



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	B Kipke
RM reference:	RM171170
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) to for Subdivision Consent to undertake a three lot subdivision, to establish a residential building platform each lot, with associated earthworks, servicing and landscaping.</p> <p>Land Use consent is also sought to construct a dwelling outside of an approved residential building platform.</p>
Location:	Vista Terrace, Queenstown
Legal Description:	Lot 1 Deposited Plan 474749 held in Computer Freehold Register 653381
Operative Zoning:	Rural General
Proposed Zoning:	Rural
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Quinn McIntyre – Manager, Resource Consenting
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	5 October 2018

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Attachment 1** of this decision imposed pursuant to Sections 108 and 220 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Quinn McIntyre, Manager, Resource Consenting, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

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

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 28 March 2018

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

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

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 5.4 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 7.5 of the S42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

The relevant provisions of the Plan that require consideration can be found in Parts 5 and 15 of the Operative District Plan,

- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3 as the proposal breaches Site Standard 14.2.4.2(iv) in relation to sight distances. It is not proposed to comply with the required sight distances for vehicle access.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) Buildings for the proposed construction of dwellings not located in a registered building platform. Consent is sought to erect the proposed dwellings prior to the building platforms being registered.
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for the proposed subdivision and identification of residential building platforms.

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

PROPOSED DISTRICT PLAN - STAGE 1 DECISIONS

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Appeals Version 2018**) on 5 May 2018. The subject site is zoned Rural by the Stage 1 Decisions Version 2018, but this zoning has been appealed. The proposed activity requires resource consent for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 21.4.9 for the proposed use of land and buildings for residential activity not otherwise provided for.
- A **discretionary** activity resource consent pursuant to Rule 21.4.11 for the proposed construction of buildings not otherwise provided for.
- A **discretionary** activity resource consent pursuant to Rule 27.5.11 for the subdivision of land in the Rural Zone.

PROPOSED DISTRICT PLAN - STAGE 2 NOTIFIED VERSION

Council notified Stage 2 of the Proposed District Plan (Stage 2 Notified Version 2017) on 23 November 2017. However, there are no rules with immediate legal effect that pertain to the subject application.

Overall, the application is considered to be a **discretionary** activity under the both ODP and the Stage 1 Decisions Version 2018 of the PDP.

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

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

4. SUMMARY OF EVIDENCE HEARD

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

5. PRINCIPAL ISSUES IN CONTENTION

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

- Landscape (7.2.2.1)
- Rural Character (7.2.2.2)
- Servicing and Access (7.2.2.3)
- Hazards (7.2.2.4)
- Earthworks (7.2.2.5)
- Subdivision (7.2.2.6)

The findings relating to these principal issues of contention are outlined in Section 7.2 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 7.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under Sections 108 or 220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

Overall I consider that the adverse effects of the proposed subdivision and construction of residential dwelling would be more than minor but appropriate.

The proposal would have slight positive effects in terms of nature conservation effects.

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

As outlined in detail in Sections 7.3 and 7.4 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan.

6.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 7.5 of the S42A report.

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

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

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

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

9. 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 Erin Stagg on phone (03) 441 0499 or email erin.stagg@qldc.govt.nz.

Report prepared by



Erin Stagg
SENIOR PLANNER

Decision made by



Quinn McIntyre
MANAGER, RESOURCE CONSENTING

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

ATTACHMENT 1 – CONSENT CONDITIONS

Subdivision

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Lots 1 to 4 being a proposed subdivision of Lot 1 DP 474749, Drawing number 3656-7R-1B, Prepared by Aurum Survey, Dated 21 March 2017;
 - 'Planting Plan' Prepared by Katie Deans Landscape Design, Sheet 1B Dated 21 November 2016;
 - 'Landscape Plan', Prepared by Katie Deans Landscape Design, Sheet 1A Dated 21 November 2016;
 - 'Lot 1 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 1 Dated 07 May 2018;
 - Lot 2 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 2 VP Dated 07 May 2018;
 - Lot 3 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 3 VP Dated 07 May 2018;
 - 'Earthworks Plan', Drawing number 3656.5E.1B, Prepared by Aurum Survey, Dated 29 November 2016;
 - Longitudinal Section Road 3, Drawing number 3656.5E.2B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.3B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.4B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.5B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.6B, Prepared by Aurum Survey, Dated 29 November 2016;

stamped as approved on 5 October 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.

Landscape

3. An updated landscaping plan shall be submitted to and approved by Council for certification prior to any development of the site. The approved landscaping plan shall be implemented within the first planting season following the completion of the construction of the dwelling on each lot, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

In this instance the landscape plan should be designed to meet the following objectives:

- The plan shall show the clear extent of the tree canopy cover and scrub cover proposed;
- The areas to be maintained as grassland and the areas to be allowed to regenerate as forest/scrub
- The management plan for the ongoing retention of the planting and revegetation of the site not to be retained in grassland.

Engineering

General

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

Note: The current standards are available on Council's website via the following link:

<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

5. 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.
6. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council 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 Resource Management Engineer at Council prior to works commencing.
7. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing at the boundary with Vista Terrace, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 15 m into the site.
8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with section 2.3.7 of QLDC's Land Development and Subdivision Code of Practice and the recommendations of the Hadley Consultants Ltd report (April 2016) submitted with the consent application. 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.
9. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Hadley Consultants report (April 2016) and who shall supervise the excavation and filling procedure. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Principal Resource Management Engineer at Council new designs/work methodologies for the works prior to further work being undertaken. With the exception of any necessary works required to stabilise the site in the interim.

10. 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) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 to 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - a) The provision of a sealed vehicle crossing to Lots 1-3 from Vista Terrace to be in terms of Diagram 2 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.
 - b) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of any buildable areas on Lots 1 - 3, and no increase in run-off onto land beyond the site from the pre-development situation.
 - c) The formation of the internal Right of Way, in accordance with Figure E1 of Table 3.2 of the QLDC Code of Practice.
 - d) The provision of stormwater drainage for the internal Right of Way, as per the recommendations of the Hadley Consultants report (Proposed Subdivision, Vista Terrace, Wye Creek, Feasibility of Utility Services and Infrastructure, 29 April 2016). Stormwater drainage for the internal ROW shall be provided via swales and soakage pits.
 - e) The provision of a design for 2.5 m high upslope bund to protect the building platform on Lot 1 from rockfall hazard, as per the recommendations of the Hadley Consultants report (April 2016).
 - f) The provision of Design Certificates for the vehicle crossing at Vista Terrace, internal ROW, water supply reticulation, and rock fall bund submitted by a suitably qualified design professional. 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

11. The earthworks, batter slopes, and site management shall be undertaken in accordance with the recommendations of the report by Hadley Consultants Ltd (April 2016).
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, except for the works required for the vehicle crossing on Vista Terrace.
14. Only cleanfill material shall be deposited 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.

To be completed before Council approval of the Survey Plan

15. 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. This shall include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

Amalgamation Condition

16. The following shall be registered with Land Information New Zealand (CSN XXXXX):
 - *“That Lots 3 & 4 hereon be held in the same Computer Freehold Register”*

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

17. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water, reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (7) above.
 - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.
 - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platforms on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.

- f) 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 (for clarification this shall include all Roads, Water reticulation and bunding). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - g) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - h) All earthworks, geotechnical investigations and fill certification 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. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision, with the Schedule 2A certification including a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. 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.
 - 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 site shall be landscaped in accordance with the landscape plan submitted as part of the application prepared by Katie Deans, entitled Planting Plan and Landscape Plan, and dated 22.03.17. The landscaping shown on that plan shall be implemented prior to the issue of 224c certification, except for the landscaping shown within the three curtilage areas. Within any given curtilage area the landscaping shown on the abovementioned plan shall be implemented within the first planting season following the completion of the dwelling within that curtilage area. Any plants that die during the term of this consent shall be replaced with specimens of the same or similar species so that the purpose of the planting is achieved for the life of the consent.
18. Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan (CMP) to the satisfaction of the Council (Team Leader Compliance and Monitoring). The CMP shall include specific details to avoid, remedy or mitigate adverse effects on the environment as a result of earthworks and construction activities, including:
- a) Details of the site manager, including their contact details (phone, email and postal address).
 - b) The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager.
 - c) Proposed hours of work on the site (hours shall correspond with any other condition in this consent relating to working hours).
 - d) The management of contractor parking during the construction activities on-site.
 - e) Measures to be adopted to maintain the site in a tidy condition in terms of disposal storage of rubbish, storage and unloading of building materials and construction activities.
 - f) A complaints management system. This must specify the responsible persons for maintaining the complaints register, procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to Council.

The approved CMP shall be implemented and maintained throughout the entire construction period.

19. Noise arising from earthworks and construction works shall be managed to comply with the noise levels specified in NZS 6803:1999 Acoustics – Construction Noise.

Hours of Operation – Earthworks

20. Hours of operation for earthworks, shall be Monday to Saturday (inclusive): 8.00am to 6.00pm. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Accidental Discovery Protocol

21. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 and;
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

Ongoing Conditions/Consent Notices

22. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) The lot owners shall ensure that the landscaping and planting approved in association with subdivision consent RM171170 shall be maintained and retained into perpetuity.

- c) At the time a residential unit is erected on Lots 1 to 3, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 45,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new 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 in accordance with the Hadley Consultants Ltd report, dated April 2016. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site.
- e) At the time that a dwelling is erected on Lots 1-3, the owner for the time being is to treat the domestic water supply by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) In the event that the Schedule 2A certificate issued under Condition 14h) contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers detailing requirements for the lot owner(s).
- g) Prior to any further development of Lot 4, The owner of the lot shall provide services to Lot 4 in accordance with Council's standards as no service connections for water, stormwater or wastewater exist. Installation must occur, alongside payment of relevant development contributions prior to any request for cancelation of the amalgamation condition pursuant section 241 and/or section 226 of the Resource Management Act 1991. Development contributions payable for Lot 4 at this time, have no historic residential unit equivalent credits available as set out in the Council's Policy
- h) In the event that services are provided to Lot 4 and development contributions are paid as per (e) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lot 4 DP XXXXXX.

Recommended Advice Notes

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the Wye Creek Water Company, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. If the water does not meet the requirements of the Standard then the Wye Creek Water Company shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
3. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

Land Use Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Site Plan 1:1000', Drawing number, 10-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Site Plan 1:500', Drawing number, 10-01b, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 1 Plan', Drawing number, 10-02H1, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 2 Plan', Drawing number, 10-03H2, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 3 Plan', Drawing number, 10-04H3, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 1', Drawing number, 20-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 2', Drawing number, 20-02, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 3', Drawing number, 20-03, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 1', Drawing number, 30-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 2', Drawing number, 30-02, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 3', Drawing number, 30-03, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Planting Plan' Prepared by Katie Deans Landscape Design, Sheet 1B Dated 21 November 2016;
 - 'Landscape Plan', Prepared by Katie Deans Landscape Design, Sheet 1A Dated 21 November 2016;
 - 'Lot 1 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 1 Dated 07 May 2018;
 - 'Lot 2 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 2 VP Dated 07 May 2018;
 - 'Lot 3 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 3 VP Dated 07 May 2018;

stamped as approved on 5 October 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.

Landscape

3. The areas indicated on the plan to be retained for native vegetation restoration shall be retained and maintained into perpetuity. Following the completion of the works, no native vegetation shall be removed from these areas.
4. All areas of glazing facing towards Lake Wakatipu shall be constructed to have a low external visible light reflectance through the use of grey or bronze tinted glazing or glazing with an anti-reflectivity coating.
5. All outdoor lighting must be designed to comply with the limits and requirements specified in AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting, having regard to the Southern Light Lighting Strategy dated December 2006.

External Materials

6. The colours and materials of the dwelling and water tank approved under this resource consent are as follows:

Element	Material	Colour
Walls	Timbre	Resen Wood X - Oxen
Walls	Colorsteel	<i>Thunder Grey</i> (LRV 12%)
Roof	Colorsteel	<i>'Thunder Grey</i> (LRV 12%)
Joinery	Colorsteel	<i>'Thunder Grey</i> (LRV 12%)
Door	Colorsteel	<i>'Ironsand'</i> (LRV 10.6%)

Any amendment to this schedule of colours and materials shall be submitted to the Manager, Resource Consenting of the Council for certification, and shall be within the range of greys, greens and browns with an LRV of less than 20%

Engineering

General

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

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

To be completed when works finish and before occupation of each dwelling

8. Prior to the occupation of each dwelling, the consent holder shall complete the following:
- The provision of an effluent disposal system in accordance with the Hadley Consultants engineering report - Wye Creek Forest Paradise Trust, Feasibility of Utility Services and Infrastructure. Dated 18/5/2017. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site. The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completion Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.
 - All parking and manoeuvring areas shall be formed in accordance with Council standards. This shall include the provision for stormwater disposal.
 - Any power supply or telecommunications connections to the dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - The domestic water supply to the dwelling shall be treated by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).

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

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

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

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

The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

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

Advice Notes:

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

ATTACHMENT 2 – SECTION 42A REPORT

FILE REF: RM171170

TO Quinn McIntyre, Resource Consents Manager

FROM Erin Stagg, Senior Planner

SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: B Kipke

Location: Vista Terrace, Queenstown

Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) for Subdivision Consent to undertake a three lot subdivision, to establish a residential building platform each lot, with associated earthworks, servicing and landscaping.

Land Use consent is also sought to construct a dwelling outside of an approved residential building platform

Legal Description: Lot 1 Deposited Plan 474749 held in Computer Freehold Register 653381

Operative Zoning: Rural General

Proposed Zoning: Rural

Public Notification Date: 28 March 2018

Closing Date for Submissions: 27 April 2018

Submissions: 4

- 0 submissions have been received in opposition to the application:
- 4 submissions have been received in support of the application:
 - K Deans
 - T Penlington
 - J & H Woelders
 - S Naughton and N Davy

** the submitter wishes to speak at the hearing*

RECOMMENDATION

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

1. It is considered that the adverse effects of the activity will be acceptable for the following reasons:

Adverse effects on the Outstanding Natural Landscape have been adequately mitigated, minimised or avoided
2. The proposal is consistent with the relevant objectives and policies of the District Plan

1. INTRODUCTION

My name is Erin Stagg. I am a senior resource consents planner with Queenstown Lakes District Council. I have been employed in this role since 2014. Prior to this I worked as a policy planner for the Dunedin City Council for 1 year.

I hold the qualifications of a Bachelor of Arts from Wellesley College, Massachusetts USA and a Masters of Planning from the University of Otago. I am a graduate member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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

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

2. PROPOSAL AND SITE DESCRIPTION

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

I refer the Commission to the report entitled, '*Assessment of Environmental Effects*', prepared by Erin Quin of Vivian Espie and attached as Appendix 1 and hereon referred to as the applicant's AEE.

The applicant has provided a detailed description of the proposal and the site and locality in Sections 2 -4 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report with the following additions:

Relevant Site History

Resource Consent RC93/108 was granted on 23 May 1993 to undertake a subdivision that created 13 rural residential allotments and 3 common property allotments. The applicant objected to the commissioners' decision to require the proposed Lots 8 and 9 to be retained as reserve. This request was refused by the Council and then appealed to the Planning Tribunal. The Planning Tribunal granted the cancellation of the donations in relation to Lots 8 and 9 so that these lots could be used for rural residential purposes on 27 September 1994 (c89/94).

Resource Consent RM030462 was sought to subdivide Lot 1 and Lot 16 but this consent was declined on 12 May 2004.

Resource Consent RM060246 was sought to again subdivide Lots 1 and 16 and to convert an accessory building into a dwelling. This application proposed to subdivide the current Lot 1 into two allotments, with current Lot 2 (previously Lot 16) being held in the same Computer Freehold Register as proposed Lot 2. It is noted that after submissions had closed the applicant identified that this proposal would require a variation to an existing consent notice preventing buildings on Lot 16, so an alternative option was put forward advising that Lot 16 would remain as it is and would be held with a new 2,096m² lot containing the dwelling, and the sleep out/studio would be recognised as a dwelling and contained in a new 1,545m² lot. Both alternatives were refused and the conditions of Consent Notice 943171.2 upheld. This consent was declined on 8 July 2009.

Resource Consent RM120180 was granted on 16 May 2012 for the identification of a building platform and construction of a dwelling on Lot 16. Consent was also granted to vary Condition 1 of Consent Notice 943171.2 to include the requirement for a covenant to be entered into, in favour of the Consent Authority, that Lot 16 DP 26157 shall not be further subdivided. This consent also approved various landscape conditions. As part of this consent, Condition 7(b)(1)(f) required a covenant be entered into, in favour of the consent authority (Queenstown Lake District Council), that Lot 16 DP 26157 shall not be further subdivided. This was volunteered by the applicant at the time of the consent, and subsequently registered as Deed of Covenant 9671967.2.

Resource Consent RM150050 (granted 26 March 2015) approved subdivision consent to adjust the boundaries between Lot 16 DP 26157 and Lot 1 DP 26157 to create the current Lot 1 DP 488569 and Lot 2 DP 488569. This consent also approved the variation of conditions 1(a) and 1(c) of the first operative part of Consent Notice 9671967.1 to change the referencing from Lot 16 to Lot 2 and to allow the proposed boundary adjustment between Lot 1 and Lot 16.

Resource Consent RM161125 was granted on 27 January 2017 to undertake a boundary adjustment between Lots 1 and 2 and vary Condition 1(c) of Consent Notice 10117520.1 to enable the proposed boundary adjustment.

3. SUBMISSIONS

3.1 SUBMISSIONS

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

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
K Deans	N/A	The applicant understands the local environment and landscape character	That consent be granted
T Penlington	N/A	The applicant has worked with the community and that the application is sensitive to the Outstanding Environment	That consent be granted
J and H Woelders	32 Vista Terrace (property to the west of the application site)	The applicant is community minded and has helped enhance the native vegetation	That consent be granted
S Naughton and N Davy	5 Drift Bay Road (Property to the north-west of the application site)	The subdivision will preserve the unique identity and character of the Wye Creek area and enable public use of a walking track	That consent be granted



Figure 1: Application site (indicated in blue) and submitters' properties.

4. CONSULTATION AND WRITTEN APPROVALS

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

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

The subject site is zoned Rural General.

The purpose of the Rural Zone is to manage activities so that they are carried out in a way that protects and enhances nature conservation and landscape values, sustains the life supporting capacity of soils, and maintains acceptable living and working conditions and amenity. The zone is identified as being characterised by farming activities.

The relevant provisions of the Plan that require consideration can be found in Parts 5 and 15 of the Operative District Plan,

- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3 as the proposal breaches Site Standard 14.2.4.2(iv) in relation to sight distances. It is not proposed to comply with the required sight distances for vehicle access.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) Buildings for the proposed construction of dwellings not located in a registered building platform. Consent is sought to erect the proposed dwellings prior to the building platforms being registered.
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for the proposed subdivision and identification of residential building platforms.

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

PROPOSED DISTRICT PLAN - STAGE 1 DECISIONS

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Appeals Version 2018**) on 5 May 2018. The subject site is zoned Rural by the Stage 1 Decisions Version 2018, but this zoning has been appealed. The proposed activity requires resource consent for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 21.4.9 for the proposed use of land and buildings for residential activity not otherwise provided for.
- A **discretionary** activity resource consent pursuant to Rule 21.4.11 for the proposed construction of buildings not otherwise provided for.
- A **discretionary** activity resource consent pursuant to Rule 27.5.11 for the subdivision of land in the Rural Zone.

PROPOSED DISTRICT PLAN - STAGE 2 NOTIFIED VERSION

Council notified Stage 2 of the Proposed District Plan (Stage 2 Notified Version 2017) on 23 November 2017. However, there are no rules with immediate legal effect that pertain to the subject application.

Overall, the application is considered to be a **discretionary** activity under the both ODP and the Stage 1 Decisions Version 2018 of the PDP.

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

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

5.3 STATUS

Overall, the proposal is considered to be for a **discretionary** activity resource consent.

5.4 STATUTORY CONSIDERATIONS

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

Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application.

Following assessment under Section 104, the application must be considered under Section 104B of the RMA. In addition, a consent authority may refuse subdivision in certain circumstances as directed by Section 106.

Sections 108 empowers the Commission to impose conditions on a resource consent.

6. INTERNAL REPORTS

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

- Landscape Assessment Peer Review prepared by Mr Richard Denney, consultant Landscape Architect (Appendix 3)
- Engineering Report prepared by Ms Alex Ross, Consultant Resource Management Engineer (Appendix 4)

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

7. ASSESSMENT

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

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

7.1 LANDSCAPE CLASSIFICATION

The applicant has provided a landscape assessment prepared by Mr Paul Smith of Vivian and Espie (attached as Appendix 2). Mr Smith identifies the application site as being located within the Wakatipu Basin Outstanding Natural Landscaped. Council's Consultant Landscape Architect, Mr Richard Denney, has reviewed the report prepared by Mr Smith and concurs with the landscape classification.

7.2 EFFECTS ON THE ENVIRONMENT

7.2.1 The Permitted Baseline

In this case I consider that the permitted baseline is of limited assistance given the scale and scope of the activity as proposed, however some activities that would fall within the permitted baseline in the Rural General zone are listed below:

- Farming activities;
- Viticulture activities;
- Horticulture activities;

It is noted that noise, dust, and odours are anticipated as resulting from the farming activities above.

Given that the proposed development relates to the rural residential use of the rural site, it is considered that the permitted baseline is of limited use in this instance.

7.2.2 Actual and Potential Effects on the Environment

This assessment of actual and potential effects on the environment is guided by assessment matters provided in the District Plan where appropriate. Part 5 of the District Plan includes a range of assessment matters that set out both the process for and matters to be considered for development within the Rural General Zone (the list of relevant District Plan assessment matters is attached in full as Appendix 7).

I consider the proposal raises the following actual and potential effects on the environment, with regard but not limited to, the assessment matters as set out above:

- Landscape (7.2.2.1)
- Rural Character (7.2.2.2)
- Servicing and Access (7.2.2.3)
- Hazards (7.2.2.4)
- Earthworks (7.2.2.5)
- Subdivision (7.2.2.6)
- Positive Effects (7.2.2.7)

7.2.2.1 Landscape Matters

Mr Smith considers that any change to the character of the landscape will be limited to the site and the immediate vicinity and would be negligible in extent. Mr Smith notes that the proposed vegetation will slightly reduce the openness across the central part of the site, but will reflect natural patterns and enhance the site's natural character.

In relation to visibility, Mr Smith considers that the built form will have a slight effect when viewed from the State Highway, Drift Bay Road and Vista Terrace. Mr Smith considers that at some viewpoints on Drift Bay Road and Vista Terrace the visual effect will be moderate. Mr Smith identifies that the three proposed buildings would be visible from Lake Wakatipu in the context of the Drift Bay development. Although the buildings will not be reasonably difficult to see, they will not appear out of character. Therefore Mr Smith considers the proposal would have a negligible to slight visual effect when viewed from the lake. Mr Smith also considers that the visual effect would be negligible to slight from the Wye Creek Track.

