A



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

CLIENT REVIEW 27.10.17

SCALE = 1:1000



Clark Fortune McDonald & Associates

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Shotover Design Limited trading as

Rev.	Date	Revision Details	By
A	27.10.17	BEECH TREES ADDED	HK

LANDSCAPE SECTION

Notes:
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Mt Nic 2000 & MSL

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	BR		27.09.17	9968	05_02
	Drawn	Signed	Date	Scale	@ A1
	HK		28.09.17		@ A3
	Designed	Signed	Date	Datum & Level	Rev.
				Mt Nic 2000 & MSL	A

LOT 3
650.48 HA

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

LOT 2
7.01 HA

LOT 1
2.61HA

SH 6 - KINGSTON ROAD

SECTION 8
BLK V CONEBURN SD

LAKE
WAKATIPU

LEGEND

- A** = COVENANT AREA
TO BE PROTECTED FROM CLEARANCE
- B** = REGENERATION AREA
REGENERATION/MANAGEMENT OF INDIGENOUS VEGETATION AND TARGETED WEED CONTROL
- C₁**
C₂
C₃ = ESCARPMENT AREA
C1 - EUCALYPTUS TO BE RETAINED
C2 - MIX OF TALL SHRUBS
C3 = MOUNTAIN BEECH
- D** = MOUNDING AREA
MIXED GRASSES / FLAX / SMALL SHRUBS
- E** = CUT FACE AREA
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- F** = LANDSCAPE AMENITY AREA
EXOTIC WEED REMOVAL, PROPOSED INDIGENOUS VEGETATION
- = CURTLAGE BOUNDARY
- = LOT BOUNDARY

ISSUED FOR RESOURCE CONSENT 17.10.17

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Rev.	Date	Revision Details	By
A	11.04.17	LANDSCAPE DETAIL ADDED	HK
B	16.05.17	AREA OF LOT 3 AMENDED	HK
C	17.10.17	PLANTING INFORMATION ADDED	HK

LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF PT LOT 1
DP 26261 AND SECTION 1 SO 16995
LANDSCAPE MANAGEMENT PLAN

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	Signed	-	9968	04_01
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	HK	Signed	09.03.17	1:750 @ A1 1:1500 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	-	-	-	Mt Nic 2000	C



LOT 3
650.48 HA

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

LOT 2
7.01 HA

B

A

SH 6 - KINGSTON ROAD

SECTION 8
BLK V CONEBURN SD

**LAKE
WAKATIPU**

LEGEND

A	= COVENANT AREA TO BE PROTECTED FROM CLEARANCE
B	= REGENERATION AREA REGENERATION/MANAGEMENT OF INDIGENOUS VEGETATION AND TARGETED WEED CONTROL
C₁ C₂ C₃	= ESCARPMENT AREA C1 - EUCALYPTUS TO BE RETAINED C2 - MIX OF TALL SHRUBS C3 = MOUNTAIN BEECH
D	= MOUNDING AREA MIXED GRASSES / FLAX / SMALL SHRUBS
E	= CUT FACE AREA HYDRO-SEED, SMALL SHRUBS, TUSsocks / GRASSES
F	= LANDSCAPE AMENITY AREA EXOTIC WEED REMOVAL, PROPOSED INDIGENOUS VEGETATION
---	= CURTLAGE BOUNDARY
---	= LOT BOUNDARY

LOT 1
2.61HA

RIGHT OF WAY

ISSUED FOR RESOURCE CONSENT 17.10.17

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Rev.	Date	Revision Details	By
A	11.04.17	LANDSCAPE DETAIL ADDED	HK
B	16.05.17	AREA OF LOT 3 AMENDED	HK
C	17.10.17	PLANTING INFORMATION ADDED	HK

LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF PT LOT 1
DP 26261 AND SECTION 1 SO 16995
LANDSCAPE MANAGEMENT PLAN

Client	Surveyed	Signed	Date	Job No.	Drawing No.
D & J JARDINE	-	Signed	-	9968	04_02
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn HK	Signed	Date 09.03.17	Scale 1:750 @ A1 1:1500 @ A3	Rev. C
	Designed	Signed	Date	Datum & Level Mt Nic 2000	