Mr Smith considers that the proposed development would result in a small reduction of open space values, but the adverse effect on the appreciable openness of the landscape would be slight.

Mr Smith considers that the existing development of Drift Bay has compromised the naturalness and visual coherence of the landscape. However Mr Smith considers that the application site can absorb the proposed development and the existing development does not represent the landscape's threshold for absorbing development. As such, Mr Smith considers that the proposed addition of three dwelling will compromise the natural character of the site to a negligible to slight degree.

Mr Denney has reviewed Mr Smith's landscape assessment and generally agrees with it. However Mr Denney disagrees with Mr Smith on a number of points. Mr Denney considers that the proposal would potentially enable a more visible presence of intensified land use which would be less consistent with the existing natural characteristics. Mr Denney does not consider the development to be visually contained and is of the opinion that the structural planting will not be sufficient to completely integrate the development within the elevated and exposed landform. Mr Denney considers that the site does potentially have the ability to absorb some development but does not consider that it can absorb the development as proposed without having an adverse effect on natural character, as the proposed development would introduce residential development higher on the slope and onto the lake terrace currently devoid of development. Overall, Mr Denney considers that the proposal would have a moderate to high adverse effect on landscape character.

In response to Mr Denney's concerns, the applicant has updated the landscape plan and clarified the glazing materials proposed to be used. In particular, the applicant has included the additional planting of mountain beech to the north-east of lot one and indigenous shrubs around all three lots. The mountain beech will grow to a height of approximately 20m and will provide substantial screening of the proposed development when viewed from the State Highway. Mr Denney has reviewed the changes and considers the proposed changes to the landscape plan to be unclear and has presented concerns that the proposed landscaping is not protected into the future. Overall, the proposed changes have not materially altered Mr Denney's opinion in relation to effects on the landscape.

No submissions in opposition were received in relation to the subject application. Given the above assessments, I consider that, while the adverse effects of the proposal on open space values may be more than minor, given the surrounding context, being rural residential development to the west and the State Highway to the east, and the fact that these effects would only be discernible either from a distance or in glimpses and users of the highway drive past, I consider the effects of the proposal on open space values to be appropriate. Although the proposal will introduce built form higher onto the terrace than currently approved, this development will not be highly visible from the State Highway, and, when viewed from the Lake, will be viewed in the context of the existing development. Conditions of consent have been recommended to ensure that the vegetation proposed is implemented and retained into the future, and the ongoing regeneration of the balance of the site is continued.

Overall, while I adopt Mr Denney's opinion that the proposal will have more than minor effect on the landscape character of the area, I consider that given the previous modification and the level of mitigation proposed, including the positive effects from native regeneration, the effects to be acceptable in this instance.

Overall, it is considered that adverse effects in relation to landscape matters would be acceptable.

Rural Character

The proposed development relates to the creation of three rural residential sized allotments with associated residential building platforms within what is currently a block of land dominated by native planting. Therefore it is considered that the proposed development has the potential to affect the rural and natural character of the site and surrounding environment.

The site and surrounding environment is currently characterised by the steep slopes of the Remarkables to the east and the Drift Bay Development to the west, which is mostly screened from views from the highway by native planting. Therefore it is considered that the application site does display a level of rural character.

The proposed development would result in a change to this character to one that is rural residential in nature, characterised by 1-2 acre allotments and sites that are primarily for residential rather than for rural productive uses. However this style of development is consistent with the balance of the Drift Bay development and substantially screened from public views by established and proposed vegetation. Therefore it is considered that the proposal would not result in a perceivable change in character.

Overall, adverse effects on rural character are considered to be acceptable.

7.2.2.3 Servicing and Access

Ms Alex Ross has reviewed the application in relation to servicing and access (attached as Appendix 4). Ms Ross is satisfied with the proposed access arrangement and has recommended a number of conditions. The applicant has agreed to the proposed conditions.

In relation to servicing, Ms Ross is satisfied the proposed development has been adequately serviced by water, wastewater, water for fire fighting supply power and telecommunications. Ms Ross is satisfied onsite stormwater can be adequately addressed at the time of subdivision.

Overall, adverse effects in relation to access and servicing are anticipated to be no more than minor.

7.2.2.4 Natural Hazards

Ms Ross has read the geotechnical report provided by the applicant and accepted its recommendations. On the basis of reports and recommendations from appropriately qualified engineering geologists, Ms Ross is satisfied that dwellings could be designed within each building platform in way such as to mitigate adverse effects in relation to rockfall hazard, and has recommended appropriate conditions. Ms Ross has recommended appropriate conditions should consent be granted.

Overall, it is considered that adverse effects in relation to natural hazards would be less than minor.

7.2.2.5 Earthworks

Ms Ross has assessed the proposal in relation to earthworks and is satisfied that the proposed earthworks are feasible. Ms Ross has recommended conditions of consent should consent be granted in order to mitigate and minimise any adverse effects on the environment. Ms Ross's assessment is accepted and it is considered that adverse effects in this regard can be mitigated or avoided through the imposition of conditions.

Overall, it is considered that adverse effects in relation to earthworks will be less than minor.

7.2.2.6 Subdivision

Mr Smith has not commented on the effects of the proposed subdivision in his report.

Mr Denney considers the proposed lots would be of sufficient size to contribute towards enhancing the existing nature conservation values, however notes that the subdivision would result in rural residential rather than rural allotments and the residential use of the land surrounding the proposed dwelling could result in domestic intensification of the landscape. Mr Denney does consider that the lot boundaries are unlikely to be highly noticeable subject to conditions managing the vegetation across the site. Overall, Mr Denney considers the proposal has the potential to result in the increased presence of rural living in the landform that would be less consistent with the surrounding subdivision pattern and land use.

However, the landscape in this location is already dominated by rural living when viewed from the Lake. When viewed from the highway, the rural living use is currently screened by the application site, which is planted with beech trees and other natives. The proposed development would result in the rural residential use of this balance lot. However, the development would occur within an area in which the landscape values have already been slightly degraded by rural residential use, and the effects of the use will only be slightly discernible outside the area of the subdivision, for a moment when driving along the State Highway. The overall character of the Outstanding Landscape in this area will be maintained. Therefore, while not consistent with subdivision as anticipated in the rural zones, it is considered that the proposed subdivision is appropriate in this instance.

I consider that the proposed allotments are of a sufficient size and shape to adequately provide for the intended land use, being rural residential. I do not consider the proposed allotments to be of a sufficient size to provide for the sites' use for rural production, as intended by the standards of the Rural General Zone. Instead, as is discussed above, I consider that the proposed allotment sizes would result in the sites being dominated by domestic rather than rural structures, uses and landscaping. However, the landscape in this location is unique in that it is dominated by rural residential use and the applicant site it associated in use and proximity with the exiting development. The application site could not currently be used for rural productive purposes and the proposed subdivision would retain and enhance the existing natural character of the site. For these reasons, in this instance I consider the proposed subdivision and resulting allotment size to be appropriate.

Ms Ross has assessed the proposed subdivision in relation to engineering matters and determined that the proposed development can be adequately serviced. Ms Ross has recommended conditions that can be imposed should consent be granted can ensure the services are adequately designed in order to avoid or mitigate any adverse effects on the environment.

Overall, I consider that adverse effects in relation to subdivision to be no more than minor.

7.2.2.7 Positive Effects

The proposal includes some native planting. As such, it is considered that there will be a minor positive ecological effect.

The proposal will have positive financial benefits to the applicant.

Overall, I consider that the proposal results in negligible positive effects.

7.2.2.8 Summary of Effects

Overall I consider that the adverse effects of the proposed subdivision and construction of residential dwelling would be acceptable.

The proposal would have slight positive effects in terms of nature conservation effects.

7.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

The full details of the relevant objectives and policies of the Operative District Plan and Proposed District Plan are found in Appendix 8. Discussion of these is provided below.

Operative District Plan

District Wide: Nature Conservation Values

The objectives and policies in relation to nature conservation values seek to protect and enhance the ecological function of and maintain the diversity of indigenous flora and fauna in the district. In addition, they seek to preserve the natural character of the District's lakes and their margins.

It is considered that the proposed development is consistent with these objectives as it is considered that the proposed development will have positive effects on the natural character of the site, and will have a positive effect in relation to nature conservation values as it is proposed to increase the natural character of the site through native regeneration.

District Wide: Landscape and Visual Amenity

The objectives and policies in this section encourage development to occur in areas with greater potential to absorb change without detracting from the landscape and visual amenity values of the area.

Relevant objectives include Objectives 4.2.5.1 and 4.2.5.3, which seek to avoid subdivision and development in those parts of the districts landscapes that are vulnerable to degradation; to encourage development to harmonise with topography and ecology; to avoid subdivision in the ONLs unless the subdivision will not result in adverse effects that are more than minor on landscapes, visual amenity, cumulative effects, and naturalness. These objectives also seek to ensure that development is reasonably difficult to see.

An assessment of the effects of the proposal has been undertaken in Section 7.2 of this report and it has been determined that effects are appropriate. The proposed development will enhance the natural values of the site and will be located in a part of the ONL that is not vulnerable to degradation. Although the development would not be reasonably difficult to see, it has been determined that the landscape sensitivity to visible development in this location has been reduced by the existing development.

Overall, I consider that the proposal is consistent with the District Wide Objectives and associated policies in relation to Outstanding Natural Landscapes, Natural Character and Visual Amenity.

Rural General: Character and Landscape Value

The District Wide landscape objectives and policies have been considered above.

Objective 1 seeks to protect the character and landscape value of the rural area. Associated policy 1.4 directs Council to ensure activities not based on rural resources occur only where the character of the rural area will not be adversely impacted. As is discussed in Section 7.2.2.2 of this report, the applicant has adequately demonstrated that proposed development would not adversely impact the natural rural character in and around the area. For these reasons I consider the proposed development consistent with Policy 1.4.

In addition, I consider the proposal to be consistent with the intent of Policy 1.3, which seeks to ensure that land with potential value for rural production is not compromised by the inappropriate location of other developments or buildings. The application site is of little agricultural value.

Policy 1.7 directs Council to preserve the visual coherence of the landscape by ensuring all structures are located where the landscape has the potential to absorb the change. As is discussed in Section 7.2.2.1, it is considered that the proposed development will not exceed the landscape's ability to absorb development in this location. For this reason, it is considered that the proposed development is consistent with Policy 1.7.

I otherwise consider the proposed development to be in keeping with general intention of the Policies associated with Objective 1. Therefore, overall I consider that the proposed development is consistent with the intent of Objective 1 - Character and landscape values in the Rural General Zone.

The subdivision and the rural residential use of the subject site will not result in a loss of the life supporting capacity of soils. Therefore, it is considered that the proposed development is consistent with Objective 2 – Life supporting Capacity of Soils.

It is considered that the proposed development would not have adverse effects on rural amenity that are more than minor. As such, it is considered that the proposed development would be consistent with Objective 3.

Given the above, overall it is considered that the proposed development is consistent with the objectives and policies of the Rural General chapter of the Operative District Plan.

Subdivision and Development

The objectives and policies of the subdivision chapter seek to ensure that subdivisions are appropriately serviced and that the cost of servicing is met by the developer.

The servicing of the proposed development has been assessed and is considered to be adequate. Overall it is considered that the proposed development is therefore consistent the objectives and policies of Part 15 of the Operative District Plan.

Proposed District Plan

QLDC notified the Proposed District Plan on 26 August 2015 and Council notified its decisions on submissions on 5 May 2018.

Chapter 3 Strategic Directions

The objectives and associated policies found in this chapter of the Plan seek to protect the natural character of the District's landscapes and to direct subdivision to locations that can absorb change. The applicant is considered to meet the intent of these objectives and policies and therefore I consider the proposal is consistent with the objectives and policies of Chapter 3.

Chapter 6 Landscapes

The proposed site is located in location that has been mapped as located within an Outstanding Natural Landscape.

The relevant objectives and policies in this chapter seek to protect ONLs. Policy 6.3.12 seeks to recognise that subdivision and development is inappropriate in almost all locations in the ONLs. However it is noted that the character of the landscape in this location has been changed by previously consented development and therefore is it considered that the application relates to an exceptional case. Therefore the proposal is considered to be consistent with this policy. I also consider the proposal to be consistent with the remainder of the relevant policies in Chapter 6.

Overall, it is considered that the proposed development is consistent the objectives and policies in Chapter 6 of the PDP.

Chapter 21 Rural Zone

The relevant objectives and policies in this chapter seek to enable farming and other permitted activities whilst protecting landscape, rural and ecological values. The proposal does not relate to a farming activity. While rural residential activities could be considered sensitive to anticipated farming activities within the rural zone, it is noted the rural land surrounding the applicant is steep and does not lend itself to intensive farming operation. As such, I do not consider there potential for the proposed development to result in reverse sensitivity effects in relation to the productive use of the land.

For the above reasons it is considered that the proposed development would be consistent with the objectives and policies of the rural zone.

Chapter 27 Subdivision and Development

The objectives and policies in this chapter seek to create quality environments. It is considered that the proposed subdivision will meet this requirement, and therefore is considered to be consistent with these objectives and policies.

Summary

Notwithstanding the minimal weight that can be given to these provisions at this time, it is considered the proposal would be in accordance with the objectives and associated policies.

It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage.

Overall the proposed development is considered to be consistent with the relevant objectives and policies of the Operative District Plan and the Proposed District Plan as detailed above.

7.4 REGIONAL POLICY STATEMENT

The objectives and policies contained within the Otago Regional Policy Statement (RPS) are also relevant to the proposal. The full details of the relevant objectives and policies are found in Appendix 9. In addition it is appropriate to consider the Regional Policy Statement review. The proposed changes to the RPS were notified on the 23 May 2015 and Council issued its decision on 1 October 2016.

Relevant objectives of the operative Regional Policy Statement include 5.4.1, which seeks to promote the maintenance of the primary productive capacity of rural land and 5.5.4 which seeks to promote the diversification and use Otago's land resources.

In relation to the proposed Regional Policy Statement, Objective 3.1 seeks to recognise, maintain and enhance Otago's natural features, including landscapes. Objective 5.3 seeks to manage sufficient land for economic production.

The proposal relates to a rural residential subdivision of land associated with an adjacent rural residential development. Therefore the proposal would not affect the availability of rural productive land. As such, the proposed development is considered to be consistent with the relevant objectives and policies of the Operative and Proposed Otago Regional Policy Statements.

7.5 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Section 104 directs that the consideration of an application be made subject to Part 2 of the Act. The following provides an assessment of the proposal in relation to Part 2.

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

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

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

The life supporting capacity of air, water, soil and ecosystems of the surrounding area is not affected by the proposed activity.

It is considered that the proposal would sustain the potential of natural and physical resource to meet the reasonably foreseeable need of future generations, as directed by Section 5(2)(a). The proposal also does not avoid or mitigate adverse effects of the proposed activity on the environment.

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

Under Part 2 of the RMA, regard must be had to the relevant matters of Section 6 – Matters of National Importance, including:

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

The proposal relates to the subdivision and use of an Outstanding Natural Landscape. However the proposal has been shown to be appropriate in this location and any adverse effects on the ONL have been shown to be appropriate. Therefore the proposal is considered to be consistent with Section 6.

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

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

Amenity values are those natural and physical qualities and characteristics of an area, which contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The proposal has been shown to be appropriate and to maintain amenity values as well as the quality of the environment. Therefore the proposal is considered to be consistent with the intention of Section 7.

Overall, I consider the proposal does not promote sustainable management.

8. RECOMMENDATION

- An application has been received to undertake a subdivision resulting in four fee simple allotments, to establish a building platform the proposed Lots 1, 2 and 3 as well as to undertake associated earthworks, servicing and landscaping.
- The proposal is considered to have adverse effects that are appropriate on the environment and to be consistent with the relevant objectives and policies of the Operative District Plan.
- The development is considered to be appropriate within the landscape and context it is proposed.
- Therefore it is recommended that consent be granted.
- Draft conditions (Appendix 8) have been provided to assist the Commission should the Commission be of a mind to grant consent..

Report prepared by

Reviewed by




Erin Stagg
SENIOR PLANNER

Werner Murray
SENIOR PLANNER

Attachments:	Appendix 1	Applicant's AEE
	Appendix 2	Landscape Architect's Report
	Appendix 3	Council's Landscape Peer Review
	Appendix 4	Engineering Report
	Appendix 5	QLDC Assessment Matters
	Appendix 6	QLDC Objectives and Policies
	Appendix 7	ORPS Objectives and Policies
	Appendix 8	Draft Conditions

Report Dated: 21 September 2018

APPENDIX 1 – APPLICANT’S AEE

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR BARBARA KIPKE

OCTOBER 2017

ERECTION OF THREE RESIDENTIAL DWELLINGS AND
ASSOCIATED SUBDIVISION, EARTHWORKS, ACCESS, &
LANDSCAPING AT LOT 1 DP 474749, VISTA TERRACE, DRIFT BAY.



1 Key Information

Address	Vista Terrace, Drift Bay.
Legal Description	Lot 1 DP474749
Site Area	5.76ha
Owners	Barbara Kipke
Occupier	As above
Applicant	Barbara Kipke. Postal - C/- Adele May, 38 Davisons Road, RD 2, Timaru
Operative District Plan	Operative Queenstown Lakes District Plan
Zoning	Rural General
Designations & Special Provisions	None
Road Classification	Vista Terrace, Local Road
Proposed Plan	Queenstown Lakes Proposed District Plan
Zoning	Rural Zone
Designations & Special Provisions	None
Road Classification	Vista Terrace, Local Road
Proposed Activity	Four lot Subdivision, Identification of Building Platforms, Earthworks, Access, Landscaping and Infrastructure for three new dwellings

Consent Triggers
Queenstown Lakes Operative District Plan

✦ Rule 5.3.3.3(i)(a) – the addition of any building and any physical activity associated with any building such as roading, landscaping and earthworks. **Discretionary activity.**

✦ Rule 5.3.5.1(vii)(1)(b) – Earthworks shall not exceed a maximum volume of moved earth greater than 1000m³ per site, within any one consecutive 12 month period. The proposed total cut of earthworks across the site is 2240.401m³. The total level of fill will be 2687.129m³. **Restricted Discretionary Activity.**

✦ Rule 15.2.3.3(vi) for subdivision consent to subdivide the subject site into three new rural residential allotments inclusive of three proposed building platforms and a balance Lot to be amalgamated. **Discretionary Activity.**

✦ Rule 22.3.3(i) 'Volume of Earthworks' Table 22.1 Tier 6 Plan Change 49 – Earthworks (refer to Attachment [B]) **Restricted Discretionary** resource consent for earthworks which exceed the total quantity for maximum total volume. The maximum total volume of earthworks permitted in the Rural General Zone is 1000m³. The proposed total cut of earthworks across the site is 2240.401m³. The total level of fill will be 2687.129m³.

Other consents/permits that may be required

Building Consent

2 Introduction

This report is submitted as part of the application by Barbara Kipke (“the Applicant”) for both subdivision and land use consent from Queenstown Lakes District Council (“Council”) associated with the subdivision and rural residential development and use of the land at Lot 1 DP474749 on Vista Terrace, Drift Bay (“the site”). No other resource consents appear to be required.

The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment.

In preparing this assessment, I have relied on the plans and specialist advice appended to this report. I have also visited the site and reviewed the relevant planning documents.

The applicant made a submission to the District Plan Review seeking Rural Lifestyle zoning of the subject site and amendments to the rules to enable three dwellings to be built on the site. It was recommended by Council that the proposed development of the site would be better addressed through the resource consent process.

The following comments were made as part of a section 42A report evidence summary by Council’s independent report writer Robert Buxton dated 24 May 2017 (pages 68-72) in relation to the zoning request.

“Landscape

19.3 *Dr Read opposes the rezoning from a landscape perspective because without the indigenous vegetation which has been planted on the subject site over recent years, the site would not be able to absorb any residential development. As vegetation is vulnerable to intentional removal and to loss by fire and disease, reliance on it to enable residential development without any natural topographical containment would be undesirable.*

Ecology

19.4 *Mr Davis does not oppose the rezoning from an ecological perspective provided that any subdivision retains the extensive restoration planting undertaken by local botanist and conservation ecologist Mr Neill Simpson, involving approximately 16000 plants, on the site since 1999. The restoration plantings and natural regeneration occurring on the site provide good habitat for insects, lizards and birds.*

Infrastructure

19.5 *Mr Glasner does not oppose the rezoning from an infrastructure perspective if the site is serviced privately at the developer’s cost because there is no increase in the Council’s infrastructure requirements as the water and wastewater will be serviced onsite.*

Traffic

19.6 *Mr Mander considers that the existing intersection of Drift Bay Road and the state highway can accommodate the additional traffic generated and therefore does not oppose the rezoning from a traffic perspective.*

Analysis

19.7 *The site is between the state highway and the line of small residential allotments on Vista Terrace. It is in an ONL.*

19.8 *At 5.76ha, if the site was zoned Rural Lifestyle, there could be 2 dwellings on the site. The submitter (submission 431.3) has also requested that the average lot size for Rural Lifestyle zone be 1.5 ha instead of 2 ha to enable 3 dwellings to be built on the site.*

19.9 *I consider the requested zoning and amendment to the average lot size to be a spot zone for a small site within the rural zone, and development of the site would be better addressed through a resource consent process where specific aspects of the site and its development can be considered (for example protection of the ecological habitat on the site). Although the neighbouring properties along Vista Avenue are significantly smaller in size, they have been created through resource consent and there is no intention to rezone them and no submission has been received requesting they be rezoned. This existing residential development along the lakefront also has a buffer between the development and the state highway, including the submitter's site, whereas the submitter's site is adjacent to the highway."*

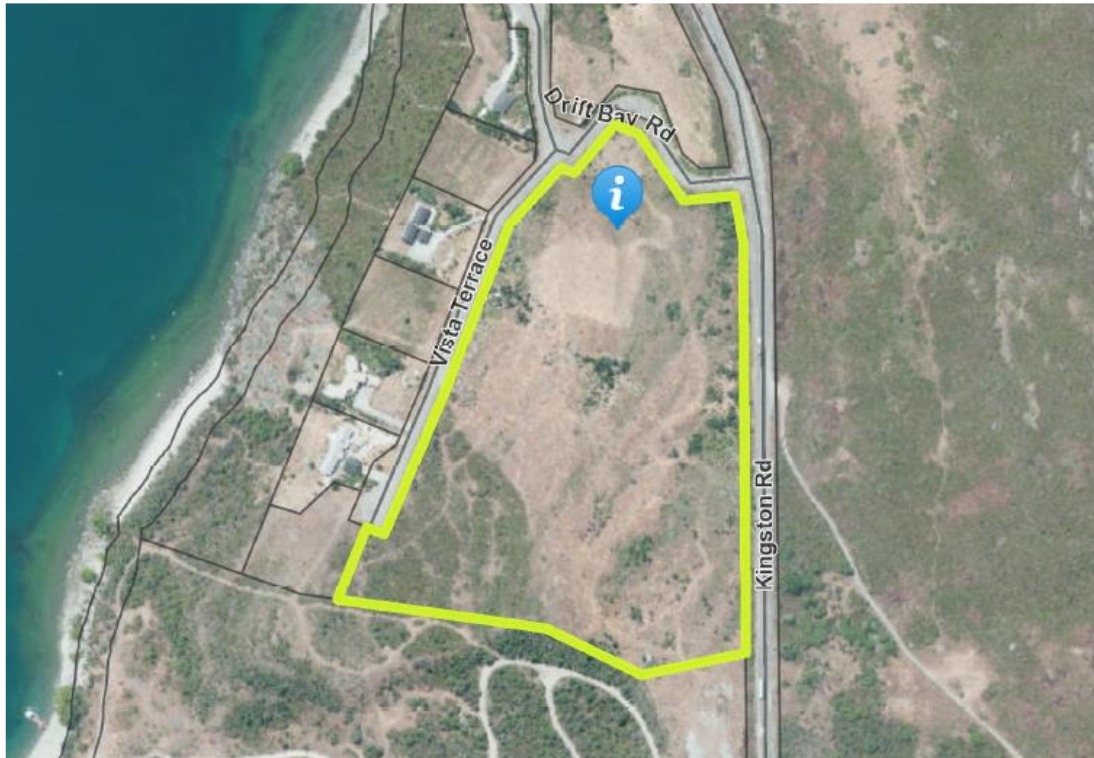
The submission on the district plan has been withdrawn by the applicant and this application has been made in response to the recommendations in response to the submissions.

3 Existing Environment

3.1 Location and Surrounds

The site is located on the southern and eastern side of Vista Terrace, and the western side of Kingston Road - State Highway 6, on the northern approach into Queenstown. The location is illustrated in Figure 1 below. The site and surrounds are zoned Rural General under the Operative District Plan (ODP).

Figure 1 Location of Site (outlined in yellow)



3.2 The Site

The site comprises a total area of 5.76 hectares held in one title (CT identifier 653381) – legally described as Lot 1 DP 474749.

The general layout of the site can be seen in the aerial photograph provided as Figure 1 above.

The application site is and is of rolling topography sloping downwards from the 350masl at the northern boundary where the site adjoins Kingston Road falling to 335masl at the southern boundary nearest where the site adjoins Vista Terrace. The site has planted areas of native bush which is regenerating to maturity and where planting has not occurred these areas are grassed/open paddock. Restorative planting has been undertaken in several areas across the site and within and around the Drift Bay

subdivision. The northern boundary is defined currently by a derelict fenceline, and a fireshed is located within the northern vicinity of the site surrounded by mature planting.

The subject site is in the southern area of the Drift Bay subdivision which is of rural lifestyle character and lies opposite the site to the north and west. The majority of these lots contain dwellings.

The subject site is situated within the Rural General zone (RGZ) of the ODP, and the Rural Zone of the Proposed District Plan (PDP). With regard to landscape categories, the site and wider subdivision of Wye Creek has been identified as being within an Outstanding Natural Landscape – Wakatipu Basin (ONL/WB) under the ODP and ONL under the PDP. A Visual and Landscape effects assessment report and associated structural landscape plan are contained within Attachment [D] which also contains a description of the site and surrounds.

Figure 2 View eastward of Central area of site from Vista Terrace



Figure 3 View southward of Central Open Paddock area and Vegetation



Figure 4 View westward from eastern area of site



3.3 Surrounding Area

Areas west of the site on the other side of Vista Terrace and further north along Drift Bay Road were formed as part of a 17 lot rural living style subdivision within the then Rural Downlands Zone, the RGZ of the Proposed District Plan (1995). The 16 lots to the west of Drift Bay Road and Vista Terrace each contain, or are anticipated to contain a dwelling. RM120180 created a building platform which is located on the northern end of the lot directly opposite the subject site on the northern side of Drift Bay Road. At the time of the original subdivision, this site was intended to provide a visual and landscape buffer between the subdivision and State Highway 6. In the RM120180 decision it was considered that approving the residential building platforms retaining the majority of the site in an unbuilt and landscaped manner would achieve this. Lake Wakatipu lies to west of the Drift Bay Subdivision.

Whilst not on the subject site, a Nohoanga site area has been identified approximately 170m further south. The site and wider Drift Bay subdivision is formed on an elevated section of the eastern shores of Lake Wakatipu on part of a small outwash plain formed by Wye Creek which is located approximately 230m further south of the site.

Figure 5 View Southward from north of site. Drift Bay dwellings amongst vegetation in foreground and Lake Wakatipu and mountain landscape in background.



4 Proposed Development

4.1 Overview

The application seeks both subdivision and landuse resource consent for a 4-lot subdivision with associated curtilage area, building platform and dwelling (one per lot) as well as landscaping, earthworks and servicing within each development lot. Lot 4 is a balance lot to be amalgamated with Lot 3. Detailed survey and building plans are contained within Attachment [B].

Subdivision

The subject site is proposed to be subdivided into 4 lots as follows;

Proposed Lot	Proposed Lot Area	Proposed Curtilage Area	Proposed Building Platform Area
Lot 1	9124m ²	1375m ²	434m ²
Lot 2	6371m ²	1838m ²	475m ²
Lot 3	7436m ²	2877m ²	540m ²
Lot 4 (Balance Lot)	3.4672ha gross (3.4464ha net)	0	0

All lots will share ownership of a right of way which includes the right to convey services. Lots 3 and 4 are proposed to be subject to an amalgamation condition. The building platforms have been designed to fit immediately around the proposed buildings (Building plan details are within Attachment [C]). Curtilage areas proposed for each site have been allocated in terms of appropriate areas for site utility surrounding each building platform in a co-ordinated effort to minimising visual and landscape effects. All domestic outdoor living areas shall be confined within the curtilage areas, such as lawns, amenity gardens, and carparking. A report which details the Visual and Landscape Effects of the proposed activity in more detail is contained within Attachment [D].

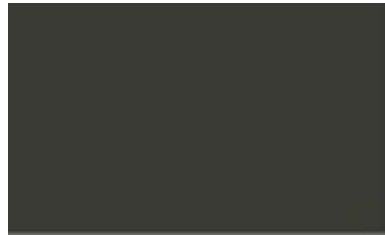
Buildings

Building plans and perspectives are contained within Attachment [B]. Each building has been placed and designed avoid, remedy and suitably mitigate any potential adverse effects. A Visual and Landscape Effects of the proposed activity inclusive of buildings has been included within Attachment [D]. Each house

has been designed to fit low against the landscape. House 1 is a single level 4 bedroom 270m² building (not including deck area) that is to be no greater than 6.3m above original ground. House 2 is a 4 bedroom single level building that is 390m² (not including decks) with a maximum height of 4.5m above ground level. House 3 is a single level 4 bedroom 310m² building (not including deck area) that is a maximum 5.5m above original ground.



Resene Wood X - Oxen



Coloursteel Metalcraft Thunder grey Walls, Suaged
Pans to roof. Gutters & downpipes to match. LRV
12%

Landscape re-vegetation will assist in visually buffering the subject development from areas outside the site and will retain the extensive restoration planting undertaken by local botanist and conservation ecologist Mr Neill Simpson, involving approximately 24,000 plants, on the site since 1999 in support of ecological biodiversity. Safety in terms of location and position of the buildings was also factor which needed to be considered in terms of rockfall risk from the elevated slopes further east of the site (Refer Preliminary Geotec Report within Attachment **[F]**). None of the buildings are within this identified area of risk.

Earthworks are proposed which will bench the proposed dwellings (refer Attachment **[B]**) further into the existing topography and establish earth mounds and accessways.

Structural Landscaping is proposed in the form of retaining existing vegetation, proposing stands of native beech trees and native shrub vegetation as identified on the Structural Landscape Plan within Attachment **[D]**. Once grown, the proposed vegetation will contribute to biodiversity and nature conservation, blend in with the established vegetated areas, and screen the built form from surrounding public places. Further in terms of landscape mitigation the proposed buildings and curtilage areas have been specifically located within areas that are more inclined to reduce visibility of development from surrounding public areas, and the architectural form and materials used have been designed to significantly reduce visual pronouncement of the buildings.

All fencing that will demarcate any proposed boundary lines is restricted to post and wire and post and rail. A bushwalk is proposed to run around the perimeter of the proposed four properties. Formal access to the bushwalk will be provided to residents and landowners of the Drift Bay Subdivision, formally through the Wye Creek Water Company. All landowners in the Drift Bay subdivision are required to hold shares in the Company which means they will have access to the bushwalk.

The proposed activity is likely to be developed in as follows;

- a) Earthworks associated with the proposed access-ways, earth mounds and the formation of building platform areas within Lots 1-3.
- b) Implementation of the proposed landscaping.
- c) Construction of the three proposed dwellings.

4.2 Access

The existing vehicle crossing off Vista Terrace will be retained and designed to provide ingress and egress into the site to service the proposed lots. No separate pedestrian access is proposed to service the site, however the bush walk around the site's perimeter is proposed for the recreational use of residents of the Drift Bay subdivision (refer Landscape Plan in Attachment [D]). It is proposed that all lots have right of way access from the main driveway off Vista Terrace.

4.3 Landscaping

The site is proposed to be landscaped in accordance with the landscape plan and planting schedule provided as Attachment [D].

The key components of the landscape plan are summarised as follows:

- ✦ Earth mounds to aide in visually buffering and containing the built form within the site. The proposed mounding will assist in screening the proposed dwellings and will be contoured to appear as part of the natural undulating topography.
- ✦ Retaining the majority of existing planting with proposed additional planting of native selected species some of which include mountain beech, kowhai, cabbage trees totara, kauri, pittosporum, olearia, phormium and hebes. The proposed planting once mature will contribute to biodiversity, screen built form from public places and blend with existing planting.

- ✦ Establishment of a bushwalk loop around the perimeter of the site for the recreational use of residents of the Drift Bay Subdivision.

4.4 Earthworks and Sediment Control

The project will require earthworks over part of the site to accommodate the placement of building platforms, earth mounding for landscape measures and the formation of access to service the dwellings. The course of works over the extent of the site will include a total cut volume of 2240m³ and a total fill volume of 26887m³ resulting in a total balance of excess fill over cut of 446.728m³.

Sediment and erosion control measures will be implemented prior to any earthworks (refer Site Management Plan within Attachment [H]). It is anticipated that Council may impose conditions which will ensure the sufficient management of any sediment runoff and erosion measures.

The site has been the subject of a Site and Soil Assessment which is included in Appendix 3 and 4 of Attachment [E]. This assessment was based on the neighbouring site under the guidelines of AS/NZS 1547:2012 but is considered representative of the subject site.

4.5 Stormwater Treatment and Disposal

The proposed stormwater infrastructure on site will comprise of two primary elements as follows;

- 1) Roadside drainage swales to receive and dispose of the runoff from the proposed accesses for the building platforms
- 2) Future soak pits to be constructed to drain runoff from buildings developed onsite

The roadside swales will be used to convey stormwater flows to lower parts of the site, or to allow the runoff to drain directly to ground. Pending detailed design, these swales may include soakpits. The future dwellings and any additional buildings within curtilage areas will direct their runoff into water supply tanks or where there are areas to which soakage to ground is not possible, run off will be directed to custom constructed soakage galleries. For further details on stormwater treatment and disposal aspects of the proposal refer to Attachment [E].

4.6 Other Infrastructure Works and Connections

The proposed 3 lots to be developed will connect directly into the Drift Bay Community water system. Water supply, treatment, firefighting, are further described in the Feasibility of Utility Services and Infrastructure Report within Attachment [E]. This document also confirms that agreement has been obtained by both Chorus and Aurora that connection to their services for the proposed lots is possible.

5 Matters Requiring Consent

5.1 Queenstown Lakes Operative District Plan

The Applicant seeks all necessary resource consents under the Operative District Plan (“the District Plan”) for the activities and development shown on the plans in Attachments **[B]** and **[C]** and described in this AEE.

It is my assessment that the proposed development requires consent for the following matters:

- ✦ Rule 5.3.3.3(i)(a) – the addition of any building and any physical activity associated with any building such as roading, landscaping and earthworks. **Discretionary activity.**
- ✦ Rule 5.3.5.1(vii)(1)(b) – Earthworks shall not exceed a maximum volume of moved earth greater than 1000m³ per site, within any one consecutive 12 month period. The proposed total cut of earthworks across the site is 2240.401m³. The total level of fill will be 2687.129m³. **Restricted Discretionary Activity.**
- ✦ Rule 15.2.3.3(vi) for subdivision consent to subdivide the subject site into 4 lots, three to contain residential building platforms and one balance lot to be amalgamated with Lot 3. **Discretionary Activity.**
- ✦ Rule 22.3.3(i) ‘Volume of Earthworks’ Table 22.1 Tier 6 Plan Change 49 – Earthworks (refer to Attachment **[B]** **Restricted Discretionary** resource consent for earthworks which exceed the total quantity for maximum total volume. The maximum total volume of earthworks permitted in the Rural General Zone is 1000m³. The proposed total cut of earthworks across the site is 2240.401m³. The total level of fill will be 2687.129m³.

It is my opinion that the proposal should to be assessed as a **Discretionary** activity under the ODP.

5.3 Operative Regional Plans

The proposed development is deemed to be permitted in relation to the relevant regional plan rules of the Operative Regional Plan: Waste and the Operative Regional Plan: Water. Accordingly, no further assessment is made.

5.4 Proposed District Plan

The Proposed District Plan (“PDP”) was notified in 2015 and hearings have not yet concluded on the provisions. Therefore, only certain rules have immediate legal effect, as follows:

- ✦ Part 26 Historic Heritage;
- ✦ Part 32 Protected Trees;
- ✦ Part 33 Significant Natural Areas.

None of the above are relevant to the proposed development and therefore, no consents are required under the PDP.

5.5 Scope of Application

This application is for all matters requiring resource consent under the District Plan, rather than for the specific list of consent matters / non-compliances identified by the author.

As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE.

I note that, if the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 (“Act”) to process the application regardless of the type of activity that the application was expressed to be for.

6 Statutory Considerations

6.1 Resource Management Act

Council’s decision on the proposal must give effect to the purpose and principles of the Act, as set out in Part 2 of the Act, and have regard to the relevant matters in sections 104 to 108 of the Act.

6.1.1 Purpose and Principles of the Act

The purpose of the Act, set out in Section 5, is to promote the sustainable management of natural and physical resources. This is defined as:

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

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The broader principles of the Act are set out in sections 6 to 8 of the Act. Section 6 identifies a number of matters of national importance. These matters include (relevantly):

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

Section 7 sets out a number of “other matters” to which the Council is required to have regard. These matters include (relevantly):

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

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

It is my assessment that the proposed development will promote the sustainable management of natural and physical resources by:

- ✦ Enabling the Applicant to develop the site in a manner that will contribute to the social and economic wellbeing of those who will be serviced by the proposed activity.
- ✦ Providing for the more efficient use and development of the valuable natural and physical resource represented by the applicant's land.
- ✦ Enhancing the amenity of the area by retaining and improving landscape condition of the site and developing the site in an appropriate capacity similar to that on neighbouring sites.

- ✦ Appropriate management of potential adverse effects.

6.1.2 Section 104 – Matters for Assessment

Of relevance to this application, Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of –
 - (i) a national environmental standard:
 - (iii) a national policy statement:
 - (v) a regional policy statement or proposed regional policy statement:
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(2) of the Act states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

An assessment of the effects of the proposal on the environment is provided in section 7 of this report. Assessments against the relevant statutory documents are provided in section 11 below.

6.1.3 Section 104B – Discretionary Activities

Under Section 104B of the Act, the Council may only grant or refuse consent for a discretionary activity and should resource consent be granted, than conditions may be imposed on the resource consent under Section 108 of the Act.

7 Effects on the Environment

7.1 The Permitted Baseline Approach

As noted above, Section 104(2) of the Resource Management Act states that, in considering the effects of allowing an activity, a consent authority may disregard an adverse effect if the plan permits an activity with that effect. Generally speaking, the District Plan only permits agricultural and horticultural uses in the Rural General zone; all residential occupation requires a resource consent. It is relevant that up to 1000m³ of earthworks is a permitted activity and planting as proposed is also a permitted activity.

In my opinion applying the permitted base in in this case provides no real assistance as any new building or subdivision requires resource consent on the subject site.

7.2 Amenity Effects

7.2.1 Special Character / Visual Character

The site is located within the ONL-WB landscape area as defined within the ODP. The Remarkables and Lake Wakatipu provide a visual backdrop to development on the site. A description of the proposed lot sizes and dwelling form are included in the proposal description and landscape report. All of the proposed lots have been designed to be larger in scale to the majority of nearby lots within the Drift Bay Subdivision, and dwellings and curtilage areas have been located centrally within the subject site so as to be setback from nearby roads. The lot shapes have been designed to take account of site topography and existing features, with each building platform placed in the most suitable location within each lot in terms of solar orientation, reduced risk of rockfall from upper mountainous slopes, views to surrounding areas and reduced visibility of future dwellings from the surrounding area. The lot sizes have also been designed to be of sufficient size to ensure adequate servicing and infrastructure provision can occur, and in an effort to ensure both visual and landscape amenity features are retained. Although a small area of vegetation may be required to be removed for the placement of the Building Platform and curtilage area of Lot 1, there are no significant adverse effects on fauna or flora anticipated by the proposal.

The Visual and Landscape Assessment (refer Attachment [D]) has addressed the way in which the proposal responds to this setting and I summarise as follows:

- ★ The Visual and Landscape Assessment notes that, *“Users of Drift Bay Road, Vista Terrace, and Lake Wakatipu, when visually experiencing the proposed development are within close proximity of, and gain views of, other neighbouring dwellings and their associated domestic activities. Users of these roads, even though they are located within an ONL-WB of the RGZ, do not experience a*

foreground view that is free of development. The existing Drift Bay development does not meet the ONL-WB reasonably difficult to see criterion. I consider that when experienced from Drift Bay Road, Vista Terrace, and Lake Wakatipu, the proposed development will tie in with the surrounding Drift Bay Development.” (para 72)

- ✦ The Landscape Assessment also provides commentary in regard to views from nearby Wye Creek Track in that, *“when experienced from the track, I do not consider that the proposed development will appear out of context with its immediate surrounds. I also consider that the proposed development will not reduce the amenity of the broader views gained from the Wye Creek Track.” (para 72).*
- ✦ All of the proposed buildings are set back from the existing site boundaries and due to the recessive design of the buildings which will be benched into the existing topography they will not obscure the view to the wider landscape. Due to retaining the large expanses of planting on-site, as well as enhancing this with additional native planting measures the development will not be visually dominant.
- ✦ The proposal incorporates extensive landscaping which will involve both earth mounding and planting measures to screen and soften the proposed built components when viewed from outside the site.
- ✦ The proposed building design utilises a natural and recessive colour palette of materials including shiplap cedar weatherboards stained to a natural wood finish, stacked gibbston stone, and thunder grey coloursteel roofing, walls downpipes and flashings. Glazing measures incorporated into the building design will also be framed in dark grey aluminium.

With regard to the overall visual and landscape effects, the Landscape Assessment concludes:

“Overall, I consider that the proposed development, although being located on a site that is sensitive in landscape terms, has been very carefully designed in such a way that the landscape appreciation of the site and its vicinity will not be degraded.” (para. 73)

Landscaping conditions are anticipated with the granting of consent some of which may include like thereof the following;

- *The site shall be landscaped in accordance with the landscape plan submitted as part of the application prepared by Katie Deans, entitled Planting Plan and Landscape Plan, and dated 22.03.17. The landscaping shown on that plan shall be implemented prior to the issue of 224c certification, except for the landscaping shown within the three curtilage areas. Within any given curtilage area the landscaping shown on the abovementioned plan shall be implemented within the first planting season following the completion of the dwelling within that curtilage area. Any*

plants that die during the term of this consent shall be replaced with specimens of the same or similar species so that the purpose of the planting is achieved for the life of the consent.

For the reasons summarised above, and those addressed in further detail in the accompanying expert report within Attachment [D], I consider that the potential adverse effects of the proposal on the landscape character of the area as minor.

7.2.3 Lighting

No exterior lighting is proposed at this stage. In future lighting will be designed to meet the relevant New Zealand Std. to provide for the safe use of these areas at night and to comply with the Council lighting strategy (Southern Light, 2006) to minimise adverse effects beyond the site. The following consent notice condition is proposed which limits the effects of exterior lighting;

- *All outdoor lighting must be designed to comply with the limits and requirements specified in AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting, having regard to the Southern Light Lighting Strategy dated December 2006.*

Given the ability to comply with the standards, and the proposed condition, it is my assessment that any adverse effects of the lighting will be negligible and certainly no more than minor.

7.2.4 Noise

The isolated nature of the site, and the location of the building platforms within each lot, ensure that the proposal complies with the District Plan rules applicable to noise in the Rural General zone, which are specified under Rule 5.7.5.2(iii). The proposal is not anticipated to cause any discernable increase in noise levels in the locality, given the large lot sizes, the distances between each building platform and the distance to nearby development.

The proposed activity is not inherently noisy particularly as the end result of the development will be similar to the rural lifestyle development of properties within the Drift Bay Subdivision currently. This is notwithstanding the exception of noise arising from during the earthworks and construction phases of the development. It is anticipated that should Council have concerns with regard to noise during construction phases that this will be managed by controlling the hours of work conducted through conditions of consent.

It is considered the proposal will not result in any adverse amenity effects relating to noise.

7.3 Traffic Effects

7.3.1 Vehicle Access and Rooding

It is proposed to create a single vehicle access point from Vista Terrace to the development (refer Attachment **[B]**). Access to Lot 1 will split off approximately 15m after the crossing boundary and access to Lots 2 and 3 will deviate immediately before the boundary of Lot 3. Access as identified on the plans within Attachment **[B]** has been specifically located and designed to maximize visibility out to Vista Terrace. All internal roads are to be constructed to comply with Council's Land Development and Subdivision Code of Practice, and as described within part 4.3 of the report within Attachment **[E]**. All lots are proposed to have right of way easements for access purposes.