Planting Schedule

Species	Common name	Form	Height (m) Planted	Spacing (m)	Mature Height (m)	% of plantings
B - Regeneration Area (1000 plants)						
<i>Aristotelia serrata</i>	Wineberry	small tree	0.4	1.5	8 - 10	5
<i>Coprosma crassifolia</i>		shrub	0.4	1	3	10
<i>Coprosma propinqua</i>	mingimingi	shrub	0.4	1	3	20
<i>Cordyline australis</i>	cabbage tree	tree	0.4	2	10 - 12	2.5
<i>Fuscospora cliffortioides</i>	Mountain beech	tree	1	2	20 - 25	5
<i>Griselinia littoralis</i>	broadleaf, kapuka, papaum	tree	0.3	1.5	8 - 10	10
<i>Phyllocladus alpinus</i>	Celery pine	small tree	0.3	1.5	6	2.5
<i>Pittosporum tenuifolium</i>	kohuhu / black matipo	tree	0.4	1.5	8	30
<i>Podocarpus laetus</i>	Mountain totara	tree	0.5	2	20	5
<i>Veronica salicifolia</i>	koromiko	shrub	0.4	1.5	4 - 5	10

C2 - Escarpment Area - Visual Mitigation & Ecological Planting (1000 m²)						
<i>Aristotelia fruticosa</i>	Mountain wineberry	shrub	0.4	1	2	5
<i>Coprosma crassifolia</i>		shrub	0.4	1	3	10
<i>Coprosma propinqua</i>	mingimingi	shrub	0.4	1	3	15
<i>Cordyline australis</i>	cabbage tree	tree	0.4	2	10 - 12	5
<i>Corokia cotoneaster</i>	Korokio	shrub	0.3	1	3	5
<i>Griselinia littoralis</i>	broadleaf, kapuka, papaum	tree	0.3	1.5	8 - 10	10
<i>Olearia avicenniifolia</i>	akeake	small tree	0.4	1.5	6	5
<i>Phyllocladus alpinus</i>	Celery pine	small tree	0.3	1.5	6	5
<i>Pittosporum tenuifolium</i>	kohuhu / black matipo	tree	0.4	1.5	8	25
<i>Podocarpus laetus</i>	Mountain totara	tree	0.5	2	20	5
<i>Veronica salicifolia</i>	koromiko	shrub	0.4	1.5	4 - 5	10
<i>Fuscospora cliffortioides</i>	Mountain beech			*	20	

*Beech trees to be positioned on the slope within the Escarpment area (15 per Lot) on the mid to upper slope as required to achieve screening

D - Mounding (2000 m²)						
<i>Aciphylla aurea</i>	Golden speargrass	tussock	0.2	1	1	4
<i>Aristotelia fruticosa</i>	Mountain wineberry	shrub	0.4	1	2	10
<i>Chionochloa rigida</i>	Narrow-leaved snow tussock	tall tussock	0.3	1	1.25	30
<i>Gaultheria antipoda</i>	snowberry	low shrub	0.2	1	1	5
<i>Melicytus alpinus</i>	Porcupine shrub	low shrub	0.15	1	0.9	10
<i>Olearia nummulariifolia</i>	Shrub daisy	small shrub	0.3	1	1.5	5
<i>Poa cita</i>	silver tussock	short tussock	0.3	0.75	0.75	25
<i>Poa colensoi</i>	blue tussock	short tussock	0.2	0.75	0.4	10
<i>Veronica annulata</i>	Hebe	low shrub	0.1	1	.15	1

E - Cut Face Area (5800 m²)						
<i>Aciphylla aurea</i>	Golden speargrass	tussock	0.2	1	1	1
<i>Brachyglottis cassinioides</i>		shrub	0.2	1	3	2
<i>Coprosma virescens</i>		shrub	0.3	1	5	5
<i>Olearia avicenniifolia</i>	akeake	small tree	0.4	1.5	6	8
<i>Olearia cymbifolia</i>	Shrub daisy	shrub	0.2	1	2	5
<i>Olearia fimbriata</i>	tree daisy	small tree	0.4	1	5 - 8	5
<i>Olearia lineata</i>		shrub	0.4	1	3	5
<i>Poa cita</i>	silver tussock	short tussock	0.3	0.75	0.75	20
<i>Poa colensoi</i>	blue tussock	short tussock	0.2	0.75	0.4	35
<i>Sophora microphylla</i>	kowhai	tree	0.4	1.5	8 - 10	10
<i>Veronica annulata</i>	Hebe	low shrub	0.1	1	.15	4