Normal traffic movements to and from the residences on site will be approximately 8 movements per day per lot, which will mean a peak of 24 movements per day from the access point. The proposed access will be formed in accordance with the geometry of Diagram 2 contained in Appendix 7 of the QLDC District Plan. Once dwellings have been established within each building platform, the new lots will have the normal vehicle usage associated with individual residential dwellings. This will lead to an increase of vehicles on existing roads but it is highly unlikely the vehicles will cause significantly noticeable traffic effects. For these reasons, it is considered increased traffic effects will be minor in scale and the proposal will not create adverse effects in terms of traffic.

Traffic movements associated with the earthworks will be temporary in duration and will be contained within the lots subject to the application. No earthworks are required close to site boundaries aside from those involved with formalizing access to the proposed sites. For these reasons it is considered that traffic movements during the construction period are unlikely to have adverse effects to any party.

Based on the points made above and in the accompanying access and internal roading comments within Attachment **[E]**, I consider there will be less than minor adverse effects arising from construction traffic, the proposed access into and from the site, and all associated traffic related to the proposed activity.

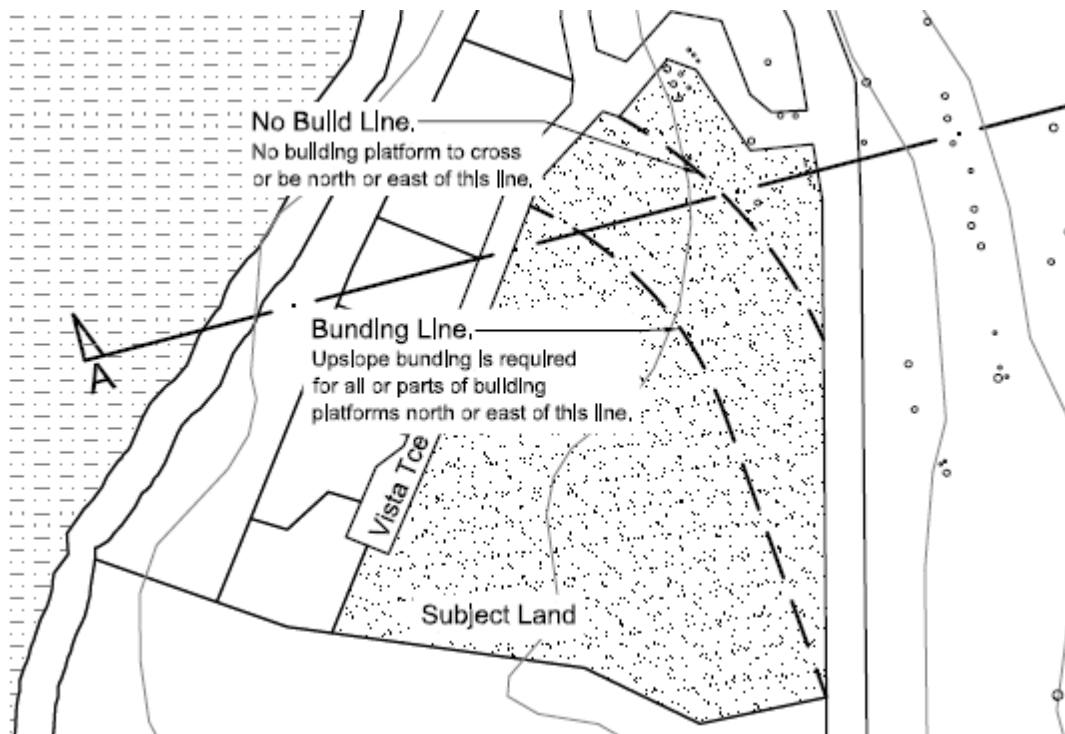
7.6 Natural Hazard Effects

The site is not registered on either the Otago Regional Council or QLDC hazard register as being subject to natural hazards. As such, no known hazards will be exacerbated as a result of this application, however the potential risk for rockfall from upper mountainous slopes has been identified within the Preliminary Geotechnical Report contained within Attachment **[F]**.

7.6.1 Rockfall

The only identified natural hazard is rockfall hazard to part of the site from the steep southern facing slopes of the Remarkables Mountain Range further east. The Geotechnical report completed for the site (refer Attachment [F]) has concluded that potential for rockfall hazard to be extremely low in the lifetime of any dwelling. Although, in order to further reduce this risk it is considered appropriate to locate future dwellings in areas of the site away from the area of rockfall risk and to provide for earth bunding for dwellings built north of the southern dashed line as shown in Figure 6 below. None of the proposed building platforms and curtilage areas are located within the area of rockfall risk as identified within the diagram below and in further detail within Attachment [F].

Figure 6 : Rockfall Hazard



As the proposed building platforms and curtilage areas have been located outside of the no build line and bunding line as advised by the Geotechnical report, I consider there are no adverse effects relating to natural hazards arising from the proposed development.

7.7 Infrastructure Effects

7.7.1 Water Capacity

The development will be connected to the existing private water supply that serves the nearby allotments of the Drift Bay Subdivision. The water supply company is called the Wye Creek Water Company Limited and all landowners within the Drift Bay Subdivision are shareholders.

The project engineers have calculated the peak demand to be generated by the proposed dwellings on Lots 1-3 at approximately 1500ltr per day per lot, with an irrigation allowance of 1500 litres per day per lot, allowing the total water demand for the development to be 9000 litres per day.

Based on the advice from the project engineers, the development is not expected to have any adverse effects on the water company's water supply. An agreement has been entered into between the applicant and the Wye Creek Water Company Limited that should subdivision be granted, water allocations would be sold to the applicant for the purpose of water supply to the proposed lots. The existing allocation will provide the development with 9000 litres per day. Reticulation sources already exist within Vista Terrace, and it is proposed that these sources will be further reticulated to the proposed three allotments to be developed by the applicant for rural living purposes (Proposed Lots 1-3). Each allotment will be required to install their own buried 30,000 litre storage tank for firefighting purposes with proprietary pressure boosting as appropriate. Each allotment will be serviced with a dedicated lot connection to the private supply available.

Water treatment and Firefighting water are further discussed within Attachment [E]. It is anticipated that the following consent notice shall be registered on the title of the new residential allotments (Lots 1-3);

- *At the time a residential unit is erected on any lot, domestic water and fire fighting storage is to be provided by a standard 30, 000 litre tank. Of this total capacity, a minimum of 20, 000 litres shall be maintained at all times as a static fire fighting reserve. A fire fighting connection in accordance with Appendix B SNZ PAS 4509:2008 is to be located within 90 meters of any proposed buildings on site. In order to ensure that connections are compatible with Fire Service equipment, the fittings are to comply with the following standard. Either:*
 - *70mm Instantaneous Couplings (Female) NZS 4505, or*
 - *100mm and 140mm suction Couplings (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling, e.g. 140mm coupling has a 140mm hose tail)*
 - *The Fire Service coupling must be located so that it is not compromised in the event of a fire.*
 - *The connection shall have a hardstand area adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area.*
- *At a time a residential unit is erected on any lot, ultraviolet light disinfection treatment shall be installed as part of the internal water supply to the dwelling.*

Overall the development will be connected to water infrastructure to which the potential adverse effects are considered to be less than minor.

7.7.2 Stormwater Capacity

The proposed stormwater infrastructure on the site will consist of two primary elements;

- 1) Roadside drainage swales to receive and dispose of the runoff from the proposed accesses for the building platforms.
- 2) Future soak pits to be constructed to drain runoff from buildings developed on-site.

The capacity for stormwater of the proposed development to be sufficiently provided for is further detailed and assessed within Attachment [E] and the potential adverse effects are considered to be less than minor.

7.7.3 Wastewater Capacity

The Site Servicing and Infrastructure report within Attachment [E] details the specifics of the wastewater disposal treatment proposed and it is noted that no community or Council scheme is available for connection in close proximity to the subject site. It is not considered sustainable to remove waste from the site and therefore individual on-site wastewater disposal is proposed to which the investigations conclude that the soils on site have sufficient capacity to facilitate the disposal of effluent to land via subsoil soakage method. Due to the sensitive receivers effluent must receive treatment prior to discharge which is further outlined in the report within Attachment [E]. Recommendations as per the requirements of individual lot systems are specified so as to avoid adverse effects. Based on this specialist advice, I conclude that there is the capacity for wastewater to be adequately and appropriately managed onsite with controlled effects. Subject to consent conditions the adverse effects of wastewater from the proposal are considered less than minor.

7.8 Construction Effects

7.8.1 Earthworks

All of the site earthworks will be carried out in accordance with an approved site management plan (refer Attachment [H]) and it is anticipated that conditions be imposed, to avoid soil erosion or any sediment entering any water body. Appropriate dust control measures to avoid nuisance effects of dust beyond the site boundary will also be implemented. The loading and stockpiling of earth and other materials will be confined to the lots subject to this application. If any debris from the earthworks is tracked onto shared

access ways or the adjoining road, it will be immediately cleaned up. Overall, it is considered that the adverse effects of the proposed earthworks will be less than minor.

7.8.2 Construction Traffic, Access and Parking

Construction traffic associated with the development will not generate any significant adverse effects that area more than minor. In this regard, I note that:

- ✦ Construction vehicles will be able to access the site safely from Vista Terrace and parking of all vehicles involved in the construction process will be on-site.
- ✦ Construction traffic volumes will be restricted to the on-site hours of operation.
- ✦ Construction effects are temporary and relate only to the period of works.

It would be appropriate to impose a condition of consent requiring the Applicant to submit for Council approval and prior to the commencement of construction, a management plan for the construction period, to minimise disruption to other road users. A condition to this affect is suggested below;

1. Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan (CMP) to the satisfaction of the Council (Team Leader Compliance and Monitoring). The CMP shall include specific details to avoid, remedy or mitigate adverse effects on the environment as a result of earthworks and construction activities, including:

- a. Details of the site manager, including their contact details (phone, email and postal address).*
- b. The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager.*
- c. Proposed hours of work on the site (hours shall correspond with any other condition in this consent relating to working hours).*
- d. The management of contractor parking during the construction activities on-site.*
- e. Measures to be adopted to maintain the site in a tidy condition in terms of disposal storage of rubbish, storage and unloading of building materials and construction activities.*
- f. A complaints management system. This must specify the responsible persons for maintaining the complaints register, procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to Council.*

The approved CMP shall be implemented and maintained throughout the entire construction period.

2. All storage of materials and loading or unloading of equipment and plant associated with construction shall take place within the site boundaries unless otherwise approved by Council.

3. Noise arising from earthworks and construction works shall be managed to comply with the noise levels specified in NZS 6803:1999 Acoustics – Construction Noise.

7.8.2 Construction Noise

A condition of consent requiring the contractor to comply with the construction noise standards specified in the ODP is anticipated.

Compliance with these standards should be readily achievable given the conventional nature of the work and, provided the contractor complies with these standards which we anticipate they will, any adverse noise effects will be less than minor.

7.8.3 Sediment Control

The Applicant's proposed erosion and sediment control measures are outlined within the Earthworks Site Management Plan within Attachment [H], and a condition of consent requiring the implementation of these measures is suggested below;

- *In the event that any sediment and/or soil is deposited onto the surrounding road network, the consent holder shall take immediate action to clean the street. Cleaning shall be to the satisfaction of the Council's monitoring officer or delegated representative.*

The implementation of these measures will minimise the potential for adverse effects as a result of the discharge of sediment from the site and the tracking of dirt onto the road network to a level that is no more than minor.

7.8.4 Dust Control

A condition of consent requiring the earthworks areas to be kept damp during dry windy periods is suggested as below.

- *In order to minimise the potential for dust nuisance, the consent holder shall ensure that the earthworks area is kept damp during dry windy periods (e.g. through the use of a hose or water cart).*

With the implementation of this condition, adverse dust generation effects should be no more than minor.

Overall, it is considered that the provision of infrastructure can be sufficiently provided as discussed and managed to avoid, remedy and mitigate any potential adverse effects so that they are no more than minor.

7.9 Adverse Cumulative Effects

An adverse cumulative effect is an effect which arises over time or in combination with other adverse effects.

In this regard, I do not consider the proposal gives rise to adverse cumulative effects in respect of rural living use of what is rural zoned land. The site is essentially the end piece of development of the Drift Bay Subdivision which has already been formed in rural lifestyle character. The proposed development will overall be visually compatible with the surrounding Drift Bay subdivision as seen from the wider context and is of benefit through high quality design, blending in with the existing development as identified in the Landscape Assessment Report.

7.10 Reverse Sensitivity

Reverse sensitivity is the legal vulnerability of an established activity (e.g. a motorway, airport or quarry operator) to complaints from a new land use. It arises when an established use is causing adverse environmental effects (e.g. noise) on nearby land, and a new, benign or “sensitive” activity (e.g. residential activity, visitor accommodation, places of worship, or educational facilities) is proposed for that same land. The “sensitivity” is that if the new land use is permitted, the established use may be required to restrict its operations or mitigate its effects so as to not adversely affect the new activity. There are no nearby farming activities which would give rise to reverse sensitivity issues.

In my opinion, the proposed activity is wholly suited the surrounding rural living environment and is not “sensitive” within the ordinary meaning of the term in resource management practice, and therefore will not give rise to potential adverse reverse sensitivity effects on surrounding landuse activity which is of a similar character.

7.11 Conclusion on Effects

The overall conclusion based on the previous assessment is that the proposed activity will result in no more than minor potential and actual adverse effects.

8 Policy Framework

8.1 National Environmental Standards

The purpose of the NES – Contamination is to provide a nationally consistent approach to the assessment and management of contaminants in soil for the protection of human health.

The NES does not include a policy framework to guide the assessment of applications, however, it does identify the matters that will be taken into account when a controlled or restricted discretionary activity consent is required under the NES.

In this case, a Detailed Site Investigation has been carried out on the adjoining site (refer Attachment [E]) and subsequently it has been considered unlikely that there would be items on the HAIL list on the site that would pose a risk to human health. The NES specifies the matters that must be taken into account when assessing such activities.

It is anticipated that the risk of contaminants being encountered within the area of works can be managed by consent condition. A Site Management Plan has also been provided (refer Attachment [H]) to ensure that all potential adverse effects from earthworks are appropriately avoided, remedied and mitigated.

8.2 Operative Regional Policy Statement

Section 104(1)(b)(v) also requires a consent authority to have regard to any regional policy statement or proposed regional policy statement. It is my assessment that the proposal does in part relate to the use, development, or protection of land (or other natural or physical resources) that is of regional significance with particular respect to the development of land zoned for rural purposes within an area of Outstanding Natural Landscape, and so a number of the objectives and policies of the Operative Regional Policy Statement (“RPS”) are relevant to this application. The RPS does provide an overview of the resource management issues for the region, including land use, and so regard must be had to those provisions in consideration of this application. Of the key themes identified in the RPS, I note that Chapter 5 (Land), and Chapter 9 (Built Environment) are of most relevance to the proposal. I make the following brief comments in respect of the RPS provisions of both these chapters and the proposed development:

- ✦ The proposed activity is within an Outstanding Natural Landscape the subdivision and development is noted as being a regionally significant issue. The matters of consideration within Chapter 5 with respect to development of the land as proposed are considered to be addressed within this report so that the effects of the activity will incur effects on the wider environment that are no more than minor.

- ✦ The proposal is not considered to result in adverse effects on the quality of the built environment of the region nor the use of natural and physical resources within it. Section 7 of this AEE canvasses the effects arising from the proposal and concludes that overall, any adverse effects will be no more than minor.
- ✦ The proposal is cognisant of the infrastructure required to service the development and the project engineers have demonstrated that the development can be appropriately serviced in terms of the stormwater, wastewater and water supply networks, such that the efficiency of those networks will be maintained. Further, the proposed traffic generation of the development can be accommodated on the existing network with no more than minor adverse effects on the function and safety of that network.
- ✦ The proposal is not considered to give rise to Treaty issues and further, is not considered to adversely affect the relationship Kai Tahu have with the built environment of the region.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the RPS.

8.3 Proposed Regional Policy Statement

The Otago Regional Council notified its Proposed Regional Policy Statement ("PRPS") on 23 May 2015. Decisions were released on 1 October 2016. The Council received 26 notices of appeal and mediation on those appeals continues.

As noted above, it is my assessment that the proposal does not relate to the use, development, or protection of land (or other natural or physical resources) that are of regional significance and so the same applies in respect of the operative RPS as the PRPS.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the PRPS.

8.4 Operative District Plan

The Council must have regard to the relevant objectives, policies and assessment criteria of the ODP.

8.4.1 District-wide Objectives and Policies

The District-wide objectives and policies in Chapter 4 of the ODP are relevant to this application.

"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 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.

The subject site is within the Rural General zone, in an area classified as Outstanding Natural Landscape. Whilst the site itself and nearby surrounding area are not used for the purposes of large scale rural production, the site is significant with respect to its placement within a sensitive landscape setting of reasonable visibility. The visual catchment extent of the site in relation to the wider surrounds is further defined within the Visual and Landscape Effects Assessment Report contained within Attachment [D]. Importantly, the site has previously undertaken significant native planting as a means of contributing to biodiversity and amenity. This was recognised within the evidence submitted as part of the 42A report in relation to the submission reference 431 to rezone the site for rural lifestyle(for the purposes of the same level of activity proposed as part of this application). In terms of ecological values the following was stated within Mr. Davis' evidence;

“5.27 Barbara Kipke has sought to rezone land situated between Kingston Road and Vista Terrace at Wye Creek from notified Rural Zone to Rural Lifestyle Zone.

5.28 I viewed this site from the Vista Terrace on 25 April 2017 and I also spoke to Mr Neill Simpson, a local botanist and conservation ecologist who has undertaken ecological restoration work on the property since 1999.

5.29 The vegetation on the site consists of open areas dominated by pasture grasses, an area of natural regeneration to the south west of the property dominated by bracken fern, pittosporum and coprosma and areas of ecological restoration planting. I understand Mr Simpson has planted approximately 16,000 plants on the site since 1999 and the site was formerly a lucerne paddock. The restoration plantings and natural regeneration occurring on the site provide good habitat for insects, lizards and birds.

5.30 Some of the vegetation on the site has similarities to the identified Significant Indigenous Vegetation and Habitat (SNA C24A) located immediately to the south of the site. However, I consider the SNA is in a more advanced stage of succession and contains a closed canopy cover of shrubland plants and provides better habitat for birds, lizards and invertebrates.

5.31 While there are ecological values on the site associated with both the restoration planting and natural regeneration, there are large areas of the site that have been maintained in exotic grass cover where development activities would have minimal implications on the ecological values. Given the extensive restoration efforts undertaken by the submitter I consider the proposed rural lifestyle development can be achieved without affecting the ecological values of the site."

The proposed application has largely been designed to avoid the majority of previously planted areas onsite, and whilst a small amount of vegetation may need to be removed for the placement of the dwelling. On proposed Lots 1 (refer Landscape plan within Attachment [D]), this will be replaced by proposed planting as a means of remedying and mitigating adverse effects. No areas on-site are identified as protected in terms of Significant Natural Vegetation and Habitat, however it is recognised that the site does have planted areas which enrich the natural environment, the planting of which was initiated by the applicant. The effectiveness of the proposed planting in relation to the proposed development is assessed further in the Landscape and Visual Effects Assessment Report within Attachment [D]. Overall, it is the applicant's intention to enhance and retain the aim of enriching landscape conditions on site as proposed within the Landscaping Plan (refer Attachment [D]) which will incorporate both retaining existing planted areas and planting new areas in much the same way as earlier ecological restoration work has been undertaken. As reviewed by Mr. Davis in terms of Ecological effects, and Mr. Smith in terms of Landscape and Visual Effects the proposed activity will have only minor adverse effects in terms of effects on the nature conservation values.

Policies:

- 1.1 To encourage the long-term protection of indigenous ecosystems and geological features.
- 1.2 To promote the long term protection of sites and areas with significant nature conservation values.
- 1.4 To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.

The proposed activity seeks to enhance the site through the retainment of planted areas, and the establishment of new planted areas. The potential built form on the site is restricted to proposed curtilage areas which limits the spread of domestic activity outside of these areas which will allow the planted areas to remain largely undisturbed by human activity.

1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.

1.6 To allow development which maintains or enhances the quality of the environment in areas identified as having rare, endangered, or vulnerable species of plants or animals of national significance, or indigenous plant or animal communities that are of outstanding significance to the nation.

1.7 To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.

1.8 To avoid unnecessary duplication of resource consent procedures between the Council and the Otago Regional Council.

1.9 To encourage the provision of information about the District's indigenous ecosystems, in order to increase the appreciation and understanding of the District's indigenous ecosystems by both residents and visitors.

1.10 To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.

1.11 Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

1.12 To maintain the site-specific, geological and geomorphological features that are of scientific importance.

1.13 To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.

1.14 To consider taking appropriate esplanade reserves of adequate width to protect the natural character and nature conservation values around the margins of any of the District's rivers, lakes, wetlands and streams should any subdivision occur of small lots or any development for residential, recreational or commercial purposes.

1.15 To identify areas, in co-operation with land occupiers and owners, the Regional Council, conservation and recreation organisations, for the setting aside of esplanade reserves or strips.

1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.

1.17 To encourage the retention and planting of trees, and their appropriate maintenance.

1.18 To manage and protect the sensitive alpine environments by avoiding, remedying or mitigating any adverse effects of development.

1.19 To identify for inclusion in Appendix 5, areas of significant indigenous vegetation and significant habitats of indigenous fauna.

1.20 That following the completion of a schedule of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and its formal inclusion within the Plan, there will be a review

of site standards (a) (i), (ii) and (iii) of Rule 5.3.5.1(x) to determine whether or not these standards within the Rule are required in all the circumstances.

The sites' development has been specifically managed to incorporate the sensitive elements with respect to the natural environment by appropriately avoiding, remedying and mitigating adverse effects by design.

Overall, in my opinion the development is consistent with Objective 1 and its related policies.

4.2 Landscape and Visual Amenity

The Landscape and Visual Amenity objectives and policies where relevant to the subject site and proposal have been assessed within Attachment [D].

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

The proposal has been through an extensive design review process to date in order to establish a proposal which allows for development of rural lifestyle character without significantly degrading the environment or changing its character to the extent that the changes cannot be absorbed or considered compatible with the surrounds. One of the reasons the site is considered appropriate for the development as proposed is because it is located between the existing rural living Drift Bay subdivision (southern end) and the State Highway. The areas on the site in which the proposed building platforms and curtilage areas have been located are potentially subject to degradation, however I consider that through recessive design of landscape and architectural influence, this is able to be effectively mitigated so as not to detract from the overall landscape and amenity value of the surrounds. The building platforms and curtilage areas have been located in areas of the site that are less visible from surrounding public places, the proposed vegetation alongside the existing vegetation will aid in screening and visually buffering the development, and the exterior cladding of the future dwellings will be of darker tones and recessive colours so as to reduce the potential for prominence of built form. The proposed planting has been designed to enhance the existing planting with the goal of enhancing the environmental quality through re-vegetation of native species. The effects of the development on the landscape and visual amenity have been thoroughly

described and assessed within the Visual and Landscape Effects Assessment Report within Attachment [D]. The assessment largely concludes that the proposed activity will appear to form part of the existing Drift Bay Subdivision in a relatively contained area which in visual context will absorb the level of domestication resultant from the proposal.

Overall the proposed future development is considered to effectively avoid, remedy and mitigate adverse effects on the landscape and is in my view consistent with this objective and related policies.

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.

As previously explained the proposed subdivision and development will not result in adverse effects that will be more than minor on landscape values and natural character. It is recognized that the area is within an area of significant visual amenity and as such has been designed in a sympathetic manner through the placement of building platforms in areas on the site which can absorb change, recessive architectural design, and landscaping which will aid in enhancing the existing planting on-site as well as visually buffer development over time. The site has been planted in part and the proposed planting will enhance the visual amenity and naturalness of the site and surrounds while increasing biodiversity. The proposed development although will result in change from what is existing, will not be seen as out of context from the surrounding development, and will be enhanced by comprehensive landscaping. The effects of the

development on the ONL (WB) have been thoroughly described and assessed within the Visual and Landscape Effects Assessment Report (Attachment [D]) to which it was largely concluded that the proposed activity will appear to form part of the existing Drift Bay Subdivision and will be screened from surrounding public places, particularly once vegetation grows to full maturity. The proposed activity is considered to not result in further cumulative deterioration of the Wakatipu Basin's ONL, and will not cause effects on the amenity values of views from public places and public roads that will be more than minor.

Overall the proposed development is considered to be consistent with the Objective 4.2.5(3) and related policies.

8. Avoiding Cumulative Degradation

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

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

The proposal in density and form will not impose development to the point where the proposed landscaping and recessive building placement and design will be outweighed by the adverse effects of the development on the landscape in terms of over domestication. The effects of domestication will be within the context of the existing Drift Bay Subdivision, and more so visually contained within the site. The proposal is considered a comprehensive and sympathetic approach to development of the site whilst retaining and enhancing landscape visual amenity in the surrounding area. The proposals effects on cumulative degradation is considered no more than minor.

Overall, the proposed development is considered to be consistent with the Objective 4.2.5(8) and related policies.

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.*
- (d) *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.*

There are no building platforms, curtilage areas or structures proposed which interfere with line and form of the landscape. No part of the development will affect the natural form of a skyline, ridge, prominent slope or hilltop. All of the proposed buildings will use materials of recessive colours against the landscape. Natural locally sourced materials have also been used in the buildings elevational treatment including stacked stone, and shiplap cedar weatherboards (natural stained). No signs, corporate images and logos are proposed. The proposed building platforms, dwellings and curtilage areas are well setback from all surrounding roads, and the development area is concentrated towards the middle area of the site. Areas between the roads and the proposed building platforms will be extensively planted with native plant and tree species.

Overall, the proposed development is considered to be consistent with the Objective 4.2.5 (9) and related policies.

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 ecosystems in outstanding natural landscapes.*

The proposed development seeks to retain the existing vegetation on-site (although the dwelling on Lot 1 will involve the removal of a few plants where the building platform is proposed – refer to the Landscape Plan in Attachment [D]), and enhance this by extensive planting of native species to aid in landscape and visual amenity, and enhancement of biodiversity. Should some plants need to be removed for the building platforms these will be replaced in more suitable areas which can accommodate their healthy growth and longevity outside of the building platforms and curtilage areas.

Overall, the proposed development is considered to be consistent with the Objective 4.2.5(15) and related policies.

4.7.3 Solid Waste Management

The collection, treatment, storage and disposal of solid and hazardous wastes in a manner which meets the needs of current and future generations of residents and visitors to the District, and avoids, remedies or mitigates adverse effects on the environment.

Policies:

1.1 To ensure that the effects on the environment and other adverse effects on soil, groundwater and water contamination and other adverse effects on the health, safety and amenity values of residents, visitors and environment from the disposal wastes are avoided, remedied or mitigated.

1.2 To minimise the quantities of waste requiring collection, treatment, storage or disposal within the District and to maximise opportunities for reuse, recycling and recovery of materials from the waste stream.

1.3 To ensure the safe and efficient collection, treatment, storage and disposal of all solid and hazardous wastes within the District.

The management of solid wastes have been appropriately considered to avoid, remedy and mitigate any potential adverse effects on the environment as outlined in the Feasibility of Utility Services and Infrastructure Report within Attachment [E].

Overall, the proposed development is considered to be consistent with the Objective 4.7.3(1) and related policies.

8.4.2 Chapter 5 – Rural General Objectives and Policies

The District-wide objectives and policies in Chapter 5 of the ODP are relevant to this application.

I consider Objectives 1 and 3 relevant to the proposal below and assess these with their corresponding relative policies in turn;

“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.

The proposal has been specifically designed to minimise adverse landscape and visual effects on the wider environment which is assessed in greater detail within the Visual and Landscape Assessment Report contained within Attachment [D]. The proposed development will tie in appropriately with the surrounding landscape and the landscape character and values will be protected through this proposal.

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

The majority of the land will be retained and enhanced with native planting as proposed within the landscape plan included in Attachment [D]. The land itself is not currently used for rural productive purposes, and the proposed planting measures are considered to improve the sites' environmental response to biodiversity.

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

The site itself is not currently used for the purposes of rural productive activity. Land immediately north, and west of the site has already been developed for residential purposes. Large areas of the riparian margin west of the site have been both planted and retained in native bush, and the wider Drift Bay Subdivision has undergone significant regenerative native planting over the years to aid in restoring environmental and ecological conditions. The proposed activity will not affect the further establishment of rural activities in a sustainable manner, and will not impact on rural productive land. The character of the rural area will not be adversely impacted.

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.

The site itself is considered an appropriate area of land for development of a rural lifestyle character, which will overall retain the form of the nearby development whilst ecologically and visually enhancing the site through appropriate landscaping and planting measures.

1.5 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.

The proposed development has been comprehensively designed to avoid, remedy and mitigate the potential for adverse visual and landscape effects. A Visual and Landscape Effects Assessment Report has been completed which concludes that whilst the site is sensitive in terms of landscape value, the proposal as designed will not degrade the overall landscape appreciation of the site or the vicinity (refer Attachment [D]).

1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.

1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.”

The buildings and surrounding curtilage areas are not located on a skyline, ridge, hill or significantly prominent slope and are supported by the recessed design of the buildings and structural landscaping. The combination of these factors are assessed in greater detail with the Landscape and Visual Effects Assessment. The proposed building colours and materials are proposed to be visually appropriate to the rural vernacular with the weatherboards to be of shiplap cedar in a natural brown finish, Colorsteel Metalcraft Espan roofing in Thunder grey with all gutters and downpipes to match. The visual coherence of the landscape has been particularly considered with respect to Policy 1.7 and each building has purposefully been located and designed on the site. As such, the proposed activity is considered to comply with Objective 1 and its related policies, and will incur no more than minor effects on values of rural or landscape character.

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.

3.4 To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.

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

The proposed development will not reduce rural amenity values nor will it affect the rural capacity and function of the locale. The proposed activity has been comprehensively designed specifically to reduce the potential for adverse effects on visual and landscape values, as well as the potential risk of Natural Hazard. The proposed development in terms of visual and landscape effects will not be visually significant in terms of context when viewed from the wider environment (refer Visual Effects and Landscape Assessment Report within Attachment [D]) and is not considered to be located within the vicinity of neighbours to which the proposal would produce adverse effects on their amenity or the enjoyment of their properties.

Overall the proposed activity is consistent with and will achieve the intentions of Objective 3 and its related policies.

8.4.3 Chapter 15 - Subdivision Objectives and Policies

The Objectives and policies in Chapter 15 of the ODP are relevant to this application.

Objective 1 and its related policies relates to servicing and more specifically the provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots. The proposed servicing arrangements have been described earlier in this report as well as within the Site Servicing and Infrastructure report within Attachment [E] and I conclude that servicing arrangements proposed are consistent with the servicing objective and related policies.

Objective 2 seeks to ensure that 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 are to be met by

subdividers. The proposal is consistent with this objective and related policies in that the applicant agrees to meet all costs accordingly.

Objective 4 and related policies seek the recognition and protection of outstanding natural features, landscapes and nature conservation values. The proposed development has specifically been designed with respect to the sensitive landscape and visual character of the site and wider area which has previously been described and assessed within this report and the Visual and Landscape Effects Assessment within Attachment [D]. I consider that the proposed development has been designed with sensitivity to reducing the environmental impact on visual and landscape effects and complies with Objective 4 and the relevant corresponding policies.

Objective 5 and related policies seek for the maintenance or enhancement of the amenities of the built environment through the subdivision and development process. The proposed development will have no detrimental effects on the existing amenities on the site and wider subdivision in its current form, and enhancement of the site and surrounds through landscape treatment, in particular extensive planting treatment will ensure that the environment is enhanced to result in a positive outcome overall.

Overall, the proposed development is considered to be consistent with Chapter 15 Subdivision objectives and related policies.

8.4.4 Chapter 22- Earthworks Objectives and Policies

The objectives and policies in Chapter 22 of the ODP are relevant to this application.

Objective 22.2.1 enables earthworks that are undertaken in a way to avoid, remedy or mitigate adverse effects on communities and the natural environment. The proposed earthworks will be subject to appropriate sediment and erosion control measures. Having regard to the assessment of proposed mitigation measures outlined in the Site Earthworks Management Plan (refer Attachment [H]), I consider that the proposal is consistent with this objective.

Objective 22.2.2 seeks to avoid adverse effects on rural landscapes and visual amenity areas through inappropriate earthworks. These aspects have been sufficiently assessed in the Visual and Landscape Effects Assessment Report in Attachment [D]. The proposal does not significantly affect rural landscape or visual amenity areas. The earthworks are able to be effectively managed in terms of adverse effects as previously described and do not result in significant changes to site topography, and have been designed to blend into the undulating topography of the site. All earthworks will be managed in

accordance with the Site Management Plan (refer Attachment [H]). Overall, the proposed development is considered to be consistent with Objective 22.2.2 and related policies.

Objective 22.2.3 seeks to ensure earthworks do not exacerbate natural hazards. The subject site is relatively stable and has been assessed by an engineer (refer Attachment [E]). The earthworks will be managed by a Site Management Plan, and conditions of consent where council deem appropriate. The site is not subject to flooding and therefore the earthworks are consistent with this objective.

8.4.5 Operative District Plan Objectives and Policies Conclusion

Overall, I consider that the proposed development is consistent with the relevant objectives and policies of the ODP.

8.5 Proposed District Plan

Given submissions on the PDP are still being heard, only certain chapters have immediate legal effect. These are listed below:

- ✦ Part 26 Historic Heritage
- ✦ Part 32 Protected Trees
- ✦ Part 33 Significant Natural Areas.

None are relevant to the proposed development or the subject site.

8.5.1 District-wide Objectives and Policies

Chapter 3 of the PDP sets the Strategic Directions for the District. I have reviewed these and consider the application compliant with the objectives and policies listed within Chapter 3 accordingly.

Chapter 21 of the PDP sets some higher-level objectives and policies for the Rural Zone. The following comments are made in respect of the proposed development:

- ✦ Objective 21.2 and related policies discuss the ability for farming, permitted and established activities to continue within the rural zone while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

Overall, it is my assessment that the proposal is not contrary to the District-wide objectives and policies of the PDP.

8.6 Weight to be given to the Proposed and Operative Plans

A weighting exercise is only necessary where there is a difference between the ODP and PDP in respect of anticipated outcomes, which in turn lead to a differing outcome on the resource consent application under the decision-making framework. In this circumstance, there are in my opinion no alternative objectives and policies within the notified PDP which represent significant differences in anticipated outcomes in respect of this proposal and assessment.

It is my assessment that the proposal is acceptable relative to the relevant provisions of both the PDP and ODP. Accordingly, the Council does not need to consider the weight to be given to the PDP.

9 Other Matters

Section 104(1)(c) of the Act permits Council to have regard to “any other matter the consent authority considers relevant and reasonably necessary to determine the application”.

No other matters are considered relevant to this proposal.

10 Conclusion

In considering whether to approve the application, the Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, “subject to Part 2”. The Council is also required to have regard to the effects of the proposal on the environment. It is my assessment that the proposed development will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by:

- ✦ Enabling the applicant to develop the site in a way that will assist in providing for the reasonably foreseeable needs without significant adverse effects on the wider environment.
- ✦ Providing for the more efficient use and development of the valuable natural and physical resource represented by the applicant’s land.
- ✦ Enhancing the amenity of the area by developing the site for rural lifestyle activity with a recessive built form design response that ensures compatibility with the surrounds whilst retaining and enhancing landscaping measures onsite with continued indigenous planting measures.
- ✦ Appropriate management of adverse effects.

It is my assessment that the proposed development is appropriate having regard to the relevant matters in section 104(1), subject to Part 2 of the Act. In this regard, it is my assessment that:

1. The proposal will achieve the intent of the relevant objectives and policies of the ODP.
2. The proposal will achieve the intent of the relevant objectives and policies of the PDP.
3. The proposal is appropriate having regard to the ODP assessment criteria for the matters requiring overall discretionary consent under this plan.
4. Any actual or potential adverse effects on nearby sites and areas will be no more than minor and arising from the proposal overall will be minor.

Finally, I consider the proposal is appropriate having regard to the RPS, the PRPS and the NPS, for the reasons set out in this AEE.

Based on all the matters addressed in this report and in the accompanying expert reports, it is my opinion that the application for subdivision and land use consent under ODP should be granted resource consent.

Attachments

Attachment A: Computer Freehold Register - Certificates of Title

Attachment B: Subdivision and Earthworks Drawings

Attachment C: Architectural Drawings

Attachment D: Landscape and Visual Impact Assessment (including Landscape Plans)

Attachment E: Site Servicing and Infrastructure Information

Attachment F: Preliminary Geotec Report

Attachment G: Correspondence with Otago Regional Council

Attachment H: Site Earthworks Management Plan

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APPENDIX 2 – LANDSCAPE ARCHITECT'S REPORT

**B. KIPKE – SUBDIVISION & LAND USE PROPOSAL
DRIFT BAY, QUEENSTOWN
LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT**

Paul Smith (Landscape Planner)

vivian+espie

31st March 2017

INTRODUCTION

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to subdivide Lot 1 DP 474749 (the site), which is approximately 5.76ha in area and is located along the eastern side of Vista Terrace, Drift Bay.
- 2 The methodology for this assessment has been guided by the landscape related Objectives, Policies and Assessment Matters of the Operative Queenstown Lakes District Plan (the ODP), by the Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment¹, and by the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note².
- 3 The ODP is currently under review and a Proposed District Plan (the PDP) has been notified and subject to submissions and further submissions. Hearings are currently ongoing. Certainty can therefore not be given regarding the provisions within the PDP. In my assessment, I have given some consideration to the provisions of the PDP but have taken more guidance from the ODP.

DESCRIPTION OF THE PROPOSAL

- 4 The details and layout of the proposed activities are set out in the resource consent application and its various appendices including a number of plans. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues. This summary description is best read in conjunction with the relevant plans:
 - The site is to be subdivided into four lots.
 - Specifically designed dwellings are proposed to be located within Lots 1 – 3. A building platform is tightly located around each of the three proposed dwellings. Plans outlining the detailed design of the three proposed dwellings are included in the resource consent application.

¹ Landscape Institute and Institute of Environmental Management and Assessment; 2013; 'Guidelines for Landscape and Visual Impact Assessment – 3rd Edition'; Routledge, Oxford.

² New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

- Lot 1 is to be 9,124m² in area. A specifically designed dwelling is proposed to be located within a 434m² building platform. The proposed dwelling has a maximum height of 5.55m above a finished floor level of 338.5 masl.
 - Lot 2 is to be 6, 371m² in area. A specifically designed dwelling is proposed to be located within a 475m² building platform. The proposed dwelling has a stepped finished floor level and the building has a maximum height of 4.5m above this level.
 - Lot 3 is to be 7,436m² in area. A specifically designed dwelling is proposed to be located within a 540m² building platform. The proposed dwelling has a maximum height of 5.3m above a finished floor level of 344 masl.
 - Lot 4 is to be 3.4673 hectares in area. Lot 4 is proposed to be a balance lot. I understand that it will be amalgamated with Lot 3.
- Curtilage areas are proposed within Lots 1 - 3 as can be seen on the proposed Landscape Plan attached to my report as Appendix 2. All domestic outdoor living activities shall be confined within the designated curtilage area such as lawns, amenity gardens, car-parking, paving, decking, outdoor furniture, play equipment and the like.
 - Earthworks will bench future dwellings within Lots 1 - 3 into sloping parts of the site. Earthworks will also include the formation of access-ways and earth mounds within these three lots.
 - Structural landscaping is proposed in the form of retaining existing vegetation, proposed stands of native beech trees and areas of native shrub vegetation, as shown on the Planting Plan and Landscape Plan produced by Katie Deans Landscape Design and attached to my report as Appendix 2. A particularly small amount of existing vegetation needs to be removed in the immediate vicinity of each proposed building platform. Otherwise all existing vegetation on site is to be retained. The proposed vegetation is configured to screen built form from the surrounding public places and to tie in with and enhance the natural patterns of site and its surrounds.
 - Vehicle access to the three proposed dwellings will be via an upgrade of an existing entrance point off Vista Terrace.
 - Fencing that will demarcate the proposed boundary lines is restricted to post-and-wire and post-and-rail fencing.

- A pathway is proposed to run around the perimeter of the four lots.
- 5 The proposed activities will most likely develop through the following stages:
- i. Earthworks associated with the proposed access-ways, earth mounds and the formation of the building platform areas within Lots 1 - 3.
 - ii. Implementation of the proposed landscaping.
 - iii. Construction of the three proposed dwellings.
 - iv. The ongoing operational period, during which the future dwellings, their associated curtilage areas and access-ways are used on a day to day basis.
- 6 In relation to the mitigation of potential effects of the proposal, primary mitigation measures involve locating the three proposed building platforms in areas of the site that are less visible from surrounding public places. Secondary mitigation measures include:
- i. Proposed vegetation alongside the existing vegetation will substantially screen the three proposed dwellings from surrounding public places.
 - ii. The exterior cladding of future dwellings will be of dark and recessive colours as to reduce the potential prominence of future built form when seen from public places, prior to the proposed vegetation maturing.

LANDSCAPE CHARACTER

Existing Landscape Character

- 7 Drift Bay is part of a small outwash plain formed by Wye Creek situated on the eastern shoreline of Lake Wakatipu. Wye Creek runs north-east to south-west wrapping around the southern end of the Remarkables Range. Wye Creek flows into Lake Wakatipu. This small and relatively steep outwash plain separates the south-west toe of the Remarkables Range and the north-west toe of the Hector Mountain Range from Lake Wakatipu. The northern part of the outwash plain, north of a steep incised gully formed by Wye Creek, contains Drift Bay and the Drift Bay development.
- 8 The Drift Bay development is now a 17 lot rural living style subdivision within the Rural General Zone originally created by Environment Court decision EnvC89/94. The 16 relatively small properties located west of Drift Bay Road and Vista Terrace each contain, or are anticipated to contain, a dwelling and associated living activities. A building platform created by way of RM120180 is located at the northern end of the long thin property situated between State

Highway 6 / Kingston Road (**SH6**) and Drift Bay Road. At the time of the original subdivision, this site was to act as a buffer between SH6 and the Drift Bay development; and this property continues to achieve this function. The site did not form part of the original 16 lot development.

- 9 The site was formed by boundary adjustment RM140105. No dwellings have ever been sought within the site by previous proposals.
- 10 In a broad sense, the site forms part of the Drift Bay development. It is bordered to the north by Drift Bay Road, the west by Vista Terrace, the east by SH6 and the south by the incised gully formed by Wye Creek. The topography within the site descends east to west, with an approximate level change of 15 metres. Three distinct areas within the site are formed by the topography. This includes two gently sloping areas that cover the majority of the site. These two areas are separated by a well-defined escarpment face running north-east to south-west through the site. The third area is located within the south-west corner of the site, separated from these two other areas by an escarpment face to the north and east.
- 11 The vegetation patterns and the dominant plant species tie in with the overall planting patterns within the Drift Bay development. Large stands of native vegetation including beech trees, cabbage trees, pittosporum, broadleaf, manuka, coprosma and even two kauri trees surround the perimeter and bisect through the site. This native vegetation is juvenile but beginning to achieve considerable height. Beech trees exceed 5-6m in height and pittosporum shrubs exceed 2-3m in height. Ongoing planting is occurring on site as numerous juvenile plant species are protected by plastic tubing. I have been informed that the applicant has undertaken all of this planting since approximately 2004. Bracken fern is also prominent within the south-west corner of the site. The central part of the site is maintained as paddock land, primarily managed by periodic mowing. Due to all of the existing vegetation, the site does not have a particularly open character at present; it is considerably enclosed.
- 12 The open paddock part of the site will contain the three proposed dwellings and their associated activities.
- 13 The site has been maintained in a similar manner to the surrounding neighbouring properties within the Drift Bay development, although considerably more planting has been undertaken on it. The landscape character of the site is more akin with the rural living style development within Drift Bay than the surrounding activities within the Rural General Zone.

- 14 The surrounding area outside of the Drift Bay development includes the southern end of Wye Creek and the Remarkables Mountain Range, the northeastern toe of the Hector Mountain Range, part of the southern arm of Lake Wakatipu and its shoreline. These mountain ranges and the lake form part of a very expansive landscape that surrounds the site and the wider area. The topography of these areas isolates the Drift Bay development from surrounding developed areas such as the Lakeside Estate or Jacks Point. The surrounding landform is varied in gradient and includes relatively little flat land. Vegetation within the surrounding area consists of a dense mix of native and exotic vegetation.
- 15 The site is located on the Queenstown Lakes District Planning Map 13a and is located within the Rural General Zone. Appendix 8A – Map 3 shows the landscape categorisation line that separates the Outstanding Natural Landscape (District Wide) (ONL(DW)) from the Outstanding Natural Landscape (Wakatipu Basin) (ONL(WB)) is along the eastern shoreline of Lake Wakatipu. The site is located immediately east of the landscape categorisation line. The site is therefore part of the ONL(WB).
- 16 Regarding aspects of the landscape resource that are potentially affected by the proposal (landscape receptors), the central pastoral areas of the site are potentially affected by the proposal as is the landscape character of the greater ONL(WB).