F - Landscape Amenity Area (1000 plants)						
<i>Aristotelia fruticosa</i>	Mountain wineberry	shrub	0.4	1	2	5
<i>Aristotelia serrata</i>	Wineberry	small tree	0.4	1.5	8 - 10	5
<i>Coprosma crassifolia</i>		shrub	0.4	1	3	5
<i>Coprosma propinqua</i>	mingimingi	shrub	0.4	1	3	10
<i>Coprosma rugosa</i>	mikimiki	shrub	0.4	1	3	5
<i>Coprosma virescens</i>		shrub	0.3	1	5	5
<i>Cordyline australis</i>	cabbage tree	tree	0.4	2	10 - 12	5
<i>Corokia cotoneaster</i>	Korokio	shrub	0.3	1	3	5
<i>Discaria toumatou</i>	matagouri	shrub	0.2	1	5	5
<i>Fuscospora cliffortioides</i>	Mountain beech	tree	1	2	20 - 25	5
<i>Griselinia littoralis</i>	broadleaf, kapuka, papaum	tree	0.3	1.5	8 - 10	10
<i>Phyllocladus alpinus</i>	Celery pine	small tree	0.3	1.5	6	5
<i>Pittosporum tenuifolium</i>	kohuhu / black matipo	tree	0.4	1.5	8	20
<i>Podocarpus laetus</i>	Mountain totara	tree	0.5	2	20	5
<i>Veronica salicifolia</i>	koromiko	shrub	0.4	1.5	4 - 5	5

Plants that may be planted throughout the area in addition to the schedules listed above						
<i>Aciphylla aurea</i>	Golden speargrass	tussock	0.2	1	1	
<i>Aristotelia fruticosa</i>	Mountain wineberry	shrub	0.4	1	2	
<i>Aristotelia serrata</i>	Wineberry	small tree	0.4	1.5	8 - 10	
<i>Brachyglottis cassinioides</i>		shrub	0.2	1	3	
<i>Chionochloa rigida</i>	Narrow-leaved snow tussock	tall tussock	0.3	1	1.25	
<i>Coprosma crassifolia</i>		shrub	0.4	1	3	
<i>Coprosma dumosa</i>		shrub	0.4	1	3	
<i>Coprosma propinqua</i>	mingimingi	shrub	0.4	1	3	
<i>Coprosma rigida</i>	Coprosma	shrub	0.4	1	2	
<i>Coprosma rugosa</i>	mikimiki	shrub	0.4	1	3	
<i>Coprosma virescens</i>		shrub	0.3	1	5	
<i>Cordyline australis</i>	cabbage tree	tree	0.4	2	10 - 12	
<i>Corokia cotoneaster</i>	Korokio	shrub	0.3	1	3	
<i>Discaria toumatou</i>	matagouri	shrub	0.2	1	5	
<i>Fuscospora cliffortioides</i>	Mountain beech	tree	1	2	20 - 25	
<i>Gaultheria antipoda</i>	snowberry	low shrub	0.2	1	1	
<i>Griselinia littoralis</i>	broadleaf, kapuka, papaum	tree	0.3	1.5	8 - 10	
<i>Olearia avicenniifolia</i>	akeake	small tree	0.4	1.5	6	
<i>Olearia cymbifolia</i>	Shrub daisy	shrub	0.2	1	2	
<i>Olearia fimbriata</i>		small tree	0.4	1	5 - 8	
<i>Olearia hectorii</i>	Hector's tree daisy	tree	0.4	2	5	
<i>Olearia lineata</i>		shrub	0.4	1	3	
<i>Olearia nummulariifolia</i>	Shrub daisy	small shrub	0.3	1	1.5	
<i>Olearia odorata</i>	scented tree daisy	shrub	0.4	1	4	
<i>Ozothamnus vauvilliersii</i>	mountain tauhinu	shrub	0.2	1	1.25	
<i>Phyllocladus alpinus</i>	Celery pine	small tree	0.3	1.5	6	
<i>Pittosporum tenuifolium</i>	kohuhu / black matipo	tree	0.4	1.5	8	
<i>Poa cita</i>	silver tussock	short tussock	0.3	0.75	0.75	
<i>Poa colensoi</i>	blue tussock	short tussock	0.2	0.75	0.4	
<i>Podocarpus laetus</i>	Mountain totara	tree	0.5	2	20	
<i>Sophora microphylla</i>	kowhai	tree	0.4	1.5	8 - 10	
<i>Veronica annulata</i>	Hebe	low shrub	0.1	1	.15	
<i>Veronica cupressoides</i>	cypress hebe	shrub	0.2	1	1.8	
<i>Veronica odora</i>	Hebe	low shrub	0.3	1	1.5	
<i>Veronica rakaiensis</i>		low shrub	0.3	1	1.5	
<i>Veronica salicifolia</i>	koromiko	shrub	0.4	1.5	4 - 5	

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170483

Friday, 6 April 2018

ISSUED FOR RESOURCE CONSENT 17.10.17

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	Designed	Signed	Date	Datum & Level	Rev.
	-	Signed	-	Mt Nic 2000	C