Effects of the activities on Landscape Character

- 17 When describing effects, I will use the following hierarchy of adjectives:
- Nil or negligible;
 - Slight;
 - Moderate;
 - Substantial;
 - Severe.
- 18 Landscape effects are the effects that an activity may have on the landscape as a resource in its own right. I have considered these effects with reference to the relevant assessment matters of the District Plan. Appendix 1 to this report is a table in which I give comments in relation to all of the assessment matters. In this section of my report, I give an overview commentary on landscape character effects.

- 19 The proposed development will result in three dwellings, associated domestic activities and an increase in native vegetation within the site. Future built form, including dwellings, outdoor living areas and access-ways will bring about a slight reduction to the current openness of the site and its immediate surrounds. I consider that the reduction of open space will be limited to the central paddock areas of the site that are to contain the future built form. The currently vegetated parts of the site will remain in their current state.
- 20 The proposed vegetation will tie in with the substantial existing vegetation patterns on site that are dominated by mixed natives. The proposed vegetation will slightly reduce openness across the central part of the site but will do so in a way that is reflective of natural patterns and that enhances the site's natural character.
- 21 The vegetation of the site allows it to tie in with the heavily vegetated rural living properties that form the Drift Bay development. The proposed subdivision layout and design will provide for three rural living properties that are in keeping with the character of the Drift Bay development in terms of size and density. The Drift Bay development, including the site, is confined by topography and vegetation. I consider that the landscape character change resulting from the proposal will be limited to the site and its immediate vicinity. The landscape character of the wider area surrounding the Drift Bay development will be affected to a negligible degree; it will remain as a vast, rugged ONL landscape with a small, discrete rural living area contained within it.
- 22 I understand that at the time of the original Drift Bay subdivision, the site was left free of development due to its proximity to SH6. The ongoing management of the site over the past 13 or so years has significantly altered the site's character. The large sweeps and groupings of mature native trees and shrubs create specific pocket areas within the site that are well separated from users of SH6 and the eastern section of Drift Bay Road. These pocket areas provide the site the ability to absorb a relatively small level of development (such as is proposed) which I consider will be in keeping with characteristics of the immediately surrounding development within Drift Bay.
- 23 Future built form will result in the introduction of domestic activities within specific parts of the site and a slight increase to the overall level of domestication within the Drift Bay development. I consider the sites landscape characteristics provide the site the ability to absorb the level of domestication that will result from the proposal. The wider context of the Drift Bay development, being the 16 neighbouring rural living properties, has been comprehensively developed in a way

that spatial cohesion and logic. In practical terms, the site is the last remaining area within the Drift Bay development that provides the ability to appropriately absorb further development. I consider that the proposed development in conjunction with the existing Drift Bay development will be close to but will not meet a threshold in relation to the vicinity's ability to absorb further change.

- 24 In summary, the proposed development will alter the landscape character of the site itself. The site will transition from being entirely free of development to containing three instances of rural living. I consider that the proposed development will appropriately tie in with the landscape character of the surrounding Drift Bay vicinity. I also consider that the proposed development will have negligible landscape character effects on the broader landscape outside of the immediate Drift Bay vicinity.
- 25 Overall, I consider that the proposed development will have a slight degree of adverse landscape character effect on the site itself. The site itself will become a less natural part of an ONL. However, the site is contained and immediately adjacent to existing development and the effect of built form will be balanced by the increased native vegetation. The broader patterns of the ONL will be affected to a negligible degree.

VIEWS AND VISUAL AMENITY

Existing views and visual amenity

- 26 The areas from which the proposed activities are potentially visible (zone of theoretical visibility, ZTV) include nearby public roads, a public trail to the south-east and the surface of Lake Wakatipu to the west.
- 27 Observers within the ZTV that are potentially affected by the proposal (visual receptors) include:
- Users of SH6.
 - Users of Drift Bay Road.
 - Users of Vista Terrace.
 - Users of Lake Wakatipu.
 - Users of Wye Creek Track.

- 28 Occupiers of private land within Drift Bay have been consulted during the design phase of the proposed development. The purpose of the consultation was to encourage neighbours to have input into a development they would feel comfortable residing next to. Affected party approval was not sought nor has it been obtained from any neighbouring properties.
- 29 I have not accessed the neighbouring properties to assess the effects of the proposed development, but have observed the site and neighbouring land from the relevant boundary lines.

Effects of the activities on views and visual amenity

- 30 Visual effects are the effects that an activity may have on specific views and on the general visual amenity experienced by people. Again, Appendix 1 sets out a full assessment of the proposal in relation to the relevant assessment matters. In this part of my report I summarise the findings of that assessment that relate to visual effects.
- 31 Paragraph 27 sets out the observers that gain potential views of the proposed development that may be affected by the proposal. I discuss the visual effects brought about by the proposal in relation to potential observers below.
- 32 When discussing the visibility of the proposed development on users of the surrounding public places, I have taken into consideration the mature height of the proposed vegetation as outlined on the Planting Plan and Landscape Plan produced by Katie Deans Landscape Design, attached to my report as Appendix 2. Prior to the proposed vegetation maturing (i.e. within the first 7 years approximately), visibility and the potential visual effects of the proposed development on users of the surrounding public places may be more than described below. However, it is important to note that the proposed planting will augment the already existing and relatively mature vegetation on the site. The site is considerably enclosed even in its current state.

Users of SH6

- 33 SH6 runs parallel with the southern arm of Lake Wakatipu, connecting Queenstown to the Kingston township. SH6 is highly used by local people on a day to day basis and by tourists travelling throughout the region.
- 34 The site is visible from two separate stretches of SH6, as can be seen on Appendix 3 and Appendix 4, Viewpoint Locations 1 and 2.

- 35 The northern stretch is very short. Visibility is gained between a stand of road side vegetation and a rocky outcrop. The western end of Lot 3's proposed dwelling can be seen when travelling south along this very short stretch of SH6. Lot 1's and 2's dwelling will not be visibly evident from this stretch of road. Lot 3's proposed dwelling will be clad in dark recessive materials and colours and will have a mix of native trees located immediately adjacent to its built form so as to reduce its potential prominence. I consider that the proposed dwelling, when experienced from this very short stretch of SH6 will be reasonably difficult to see.
- 36 The southern stretch of SH6 that the proposed development is visible from is approximately 110 metres long, as can be seen on Appendix 3. Visibility of the proposed dwellings and their associated activities cannot be gained from SH6 south of this stretch of road.
- 37 Visibility of the upper parts of both Lot 1's and 3's proposed dwellings can be gained when travelling south along this stretch of SH6. The very upper part of Lot 1's dwelling is potentially visible behind and immediately in front of two groups of existing and proposed beech trees. A dark recessive roofline will mitigate the potential visual prominence Lot 1's dwelling may have in relation to a user of this stretch of SH6. The very upper parts of the western end of Lot 3's dwelling are potentially visible behind a number of clusters of proposed and existing beech trees. Similar to Lot 1, Lot 3's dwelling will have a dark recessive roofline that will mitigate the potential visual prominence of its built form when experienced from SH6 such that the degree of visibility may be moderate from this particular stretch in the short term but will then decrease as vegetation matures to be slight and then negligible after approximately 7 years.
- 38 As a user travels south along this stretch of SH6, potential visibility of Lot 1's and 3's dwellings is reduced. Prior to reaching the SH6 and Drift Bay Road intersection, visibility of the future built form is lost. As mentioned above, visibility of Lot 1, 2 and 3's dwellings and their associated activities cannot be gained south of the SH6 and Drift Bay Road intersection.
- 39 When experienced from both stretches of SH6, the proposed development will be seen alongside visibly evident dwellings within the Drift Bay development, as can be seen on Appendix 4, Viewpoint Locations 1 and 2. The proposed development will form a small but evident cluster of domestic activity within the Drift Bay development. I consider that when visible, the proposed development will not appear out of character with the surrounding development. I also consider that, when the proposed vegetation has matured, the existing and proposed vegetation will screen the three proposed dwellings to a degree where they can be described as being not visible or reasonably difficult to see, when experienced from SH6.

- 40 Overall, I consider the visibility of built form resulting from the proposed development will have a slight degree of visual effects on user of SH6. I consider that, given what the ONL provisions seek to achieve, this effect must be considered to be adverse.

Users of Drift Bay Road

- 41 Drift Bay Road is a no exit road accessed off SH6. Drift Bay Road accesses the northern half of the private residences within the Drift Bay development; Vista Terrace enables access to the southern half. Drift Bay Road also provides access to Wharf Street which provides public access to the Drift Bay shoreline of Lake Wakatipu via a narrow walking track. No vehicle parking or signage of this access track is evident. I consider the vast majority of the users of Drift Bay Road include owners, occupiers and guests of the 10 private residences along Drift Bay Road and Wharf Street.
- 42 Visibility of the three proposed dwellings cannot be gained from the zig zag southern stretch of Drift Bay Road. Also, a user travelling north along Drift Bay Road (unless they turn around 180 degrees to face the site) will not gain visibility of the three proposed dwellings.
- 43 A user travelling south along Drift Bay Road gains views of the site and the proposed development, as shown on Appendix 3 and Appendix 4, Viewpoint Location 3 and 4. The existing vegetation within the site provides visual screening of parts of all three proposed dwellings. The proposed beech trees have been located to appear as extensions of the existing beech tree vegetation within the site and to provide further visual screening of the three proposed dwellings when experienced from Drift Bay Road.
- 44 The western part of Lot 1's proposed dwelling will be visibly evident from this stretch of Drift Bay Road. It will be seen jutting out behind of a large group of existing and proposed beech trees. It will also be seen with an immediate backdrop of existing and proposed beech trees. The dwelling will be of dark and recessive materials and colours as to further reduce any potential visual effects resulting from the proposed dwelling.
- 45 The southern third of Lot 2's dwelling will be visible from this stretch of Drift Bay Road. It will protrude south and be visible past a cluster of existing and proposed beech trees. The southern end of Lot 2's dwelling is to have a mix of native trees situated immediately adjacent to its built form. The hard edges of the proposed dwelling will be softened by this proposed vegetation so as to reduce its potential visual prominence, when experienced from Drift Bay Road.

- 46 A small glimpse of Lot 3's dwelling will be visibly evident between two different groupings of proposed and existing beech trees. Visibility of Lot 3's proposed dwelling will be gained from specific parts of Drift Bay Road, but not the entire length of this stretch of road. A small part of the upper third of Lot 3's dwelling will be gained.
- 47 Similar to SH6, as a user descends the road towards the site the topography of the surrounding area and the existing and proposed vegetation increase the screening of the three proposed dwellings and their associated activities.
- 48 Users of Drift Bay Road, when experiencing the site and the proposed development, are situated within close proximity of existing rural living properties. Existing dwellings within the properties accessed of Drift Bay Road are intermittently visible from differing parts of this road. I consider that a user of Drift Bay Road, even though located within the ONL-WB of the RGZ, has the visual experience of being in a rural living environment.
- 49 When experienced from parts of the lake surface and the sections of Drift Bay Road and Vista Terrace that are highlighted in Appendix 3, it is evident that the existing Drift Bay development does not meet the ONL-WB reasonably difficult to see test. A user of the highlighted stretch of Drift Bay Road will visually experience the proposed buildings in addition to the existing built form of the Drift Bay development. I consider that when experienced from Drift Bay Road, the proposed dwellings and their associated activities will not appear out of character with the context of the Drift Bay development.
- 50 Overall, I consider the visibility of built form resulting from the proposed development will have a slight degree of visual effect on user of Drift Bay Road but from some specific viewpoints (that are immediately adjacent to Viewpoint 4), this will range up to a moderate degree.

Users of Vista Terrace

- 51 Vista Terrace is accessed via Drift Bay Road and accesses private residences within the southern half of the Drift Bay development, including the site. No public access to Drift Bay lakeshore can be gained via Vista Terrace. Again, I consider the vast majority of the users of Vista Terrace would be owners, occupiers and guests of the six private residences along this road.
- 52 The site's western boundary, adjacent to Vista Terrace, is densely vegetated with Kowhai, Ribbonwood, Manuka, Broadleaf, Pittosporum, Coprosma, Olearia, Phormium and Hebe plant

species. It is proposed to increase the depth of this area of predominantly shrubland vegetation with the same plant species. It is also proposed to implement small areas of mountain beech within the southern part of the western boundary.

- 53 A user of the northern end of Vista Terrace, as they travel around a sweeping corner (north of proposed service entry to the site), will gain visibility of small parts Lot 1 and 2's dwellings, as can be seen on Appendix 4, Viewpoint Location 5. Visibility of the proposed dwellings will be gained from a very short stretch of road.
- 54 A user of the middle section of Vista Terrace, between the service entry and the proposed access-way entry, will gain views into the site, as can be seen on Appendix 4, Viewpoint Location 6. The upper western end of Lot 1's dwelling will be partially visible as it protrudes out from a stand of existing and proposed beech trees. The upper half of the Lot 2's dwelling will be visible. Proposed vegetation immediately adjacent to the proposed dwelling will soften its visibility. The upper parts of Lot 3's dwelling will be partially visible behind a number of layers of existing and proposed vegetation within the site.
- 55 A user of the southern end of Vista Terrace, south of the proposed access-way, will gain small glimpses of visibility of Lot 2's dwelling. It will appear behind a number of groupings of beech and eucalyptus trees and native shrub plantings. The upper third of Lot 3's dwelling will also be intermittently visible behind beech and eucalyptus trees and native shrub plantings, as can be seen on Appendix 4, Viewpoint Location 7.
- 56 Each of the three proposed dwellings, when experienced from the differing parts of Vista Terrace will be visible with an immediate back drop of native vegetation. Further behind this vegetation are the lower slopes of the Remarkables Mountain Range, the Hector Mountain Range and Wye Creek. The proposed vegetation has been designed to provide internal amenity for future owners and occupiers of the proposed lots, visual screening of the proposed dwellings and to reduce visual screening of the upper and more dramatic parts of the Wye Creek water falls gained from Vista Terrace and properties within the Drift Bay development.
- 57 Users of Vista Terrace are situated within close proximity of the proposed development including its proposed access-way location. They are also situated within close proximity of six existing rural living properties. Dwellings within these neighbouring properties are readily visible from differing parts of Vista Terrace to a similar degree as the three proposed dwellings.

- 58 Similar to a user of Drift Bay Road, a user of Vista Terrace, even though located within the ONL-WB of the RGZ, does not experience a foreground vista that is visibly free of built form nor do they experience a landscape that is rural in character. The existing built form of the Drift Bay development is not reasonably difficult to see from Vista Terrace; it is clearly apparent. I consider that when experienced from Vista Terrace, the three proposed dwellings and their associated activities (when visible) will not appear out of character with their immediate surroundings, nor will they significantly detract from the wider landscape character.
- 59 Overall, I consider the visibility of built form resulting from the proposed development will have a slight degree of visual effect on users of Vista Terrace, except that from the sections of Vista Terrace highlighted on Appendix 3, this effect will range up to moderate.

Users of Lake Wakatipu

- 60 Drift Bay is located along the eastern shoreline of the southern arm of Lake Wakatipu. Public access to Drift Bay's shoreline and Lake Wakatipu from the Drift Bay roading network is via a narrow walking track accessed via Wharf Street. No other public tracks to the shoreline of Lake Wakatipu are located within the vicinity of Drift Bay.
- 61 Users of the surface of Lake Wakatipu, within the vicinity of Drift Bay, would include a small number of boats. Drift Bay is located approximately 26kms from Kingston and 17kms from Frankton Marina. I am unaware of how many small recreational boats travel within or spend extended periods of time within the Drift Bay part of Lake Wakatipu. I consider that only a small number of lake users would travel these relatively long distances to be within the vicinity of Drift Bay.
- 62 When experienced from the water's edge the three proposed dwellings will not be visible. A user on the surface of Lake Wakatipu will need to be some distance from the shoreline to be able to gain views of the three proposed dwellings. I have not visited the surface of the lake for the purpose of assessing visual effects. The proposed dwellings, when visible from lake viewpoints, will be seen uphill and within the same vista as the existing dwellings within the Drift Bay development. Based on topography and landform, it appears that the proposed development will not be seen from any part of the lake that does not already gain views of built form within the Drift Bay development. The three dwellings will be experienced behind and in front of a number of layers of proposed and existing vegetation.

- 63 Users of the part of Lake Wakatipu that gains views of development within Drift Bay do not gain a foreground to mid-ground vista towards Remarkables Mountain Range, Hector Mountain Range or Wye Creek that is visibly free of built form. As discussed, the existing Drift Bay development when experienced from surrounding places, including the lake, is not reasonably difficult to see. I consider that when experienced from the surface of Lake Wakatipu, the proposed dwellings, when visible, also not be reasonably difficult to see but will not appear out of character or unusual in relation to their immediately surrounding development. Given this situation, they will not significantly detract from the overall landscape character or visual amenity that is experienced.
- 64 Overall, I consider the visibility of built form resulting from the proposed development will have a negligible to slight degree of visual effect on user of Lake Wakatipu.

Users of Wye Creek Track

- 65 The Wye Creek Track is accessed via a carpark located approximately 130m south of the SH6 and Drift Bay Road intersection. The Wye Creek Track ascends/descends Wye Creek, accessing the DOC reserve land located on the Remarkables Range through to Lake Alta and the Remarkables Ski Field. The track also provides access to the Wye Creek Waterfalls and rock climbing area. It is apparent that the majority of users do a return trip up and down the Wye Creek Track from the carpark.
- 66 A user of the Wye Creek Track ascends/descends a zig-zag section of track where the topography of the hillside is at its steepest. This section of track is approximately 80m – 180m above the site. A user of the zig-zag section of the track gains intermittent views of the site and the immediately surrounding Drift Bay development, as can be seen on Appendix 4, Viewpoint Locations 8 and 9.
- 67 The site is experienced from a bird's eye perspective providing visibility of the three proposed dwellings and their associated activities. The proposed dwellings will be experienced to a similar degree as the existing dwellings immediately west of the site.
- 68 The proposed development will visually tie in with the existing patterns of development within Drift Bay. When experienced from the track, I consider that the proposal will not appear discordant with its immediate surrounds. Also, due to the site's location and its ability to blend in with its immediate surrounds, I also consider that the proposed development will not reduce the

amenity of the views of Lake Wakatipu, Cecil Peak, Ben Lomond, Deer Park Heights and the surrounding mountains when experienced from Wye Creek Track.

- 69 Overall, I consider the visibility of built form resulting from the proposed development will have a negligible to slight degree of visual effects on user of the Wye Creek Track.

CONCLUSIONS

- 70 It is proposed to subdivide the site into four lots. Three lots are to contain a dwelling and one lot will be a larger balance lot. The site is located on Vista Terrace, Drift Bay.
- 71 In relation to landscape character, the proposed development will result in three additional instances of rural living development associated with the 16 neighbouring rural living properties within the Drift Bay development. The site's existing and proposed vegetated treatment also tie in with the overall planting patterns within the Drift Bay development. The confined nature of the site will limit landscape character effects to the site and the immediate vicinity. I consider the landscape character of the site and its immediate surrounds provide the site the ability to absorb the level of domestication resulting from the proposal.
- 72 In relation to visual effects:
- Visibility of the upper parts of Lot 1 and 3's dwellings will be gained from two stretches of SH6. Intermittent visibility will be experienced to a similar degree as a number of neighbouring dwellings. When experienced from SH6, the proposed dwellings will not appear out of character with their immediate surrounds.
 - Visibility of parts of Lot 1, 2 and 3's dwellings can be intermittently gained protruding above and beside a number of layers of existing and proposed vegetation, when experienced from parts of Drift Bay Road and Vista Terrace.
 - Visibility of parts of Lot 1, 2 and 3's dwellings may be gained from parts of Lake Wakatipu that currently visually experience the Drift Bay development. When experienced from the surface of the lake, I consider that the proposed development will tie in with the surrounding Drift Bay development.
 - Users of Drift Bay Road, Vista Terrace, and Lake Wakatipu, when visually experiencing the proposed development are within close proximity of, and gain views of, other neighbouring dwellings and their associated domestic activities. Users of these roads, even though they are located within an ONL-WB of the RGZ, do not experience a foreground view that is

free of development. The existing Drift Bay development does not meet the ONL-WB reasonably difficult to see criterion. I consider that when experienced from Drift Bay Road, Vista Terrace, and Lake Wakatipu, the proposed development will not appear out of character with its immediate surrounds.

- A user of parts of the Wye Creek Track gain a bird's eye view of the proposed development, the Drift Bay development, Lake Wakatipu and the surrounding mountains. When experienced from the track, I do not consider that the proposed development will appear out of context with its immediate surrounds. I also consider that the proposed development will not reduce the amenity of the broader views gained from the Wye Creek Track.
- Regarding views and visual amenity overall, I consider that, visual access to the proposed development will be particularly limited; and, although not reasonably difficult to see from all locations, the finished development will not appear out of character with its setting and will not significantly degrade the visual amenity provided by the broader landscape.

73 Overall, I consider that the proposed development, although being located on a site that is sensitive in landscape terms, has been very carefully designed in such a way that the landscape appreciation of the site and its vicinity will not be degraded. The effects of the proposal sit well with the relevant assessment matters and the proposal will maintain the important qualities of the ONL.

Paul Smith

vivian+espie

31st March 2017

Reviewed by Ben Espie

**APPENDIX 1: QUEENSTOWN LAKES DISTRICT PLAN ASSESSMENT MATTERS RELATING TO AN OUTSTANDING NATURAL LANDSCAPE
(WAKATIPU BASIN)**

HEADING	ASSESSMENT MATTER	FINDINGS
(a) Effects on openness of landscape	In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places, the following matters shall be taken into account:	<p>(i) whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;</p>
		<p>The Drift Bay area is situated on an outwash plain formed by Wye Creek, located at the south-west toe of the Remarkables Range between SH6 and the shoreline of Lake Wakatipu. The outwash plain is west facing. In recent decades Drift Bay has been incrementally developed to contain a number of dwellings and large stands of native vegetation throughout the entire Drift Bay area.</p> <p>Large stands of native vegetation enclose the site when experienced from SH6. The site also appears enclosed when experienced from Vista Terrace. When experienced from the surface of Lake Wakatipu, the site, Drift Bay and the Wye Creek outwash plain form the foreground of views towards the broadly visible expanse of open landscape that is the Remarkables Range.</p>
		<p>(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;</p>
		<p>The proposed development will result in three dwellings, their associated activities and an increase in native vegetation being located within the site. Visibility of these proposed activities is discussed below. The proposed activities will bring about a small reduction to the open space values of the site and its surrounds when experienced from the surface of Lake Wakatipu but the adverse effect on appreciable openness will be particularly slight.</p>
		<p>(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.</p>
		<p>The topography within the site descends east to west, with an approximate level change of 15 metres. As previously discussed in the main body of the report, three distinct areas within the site are formed by a number of escarpments that run through the site. The site is contained by SH6, the existing Drift Bay development and the incised gully of Wye Creek to the immediate south. The topography within the site will contain and mitigate potential adverse effects associated with the proposed development.</p> <p>Large stands of mature native vegetation are located around the perimeter and within the central areas of the site. Proposed native trees will further enclose the site when</p>

			experienced from north, east and south of the site. The proposed vegetation will contain and mitigate potential adverse effects associated with the proposed development.
(b) Visibility of Development	In considering the potential visibility of the proposed development and whether the adverse visual effects are minor, the Council shall be satisfied that:	(i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access;	I have included a section in the main body of this report which clearly describes the surrounding public places that the proposed development is potentially visible from. Public places from which visibility is available include: <ul style="list-style-type: none"> • SH6/SH6 • Drift Bay Road • Vista Terrace • Lake Wakatipu • Wye Creek Track
		(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;	As discussed in the main body of the report, the proposed development will not be visually prominent such that it dominates or detracts from public or private views that are characterised by natural landscapes. I consider the proposed development has been designed to tie in with the surrounding Drift Bay development.
		(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).	The existing and proposed vegetation provides significant screening of the site and the proposed development when experienced from SH6, Vista Crescent and Drift Bay Road. I consider that the proposed vegetation will appropriately tie in with the existing vegetation patterns within the site and the surrounding Drift Bay development.
		(iv) any artificial screening or other mitigation will detract from those existing natural patterns and processes	I do not consider that the proposed mitigation measures will detract from the existing natural patterns and processes within the site and surrounding landscape.

		within the site and surrounding landscape or otherwise adversely affect the natural landscape character; and	
		(v) the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).	As discussed, the three proposed dwellings will be screened from the majority of the surrounding public places, with distant views of built form being gained from the surface of Lake Wakatipu and parts of the Wye Creek Track. When experienced from these more distant areas, the additional built form will be seen in close proximity of the existing dwellings and their associated activities within the Drift Bay development. The additional built form will be softened by a significant amount of existing and proposed vegetation. I consider that the proposed development will be compatible with the immediately surrounding development and will not adversely affect the appreciation of the wider landscape, including the surrounding mountains and the lake, when experienced from the surrounding public places.
		(vi) the proposal does not reduce neighbours' amenities significantly.	The proposed development has been designed as to minimise the potential effects on neighbours amenity. The proposed development will not reduce views north to Coronet Peak or west to Lake Wakatipu, Cecil Peak, Ben Lomond and the wider surrounds. The proposed dwellings and taller vegetation continue to provide views to Wye Creek and its dramatic waterfalls. Some of the proposed and existing vegetation screen views to the lower slopes of the Remarkables Mountain Range. Overall, I do not consider that the proposal will significantly reduce neighbours amenity.
(c) Visual coherence and integrity of landscape	In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor, the Council must be satisfied that:	(i) structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;	The three proposed dwellings have been situated as to allow the existing and proposed vegetation to form immediate back drops so future built form does not break the line and form of any ridges, hill and prominent slope.
		(ii) any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;	The proposed vegetation is to be of the same species within the site and the surrounding Drift Bay development. Earthworks are minimal and will bench dwellings into the site and provide for access ways. I consider that these earthworks will have a slight degree of effect on the naturalness of the landscape. Conversely, the proposed native vegetation (and the protection of existing native vegetation) will a moderate

			positive effect on naturalness.
		(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.	The proposed boundary lines, for the most part, follow vegetative patterns within the site. All proposed and existing vegetation is to be maintained in perpetuity. Therefore, I do not consider that the proposed boundary lines will give rise to artificial or unnatural lines or adversely affect the natural form of the landscape.
(d) Nature Conservation Values	In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values, the Council must be satisfied that:	(i) the area affected by the development proposed in the application does not contain any indigenous, ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;	I have been informed that the applicant has undertaken the majority of the native vegetation planting within the site since approximately 2004. This vegetation forms a native ecosystem that I consider is of significant local value. The proposed dwellings, for the most part, are located within parts of the site that are covered in pasture grass. The westernmost part of Lot 3's proposed dwelling is located within a small area of bracken Fern.
		(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;	The proposed development has been designed to have minimal effect on the native vegetation planting and the subsequent ecosystems that maybe regenerating within the site, and in fact to significantly enhance and protect these.
		(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).	The proposed development will not result in the introduction of wilding pines or noxious weed species that have a high potential to spread.
(e) Cumulative effects of development on	In considering the potential adverse cumulative effects of the proposed development on the natural landscape with	(i) whether and to what extent existing and potential development (i.e. existing resource consent or zoning) may	The Drift Bay development consists of 17 lots, with 16 lots containing building platforms. The Drift Bay development has resulted in a reduction to the naturalness of the landscape within which it sits. Since the time of the subdivision, private residences

the landscape	particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor, taking into account:	already have compromised the visual coherence and naturalness of the landscape;	have implemented significant amounts of native vegetation within the Drift Bay development. This vegetation creates separation, privacy and visual softening when experienced from each of the individual properties and from the surrounding public places. I consider that the Drift Bay development has been developed over time to reduce its potential effects on the visual coherence and naturalness of the landscape. Notwithstanding this, if we consider the situation that would have existed prior to the existing Drift Bay development taking place, the existing development has certainly compromised the naturalness and visual coherence of the landscape.
		(ii) where development has occurred, whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature such that the existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;	Drift Bay, including the site, is situated down slope of SH6 and has been developed to contain large swards of native vegetation. I consider the sites topography and vegetation has a high ability to absorb a certain level of built form and associated domestic activities. I do not consider that the existing development within Drift Bay represents a threshold with respect to the site's ability to absorb further change.
		(iii) whether, and to what extent the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;	The proposed development will result in three dwellings, their associated access-ways and future outdoor activities being located within the site which is currently vacant of any substantial built form. These proposed new elements are human elements, not elements that contribute to natural character.
		(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;	<p>Visibility of the proposed development has been discussed above. I consider that the proposed development will visually compromise the natural character of the surrounding landscape to a negligible to slight degree.</p> <p>As discussed above, the proposed development has been designed to minimise disturbance of the native vegetation that the applicant has undertaken since approximately 2004. I consider that the proposed development will not exacerbate existing or potential adverse effects on the ecological character of the landscape.</p>

		(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.	The proposed development will increase the number of dwellings within Drift Bay from 16 to 19. As mentioned, the site itself has a high ability to absorb change. I consider that the proposed development will increase the level of domestication within Drift Bay, however this increase in domestication will be appropriately absorbed into the site and its surrounds. I do not consider that the proposal will appear out of place, nor will it result in an inappropriate level of degradation to the natural values of the site or its surrounds.
(f) Positive Effects	In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development, the following matters shall be taken into account:	(i) whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (f) above which has been compromised by past subdivision and/or development;	The proposed development will provide for additional native vegetation being implemented within the site. It will also provide a legal framework which provides certainty that the existing native vegetation within the site will be maintained in perpetuity.
		(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;	Practically all native vegetation within the site is proposed to be retained. Some particularly small areas of existing vegetation will need to be removed to allow for the future dwellings. Beech trees and native shrub species that tie in with the existing native plant species are also proposed. After numerous site visits, it is apparent that the existing vegetation within the site is thriving. Beech trees exceed 5-6m in height and pittosporums exceed 2-3m in height. I consider that the existing vegetation is being appropriately managed. I therefore consider that if the consent holder continues to manage the site in a similar manner the proposed vegetation will also thrive.
		(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;	It is intended that Lot 4 is to be kept free of built form and is to be maintained in its vegetated state.

		(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)	I can see no existing adverse effects associated with the site that require mitigation or remediation.
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APPENDIX 3 – COUNCIL’S LANDSCAPE PEER REVIEW

LANDSCAPE REPORT**RM171170 B KIPKE****TO:**

Erin Stagg - Planner
Queenstown Lakes District Council

FROM:

Richard Denney - Consultant Landscape Architect.

DATE:

February 26th, 2018

INTRODUCTION

1. An application has been received to undertake a four-lot subdivision and establish a residential building platform on three lots, and land use consent to construct a dwelling within each platform at Vista Terrace, Drift Bay, Queenstown. The site is legally described as Lot 1 DP 474749 and is 5.7603 hectares in area. 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, *Rural* with an *Outstanding Natural Landscape (ONL)* classification. I understand from council's planner that the status of the activity is discretionary.

PROPOSAL

2. In summary, it is proposed to form four lots and three building platforms as follows:

<i>Lot</i>	<i>Area</i>	<i>Curtilage Area</i>	<i>Building Platform</i>
Lot 1	9124m ²	1375m ²	434m ²
Lot 2	6371 m ²	1838 m ²	475 m ²
Lot 3	7436 m ²	2877 m ²	540 m ²
Lot 4	3.4672ha	-	-

3. A height control for the proposed platforms is not defined within the application. I understand the intent is that the proposed dwelling heights could be set as the height control for each relevant platform. Proposed dwellings would be single level and of the following dimensions:

<i>Dwelling</i>	<i>Footprint</i>	<i>Decks as measured from drawings</i>	<i>Building height above original ground level</i>
House 1	270 m ²	92m ²	6.3m
House 2	390 m ²	-	4.5m
House 3	310 m ²	17m ²	5.5m

4. The proposed dwellings external materials and colours would be as follows:

Roof Colorsteel *Thunder Grey*, a dark grey with a light reflectivity value (LRV) of 12% and *Flaxpod* a very dark grey with an LRV of 7% (dwelling 3 only).

Walls Shiplap cedar weatherboards stained Resene *Oxen* a mid-brown stain, and *Foundry* a very dark grey stain (building 3 only).
Natural stack stone (assumed to be Gibbston schist).

Spouting To match roof

Joinery Aluminium, coloured dark grey (LRV not specified)

Other Chimney (materials/colours not specified)

5. A landscape plan, *Appendix 2B Planting Plan, Wye Creek Forest Subdivision, Planting Plan* dated 21/11/2016 has been submitted with the application. The plan identifies the existing framework of indigenous vegetation of mixed trees and shrubs around the periphery of the site and around the internal edges of each proposed lot. This planting has been in place since 2004 with groves of beech exceeding 6m in height. Additional planting is proposed to overlap areas of existing planting with pockets of beech and swathes of mixed indigenous species (not specified) between platforms

2 and 3 and the lake facing boundaries of proposed lots 1, 2, 3 and 4. Detail on planting species, grades and density is not included. The plan identifies an existing walkway that flows around the property between plantings. Domestic curtilage areas are identified around each platform

6. The Earthworks Plan, *Drawing No. 3656.5E.1B Rev B dated 29 Nov 2016* shows formation of a vehicle entry off Vista Terrace opposite Lot 13 DP26157. The access drive would be split with a northern branch leading to platform 1, and an eastward branch to platforms 2 and 3. Platforms 1 and 2 would be cut into the slope with a fill area downslope. Both areas include areas of cut within close proximity and potentially within areas of existing indigenous vegetation including beech trees. Platform 3 would be cut into the upper lake terrace with a T-shaped earth mound formed to the southeast near the property boundary. Maximum cut depth would be around 2m and fill depths of around 1.5m.

LANDSCAPE and SITE DESCRIPTION

Landscape

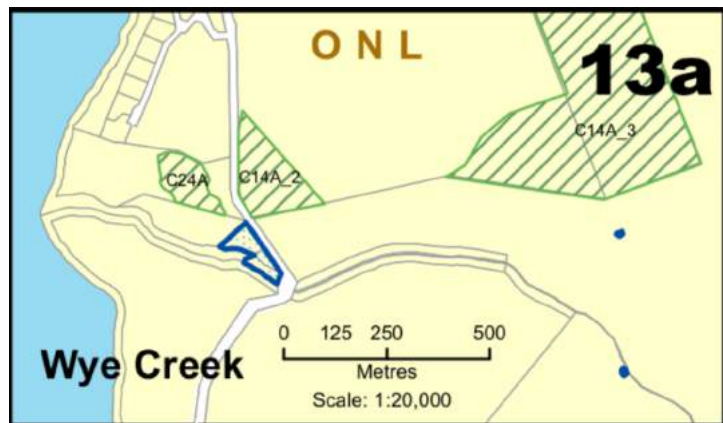
7. The site is located on the eastern shores of Lake Whakatipu on a small protrusion of land of gentler terrain wedged between the waters of the lake and the steep, dramatic and abrupt glacial sheared western face of the Remarkables. The surface geology between the small Wye Creek delta and the undulating lowland between the creek and Drift Bay to the north is complex. It is comprised of a mix of lake terraces, perched lake beaches, accumulations of erosional debris largely silt and gravel, alluvial fans, glacial deposits and exposed rocky knolls nearer the water's edge.
8. Wye Creek flows from the summit areas of the Remarkables, south of the main peak (2319masl) and drains towards the south. It is located east of the main western face and for the most part is not visible from the west until it veers west near its lower reaches and drops from its hanging valley sheared off by past glacial activity. The creek then tumbles down steep rocky bluffs picking up a southern tributary with a rather scenic waterfall then flows under the highway and over lakeside gravels onto a small alluvial fan.
9. The landscape is dominated by natural landforms with craggy and complex serrated ridges rising precariously up to the western ridgeline of the Remarkables. Lake Whakatipu forms an expansive horizontal and simple canvas to the west in contrast to the surrounding mountains. On the opposing western side of the lake the mountain slopes and peaks of Bayonet Peaks (1577masl), Cecil Peak (1978masl) and the associated mountains of the Eyre Range dominate. The landforms of this landscape are highly natural in character, form part of the scenic, highly memorial and iconic landscapes of the district and clearly demonstrate the natural processes that have shaped the land.
10. Vegetation is predominantly indigenous scrub regenerating on the slopes, with a prominence of pittosporum emerging through scrub and bracken fern canopy. Pockets of forested areas occupy the Wye Creek margins and sheltered areas within the steep gullies of the higher slopes. Vegetation is predominately naturalistic in character following the natural patterns of the land and microclimates within. The area of the Drift Bay Road residences is of a more modified nature with open areas of grass, lawn and establishing indigenous plantings around individual properties including the subject site. Planting is dominated by indigenous species that provide a consistency of natural textures and colours across the landscape linking into surrounding areas of indigenous vegetation. South of Wye Creek on the small areas of gentler lake terraces is agricultural pastoral land and a scattered clustering of pines. Throughout the landscape is a mix of exotic scrub and weeds typical of the Whakatipu Basin and less grazed areas, including briar rose, broom, and scattered gum trees. The overall pattern of vegetation is naturalistic and largely defined by the natural landform.
11. The cultural elements in the landscape are relatively limited and are defined by State Highway 6 (SH6) skirting along the narrow fringes between the steep mountain slopes and the lake edge, residential development at Drift Bay, and limited agricultural activity generally towards the south. The landscape is dominated by the natural landforms and patterns.
12. The Drift Bay residential area is a strip of 16 small rural residential type lots of around 3000m² to 4000m² in area. The area is accessed by Drift Bay Road that runs roughly parallel and downslope of the highway, with a southern branch, Vista Terrace accessing five lots to the south, and a short

branch mid-section providing access to the lakeside public reserve land. All residential dwellings are located downslope of Drift Bay Road and Vista Terrace and within an emerging vegetated context of predominantly indigenous shrubs and trees. There are a few vacant lots with open exotic grassland. An esplanade reserve occupies the lake margins with additional reserve land between the esplanade and residential properties managed by the Department of Conservation (DoC). Reserve areas are densely vegetated in regenerating indigenous lake edge scrub including cabbage trees, *coprosma* species, manuka, *pittosporum*, flax, *grislinea*, bracken fern and grey shrubland species. Vegetation forms a dense green canopy that extends from the rocky bluffs and beaches of the foreshore up the slope into residential properties. Buildings are nestled into the scrub and emerging forest. Pockets of planted beech are establishing between houses and on the upper terrace below the highway with the darker greens of mountain beech emerging above the fresh greens of the lower scrub species. Some of the planting around dwellings has a park type amenity with ornamental features such as stacked stone, mixed indigenous border planting and mown lawns. Upslope of Drift Bay Road and Vista Terrace (subject site) the landscape is more open with pockets of elevated open rough grassed areas, surrounded by planted areas of indigenous scrub and stands of beech. At the time of the site visit it was evident that the unusually hot dry summer had resulted in browning of the slopes higher up and a few losses of indigenous vegetation within the Drift Bay area including a few beech trees within the subject site.

13. There are no registered Archaeological sites (NZ Archaeological Association Register) within the vicinity of the site.

14. The Proposed District Plan Map 13 – Gibbston Valley, Cecil Peak and Wye Creek (Insets), inset to the right, identifies two significant natural areas adjacent to the site.

- C24A Wye Creek, to the south of the site.
- C14A_2 Remarkables Face to the east on the upslope area of the highway.



15. The landscape is highly natural in character and forms part of the dramatic mountain and lake landscapes of the district. The proposed District Plan and the landscape report submitted with the application both identify the site as being within an Outstanding Natural Landscape (ONL). Appendix 8A – Map3 Landscape Categorisation in the Wakatipu Basin within the District Plan places the site within an Outstanding Natural Landscape (Wakatipu Basin), ONL (WB). The boundary of the ONL (WB) and ONL (District Wide) follows approximately Wye Creek to the south of the site. I concur that the site is within an Outstanding Natural Landscape (ONL) (WB).

Site

16. The upper southeast part of the site is a relatively flat perched lake terrace with a moderate to gentle slope on a lake terrace front with a northwest aspect facing towards Lake Whakatipu. The southwestern corner of the site has a separate formation of a scallop shaped cut into the terrace. The northern part of the site is moderate to gently sloping with a few scattered boulders. To the south beyond the property boundary the land drops down an escarpment to the small Wye Creek valley and its alluvial fan. SH6 runs along the eastern boundary of the site with Drift Bay Road along its pointed northern boundary and Vista Terrace along the western boundary with 6 small lots and 4 dwellings downslope of the Terrace. The site has an informal park-like character with large open grassed areas and an establishing framework of indigenous trees and shrubs. The land in the southwest corner of the site is regenerating in bracken with emerging indigenous scrub coming through with *Pittosporum tenuifolium*, Kohuhu prominent. A gravel path circumnavigates the property through planted bush with a gateway located at its northern end. I understand the path is for local residents only and not for public use.

BACKGROUND

17. RM930108 Enright Trust, subdivision consent granted for subdivision of land at Wye Creek to form 13 rural residential allotments and 3 common property allotments. Excludes the subject site. Environment Court Decision No.C 89/94, is an appeal regarding the conditions of RM930108 requiring Lots 8 and 9 to be common property, and reserve contributions. Of note within amended conditions of that decision is clear sight lines required from Drift Bay Road onto the highway and avoiding trees that may cause icing along the highway.
18. RM120180 Land use consent granted to identify a building platform, construction of a dwelling, earthworks, landscaping, and to cancel a condition subject to consent notice and cancellation of an amalgamation condition relating to Lot 1 and Lot 16 DP 26157. Site is located at the north end of Drift Bay Road and excludes the subject site.
19. RM140105 boundary adjustment of the subject property to increase accessibility into the neighbouring Lot 15 on Vista Terrace resulting in the formation of the subject lot.
20. The District Plan review submission 431 *Barbara Kipke* opposed the proposed *Rural* zoning of the subject property, and sought a *Rural Lifestyle* zoning. The submission sought the average lot size for *Rural lifestyle* zoning reduced from 2 hectares to 1.5 hectares in area for this site. Councils S42a report identifies council expert assessments (ecology, traffic) are not opposed to the submission but the landscape witness Dr. Marion Read opposed due to the lack of containment of the natural landform and reliance on vegetation to contain the site. The ecological evidence of Mr Davis recommended that the extensive restoration planting that has been carried out by Mr Neil Simpson a local botanist and conservation ecologist be retained. The evidence of Dr Read regarding the subject site is attached within Appendix B of this report. The submission has been withdrawn by the applicant.
21. Easement instrument 9724945.3, preventing structures to be located within Area A DP 474749. Easement instrument 9724945.4, prohibition on Building Platform, Structures and trees Covenant within Area A DP 474749. Title plan attached within Appendix B to this report.

ASSESSMENT

22. 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 *Subdivision, Development and Financial Contributions Rules*
 - 22 *Earthworks*
23. Height poles for the proposed dwellings were installed on site, and I understand that the proposed platforms would match the proposed dwelling outlines and heights although this is not stated in the AEE. I have carried out a site visit and have taken photographs using a Nikon D3100 digital camera with a cropped sensor. The full frame equivalent lens is identified for each photo within Appendix A of this report.
24. I have read *B. Kipke – Subdivision and Land Use Proposal, Drift Bay, Queenstown, Landscape and Visual Effects Assessment Report dated 31st March 2017* (the landscape report). I will comment on the landscape report in regard to its assessment of effects on landscape character, and effects on views and visual amenity. I will then assess the proposed development as per the District Plan assessment matters.
25. In describing the degree of adverse effect I will use a similar scale as used in the landscape report as follows:
 - Nil
 - Negligible
 - Slight (low to moderate)
 - Moderate
 - Substantial

- Severe

LANDSCAPE REPORT

Effects on landscape character

26. I generally agree with the landscape assessment on the following.

- Proposed planting will tie in with existing vegetation on site and enhance natural character.
- Planting would reduce a sense of spatial openness by increasing the extent of scrub and trees.
- Existing vegetation within reserve areas, indigenous planting including mitigation planting within the Drift Bay Road area associated with residential development has evolved, established and is beginning to form a cohesive naturalistic vegetated cover in which buildings are set within.
- Elements of built form, landscape domestication and domestic activity have a presence at Drift Bay but is generally integrated into the landscape.
- The proposed development would increase the presence of domestic activity and residential dwellings onto the landscape. This would be more apparent within close proximity of the site. Within the broader context of the wider ONL this would become less apparent.
- The site would become a less natural part of the ONL.

27. The following are comments on areas of disagreement:

- The nature of the proposed development is not just residential but also rural residential in scale and land use and differs to the existing context of the compact strip of residential lots alongside vegetated reserve areas. The open areas of the proposed lots would potentially enable a more visible presence of more intensive land use patterns associated with rural residential development. This would be less consistent with the existing natural characteristics.
- The site is not as visually contained as suggested in the report. The location is on elevated land and includes the historic lake beach terrace with surrounding open areas of grassland. Existing perimeter planting is visually permeable.
- Proposed building platforms would require some small areas of removal or potential damage to existing indigenous vegetation.
- The openness of the surrounding grassed areas and exposed nature of the landform would be result in platform locations that are more exposed or potentially more exposed in the landscape than residential lots on the lake edge escarpment below.
- Proposed dwelling 2 would have a very long elevation and extensive glazing that would increase the presence of built form in this landscape due to lineal form and sun glare.
- Collectively the three buildings would visually stack upon one another on the slope in some views and increase the presence of built form and domestication of the landscape.
- The subject site is confined to varying degrees by vegetation but is located on open lake terrace landscape with an aspect towards the lake and the highway that is otherwise exposed. There is a very high reliance on vegetation as a mitigation element.
- The nature of existing planting is shaped to define open areas of grassland and to some degree boundaries of the site and lots. The site has an informal and naturalistic park like character rather than a true landscape restoration of indigenous vegetation cover.

- The site has mitigation value with its establishing structural framework of trees and shrubs. The framework and proposed planting would not however provide sufficient coverage or maturity to completely visually contain or integrate the development within the elevated and exposed nature of the landform.
- There is currently a degree of containment to residential development at Drift Bay that is supported by the lake front escarpment and established vegetation within properties and along the reserve areas. The proposed development would represent a departure from this landscape context with residential development into more elevated and exposed areas. This would be a new element in this landscape. If consented it would potentially enable similar development spreading onto the nearby lake terrace landscapes to the south and the open area to the north above Drift Bay Road. This would compromise the natural values and character of this landscape.
- I disagree that the site is sufficiently contained to absorb the proposed development. The site has an ability to potentially absorb some development. I do not consider however that the absorption capacity of the site is to an extent that is able to absorb the proposed development without having an adverse effect on the natural character of this landscape.
- Overall, I consider the proposed development would have a moderate to high adverse effects on the landscape character of the site and surrounding landscape.

Effects on views and visual amenity

28. The landscape report identifies areas where the development would be potentially visible as:
- SH6
 - Drift bay Road and Vista Terrace
 - Lake Whakatipu
 - Wye Creek Track
- I also include the following viewpoints:
- DoC esplanade reserve of Lake Whakatipu, and Wye Creek
 - DoC reserve land between the lake esplanade reserve and residential dwellings within Drift Bay, and the large block on the western face of the Remarkables.
 - QLDC Recreation Reserve land at northern Drift Bay adjacent to Lakeside Estates.
 - Public access trail on the Jacks Point Knoll.
29. The site would likely be visible from distant viewpoints such as the Queenstown urban area, Bobs Peak, and the lookout at the Remarkable Ski Field (Shadow Basin). The scale and nature of the development within this landscape context would be very small and I consider do not warrant further visual assessment from these distant viewpoints.
30. The landscape report in assessing the visual effects has taken into account proposed planting at a mature height. I consider there is insufficient information within the submitted landscape plan to determine heights and form of vegetation in terms of screening values to be conclusive about the degree of visual screening.
31. I agree the majority of road users of Drift Bay Road are likely to be residents. The road however enables public access to the lakeside reserves, beaches and lake waters that are used by the general public for recreational activities such as swimming, fishing, and rock climbing. I agree that the majority users of Vista Terrace are also likely to be residents but noted on site visits that a few visitors unfamiliar with the area do travel down the road.
32. The assessment notes one public access point via Wharf Street to the lake foreshore. There is however another public access point and car parking area, and a public access easement with formed path located at the northern end of Drift Bay Road. The start of the pathway is in an unmaintained state but links through to an informal network of tracks that link around to Wharf Street via reserve areas. Views are obtained from the lakeside reserve, and esplanade reserve to the site. The coastline is a mix of small bays and rocky bluffs that enable elevated views across to the proposed development. From these viewpoints, existing dwellings are more prominent being immediately upslope and the proposed development would be less out of character but visible.

33. I disagree with the landscape assessment in terms of views from Vista Terrace is within context of existing dwellings. Views upslope from the terrace which currently marks the edge of residential development are currently of a rural naturalistic landscape devoid of buildings. The rural outlook is characterised by a foreground of trees, shrubs and rough grassland of the subject site and the dramatic backdrop of the Remarkables. The proposed development would be visible in this context and I consider would introduce domestication and built form into views otherwise natural in character.
34. I have not assessed the development from the lake waters but rely on observations from the lake edge and desktop analysis. As above, I agree with the landscape assessment that views from the lake waters to the development would include existing dwellings along the foreshore within such views. This is not to say there would be no adverse effects, but the presence of additional buildings to the rear of existing buildings would be less out of character in such views. I consider increased visibility of built form extending upslope would have an adverse effect on views, and the potential from glare from the proposed dwellings would highlight buildings over long distances across the lake.
35. From the Wye creek track to the east viewpoints are elevated above the site and look directly down onto the Drift Bay Road area. The proposed development would be readily visible and viewed as separated and more open in context that nearby residential development tucked into the coastal escarpment and vegetation. The landscape of the site is more evident from this elevated viewpoint as being modified in a park like sense compared to nearby naturally regenerating areas of vegetation.
36. Overall, I agree with the landscape assessment that proposed development would not achieve the 'reasonably difficult to see' criteria within the section 5 assessment matters of the district plan. I also agree that the level of sensitivity of built form in this landscape is diminished slightly by existing residential development, particularly from viewpoints downslope of Drift Bay and Vista Road. I consider the site has visual permeability despite existing planting and proposed planting. The proposed development and resulting associated domestic activity would increase the visual presence of domesticating effects of residential development in this landscape and this would have an adverse effect. This is discussed further below.

DISTRICT PLAN ASSESSMENT MATTERS

5.4.2.2 (1) Outstanding Natural Landscapes (Wakatipu Basin)

Effects on openness of landscape

37. The subject land is part of a broadly visible expanse of open landscape as viewed from public roads, reserves and waters of Lake Whakatipu.
38. There is an existing presence of buildings and domestic activity in this landscape that is largely integrated into a vegetated setting on the escarpment face above the lake shore. The proposed development would introduce residential development higher on the slope and onto the lake terraces currently devoid of dwellings and characterised by open grassland, scrub and establishing indigenous planting. Whilst there is structural planting in place within the subject site, the extent of planting and proposed planting is insufficient to contain and integrate the development into the landscape. The openness of the grassed areas within the site and the more elevated, open and lake facing aspect of the landform would enable an increase in presence of dwellings and domestication. The location, layout and form of proposed buildings and domestic curtilage areas would have a domesticating effect on this landscape that would be adverse. In respect of the site the proposed development adverse effects on open space values would be moderate, and in terms of the landscape would also be moderate.
39. The natural lake terrace landscape of the site is relatively open and uniform with an open aspect towards the lake and very limited natural variation that can contain and mitigate adverse effects. Proposed platform 3 on the high terrace would sit on the terrace flat and be relatively exposed with platforms 1 and 2 on the lake terrace face exposed towards the northwest. Vegetation that has been planted on this site in the last 14 years has established well with clustered trees exceeding 6m in height providing a growing framework of trees within the site. The planting is generally on the periphery of the site with some division across the site forming open bays. The planting is naturalistic in character but has an informal park like amenity rather than overall site

ecological restoration of indigenous cover. The framework provides partial containment and has a degree of permeability due to the varying heights of species and distribution of planting, and the open nature of the terrain.

Visibility of development

40. The proposed development would be visible from SH6, Drift Bay Road, Vista Terrace, esplanade and reserve land within the Drift Bay area, the Wye Creek track above the subject site and the waters of Lake Whakatipu.
41. The proposed development would be visually prominent in views from Vista Terrace and Drift Bay Road, and to a lesser degree from esplanade, lakeside reserve areas and SH6. I consider the proposed development would detract to a moderate to high degree from views along Vista Terrace and Drift Bay Road including residential properties in this area that currently have views upslope devoid of buildings and or views that are currently characterised by natural landscapes. The application notes that consultation has been undertaken with neighbours to design the proposal in a manner that would suit neighbours, but affected person approvals are not provided to support the application.
42. Viewpoints downslope of existing residential development the existing dwellings form part of the view, and the proposed development would have less of effect on views although they would contribute to further compromise of the natural characteristics of the landscape.
43. Proposed dwellings would be partially dug into the slope and would reduce visibility of built forms. Earthworks would however displace some existing planting and degrade the natural character of the landform. Existing and proposed planting would enhance screening of individual sites, although the full extent and nature of screening is unclear as species composition, density and grades of planting is not detailed within the application. The proposed development would not be totally screened or hidden from views as the extent of planting is insufficient and existing border planting has mixed screening ability with a degree of visual permeability into the site.
44. Proposed planting character in terms of species I consider would be appropriate in this landscape and consistent with the surrounding natural landscape.
45. Existing residential dwellings in Drift Bay for the most part demonstrate an integrated concept between rural residential living set within a natural landscape context. Buildings are generally set into the landscape, establishing trees are beginning to exceed the height of rooftops and the vegetated lakeshore escarpment is blending into the broader landscape. It is an example of a residential landscape that has natural values derived from the locality and is evolving to blend into the wider natural landscape.
46. The proposed development would extend residential development from the vegetated lakeshore escarpment below Drift Bay Road and Vista Terrace into areas that are more open and elevated and within close proximity to the highway. The proposed lots would introduce rural residential scaled lots and associated land use into a landscape that is largely appreciated for its natural context and values dominated by large expansive lots of conservation or station land or very small lots nestled into discrete and vegetated areas. The proposed scale of residential lots and increased potential of increased presence of landscape domestication within a landscape appreciated for its natural values I consider would have a moderate adverse effect on the local and wider landscape appreciation of values of such landscapes.
47. The proposed development would reduce amenities of neighbours along Vista Terrace by the presence of domestic buildings and activity within the foreground of what is a highly natural and dramatic landscape upslope of such properties. Given the existing small lots and presence of dwellings already along the downslope areas of Vista Terrace I consider such effects would not be significant, but would be moderate to high.

Visual coherence and integrity of landscape

48. Proposed Platform 3 would break the line on a terrace as viewed from Drift Bay Road, lake side reserves and Vista Terrace. Platforms 2 and 1 would sit on the terrace face below the terrace flat line above. The presence of the lake terrace landform lines can be viewed extending across the subject site and onto the opposing side of Wye creek to the south although this is likely not to be highly noticeable to the casual observer. Proposed platform 3 would break this line and degrade

the integrity and visual coherence of the landscape to a moderate degree. The two other platforms sit on the face and would have less impact on the integrity of the landscape and would have a moderate to low adverse effect.

49. The proposed access road would access the site from Vista Terrace downslope and cut a line directly upslope onto the terrace face to proposed platforms 2 and 3. Earthworks for proposed platform 1 would follow a long building elevation that cuts against the slope, and platform 2 although following the contour has a long cut extensively across the slope for some 80m. Proposed access roads and earthworks would have a moderate adverse effect on the naturalness of the landscape but this would diminish with proposed planting and built form.
50. Proposed planting is generally naturalistic in composition and informal but appears to follow a layout retaining open pods of open grassland for each lot and platform rather than the natural landform. The resulting vegetation although naturalistic has a park like amenity but does not adversely affect the naturalness of the landscape to any significant degree.
51. Proposed lot boundaries loosely follow the contour of the land and informal lines created by existing planting. Boundary lines are unlikely to be highly noticeable subject to ensuring existing and proposed vegetation that crosses proposed boundaries is maintained as a cohesive area of mass planting.

Nature Conservation Values

52. Ecologist Mr G. Davis within his evidence¹ for council regarding the applicant's submission to the PDP for rezoning the subject property states the following:

5.29 The vegetation on the site consist of open grass areas donated by pasture grasses, an area of natural regeneration to the south west of the property dominated by bracken fern, pittosporum and coprosma and areas of ecological restoration planting. I understand Mr Simpson has planted approximately 16,000 plants on the site since 1999 and the site was formerly a lucerne paddock. The restoration plantings and natural regeneration occurring on the site provide good habitat for insects, lizards and birds.

and,

5.31 While there are ecological values on the site associated with both the restoration planting and natural regeneration, there are large areas of the site that have been maintained in exotic grass cover where development activities would have minimal implications on the ecological values. Given the extensive restoration efforts undertaken by the submitter I consider the proposed rural lifestyle development can be achieved without affecting the ecological values of the site.

53. I rely on the evidence of Mr Davis and his ecology assessment of the site. I am not aware of geological or geomorphological feature of significant value within the site although I note that the perched beach is of natural historical interest. A more legible example of this natural feature can be viewed to the north of the Lakeside Estate approximately 3.5km north of the subject site on the slope above the foreshore.
54. Invasive exotic vegetation is not proposed to be planted as part of the development. Domestic gardens associated with residential dwellings potentially would increase the potential for invasive species to be introduced to this landscape. Given the immediate adjacent significant natural areas and ONL context of the site I recommend planting controls would be required for residential development associated with this site.

Cumulative effects of development on the landscape

55. Drift Bay is unusual in that the existing residential development is of a relatively high density for the rural zone within an ONL setting. The existing smaller lots are contained to a strip on the lake escarpment. The evolving vegetation within each lot has merged with existing vegetation within adjacent reserves and overall has created a continuum of indigenous cover that has maintained a visual coherency to the lake edge landscape. The presence of roads, domestic activity and

¹ Statement of evidence of Glen Alister Davis on behalf of Queenstown Lakes District Council, Ecology, 24 May 2017.

buildings has compromised the naturalness of the landscape to a moderate degree. Some buildings have integrated better than others into the landscape largely due to dark and recessive colours, natural materials, close proximity of trees and planting species that are consistent with the surrounding natural landscape. Evolving in the Drift Bay residential area is a setting that is better able to absorb development and provides some balancing of adverse effects of domestication and built form through context enhancement that supports the natural values of this landscape. This context is however very finely balanced.

56. Further development is likely to lead to further degradation of natural values and domestication of this landscape. I do not consider however that the existing site is at a threshold in respect to the sites ability to absorb further change. The establishment of indigenous vegetation over the last 14 years has provided a framework that has increased the landscapes ability to absorb development, although not to the extent proposed. The proposed development would exceed the sites threshold to absorb further change as it cannot accommodate the increased presence of built form, domestic activity and landform modification without degrading the natural values of the landscape and increasing domestication.
57. Proposed dwellings and in particular proposed platform 3 located on the slopes above Vista Terrace and onto the terrace flat would introduce built form and domestication into an area of the landscape currently devoid of such influences. The existing site has an openness and park like quality that separates and provides a buffer to residential development downslope from the highway above. The buffer area continues to the north upslope of Drift Bay Road, Lot 2 DP514505. The buffer is not totally natural in character as areas are mown, planting is shaped to the open grassed areas rather than the landform and natural regeneration is not highly evident across the area except in the southwest corner of the subject site and along the highway margins. The proposed development would sit within a park like setting rather than a natural ecological regeneration area. I accept there is fine line between the two 'naturalistic landscape' in this instance. The proposed development would introduce built form and domestic elements that would be inconsistent with the natural characteristics of the site to a moderate degree and more so with the surrounding landscape.
58. Presence of dwellings, domesticated areas and domestic land use are elements that would further compromise the existing natural character of the landscape visually by exasperating existing and potential adverse effects of residential development at Drift bay.
59. In terms of ecology I consider such effects would not occur and proposed planting would support enhancement of the ecological values of the site and landscape.

Positive Effects

60. The proposed planting would maintain and enhance existing indigenous ecosystems within the site which would have been compromised by earlier farming land use and would support neighbouring natural significant areas. The degree of protection would be via the landscape plan only, and a supporting ecological management plan or protection covenant or similar does not form part of this application. As noted above domestic land use would require some form of planting controls to ensure invasive species are avoided that may degrade the natural ecology and adjacent significant natural areas.
61. The proposed development does not offer any protection of open space from further development.
62. The proposed development does not provide an opportunity to remedy or mitigate existing consented development.

Other Matters

63. The opportunity for esplanade reserves are not applicable to this location.
64. As above some form of covenant over areas of indigenous vegetation within the site would provide a greater degree of assurance of securing the positive effects of the planting that has established on this site. This is not offered within this application.

5.4.2.3 Assessment Matters General

65. Most of these matters have been covered above. Additional comments are provided as follows.

i General – Nature Conservation Values

66. The site is likely to be habitat for lizards and the retention and enhancement of indigenous planting would likely further support such populations. The inherent values of the site and its ecological context have been recognised although further provision for its protection is recommended.

iv Controlled and Discretionary Activity – All buildings (except in Ski Area Sub-Zones).

67. The location sets the site with the dominant backdrop of the Remarkables such that skyline breaches would not occur. Public view points along the highway and the Wye Creek track are generally upslope looking down onto the site and again skyline breaches would not occur. From the north the site and particular platform 3 sits on the lake terrace face and crest and would break the natural line on the landscape. The natural line is not however overtly prominent and is broken by surrounding vegetation. Effects on breaching the lake terrace and crest I consider would be moderate to low.
68. The external appearance of proposed buildings in terms of colours and materials would be of dark and natural colours that would blend well into this landscape. There are a few details missing within the application such as chimneys and nature of proposed stone that need to be clarified to ensure all elements are recessive in this context. The form of proposed dwelling 2 has a very long lake facing elevation of nearly 52m in length that forms a strong line across the slope that I consider would highlight lineal built form cutting across the landscape. Dwellings appear to have no eaves over glazing or recessed glazing and the extent of glazing facing the lake is high, particularly for dwelling 2 with a near continuous glazed frontage of 37m in length. The potential of glare at this location is very high and such an extent of unbroken and unshielded glazing I consider would potentially significantly enhance the presence of built form in this natural setting that within the broader setting has very few buildings. Overall I consider the proposed external colours and materials would be appropriate, but the form of buildings and extent of glazing would be inappropriate in this rural context.

15.2 Subdivision, Development and Financial Contributions Rules.

15.2.3.6 Assessment Matters

69. The site does not include formally identified areas of significant indigenous vegetation, heritage items, or archaeological sites.
70. Effects on rural character, landscape values, and visual amenity have been discussed above.
71. Access to lakes and rivers is not relevant to this site as there is existing public access to the lake edge via Drift Bay Road and Wharf street, and existing esplanade and adjacent reserve.
72. The proposed subdivision would not affect transport land uses on the adjacent state highway subject to confirmation of potential icing effects from existing trees within the property. To the south the land is agricultural and largely covered in scrub and the proposed subdivision would not likely affect that existing land use.
73. To the west is the Drift Bay residences. The proposed subdivision and building platforms would replace the existing rural land largely used as green buffer of some natural amenity to a rural living type development with domestic activity. There would increase domestic activity including vehicle movements. In the context of existing dwellings this would not be a substantial shift. The location of residential development upslope however would reduce the rural amenity and degrade the outlook from these existing properties to a moderate to high degree.

15.2.6.4 Assessment Matters

74. The proposed lot sizes would not support a viable agricultural land use on its own. The intent of the development is to provide rural residential type development. Section 5.3.1.1 of the District Plan identifies the purpose of the Rural General zone as :

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.

75. The proposed subdivision would be of sufficient area to contribute towards enhancing the existing nature conservation values within the site. This is subject to controls that vegetation is maintained and protected across all proposed lots sites in a cohesive manner.
76. The rural residential element of the proposed development is problematic. Each site includes large open areas that potentially could be used for intensive land use associated with rural living development and potential more open areas available for domestic land use such as parked vehicles, storage of materials, domestic structures and activity. The degree of land intensification may also vary between lots adding to the domestic complexity and variability to the landscape that would be inconsistent the broader cohesive natural landscape patterns. The ability to maintain a cohesive and natural context for development potentially could be compromised.
77. The pattern of subdivision differs to surrounding lot sizes and land use although proposed lot boundaries are unlikely to be highly noticeable subject to maintaining a cohesive pattern of vegetation across the site. The proposed rural living land use and pattern of use may however result in differing patterns to surrounding properties, and largely depends on to what degree natural character can remain dominate over domestic or intensive rural living landscape characteristics. I consider in this instance the proposed four lot subdivision would potentially enable an increased presence of a pattern of rural living type development that would be less consistent with the surrounding subdivision pattern and associated land use.
78. I consider a natural setting with a high degree of indigenous vegetation has greater potential to absorb residential development and activity in this natural landscape context . In this instance despite a strong structural planted context there remains an openness of the site and landscape that would be retained by the four lot subdivision and would not be as effective in absorbing residential development. This is partly down to planting design and the nature and scale of proposed lots, platform location and resulting intensive land use patterns.

15.2.7.3 Assessment matters

79. Each lot and platform would have good solar gain with unimpeded aspects towards the north and north west.
80. There is an existing walkway around the property and the proposed balance lot 4 through planted areas, it is however not proposed to be available for public use.
81. The proposed subdivision is not on a zone boundary. It is however located adjacent to a change in land use and subdivision pattern between the existing small lots on Vista Terrace and Drift Bay Road and the larger surrounding lots devoid of residential buildings. In terms of creating an attractive and interesting edge between existing residential and rural land use in this instance this would be largely a matter of avoiding the creation of abrupt edges that highlight domestic or intensive land uses. Retaining and enhancing a cohesive indigenous vegetated context from the slopes above the highway, through the subject site, existing residential development and through to lake margin reserve areas is key component to the big scale and natural character of this landscape. The landscape is made of large cohesive natural units in landform and vegetation patterns. The ability to maintain and enhance such a broad scale natural context I consider is important for an ability for the landscape to absorb residential development. Whilst the subject site has an establishing vegetated context that contributes towards this it remains to a degree separated from the surrounded landscape by planting that defines open grassed areas without relevance to the natural landform or natural character of the landform. The planting however

provides strong framework to build upon although in this instance I consider the proposed pattern and layout does not achieve a sufficient natural and cohesive context to accommodate the proposed subdivision and associated land use.

82. The likely development of the lots is unlikely to impede views from properties but would as discussed above result in changes in views that would degrade the natural outlook. From Drift Bay Road and SH6 the layout of proposed platforms would result in a degree of visual stacking of dwellings that would accumulate in an increased presence of built form. I do not consider this to result in a dominance of built form but in this natural landscape context would result in adverse effects as discussed above.

22 Earthworks

iv Effects on rural landscape and visual amenity values including on Outstanding natural features and Outstanding Natural Landscapes.

83. Proposed earthworks would cut into the natural terrace slope and crest of the historic lake beach terrace. Earthworks would be screened to a degree by proposed buildings and planting. The proposed extent of earthworks would be relatively small and contained. I consider the visual quality and amenity values of the landscape would be adversely affected to a moderate degree and this would reduce once buildings are completed and planting establishes.
84. The natural landform is not on a visually prominent ridge although it does form part of natural beach terrace and terrace face that continues to the south side of Wye Creek. In context of the surrounding landscape the natural landform of the site is relatively minor. I consider adverse effects on the natural landform would be moderate to low.
85. The visual amenity of surrounding sites would be adversely affected to a moderate degree due to the modification of the natural landform. Existing and proposed planting, and proposed dwellings would diffuse views of the modified landform and reduce adverse effects once planting establishes.
86. Proposed earthworks for access roads follow a natural line near the crest escarpment to the southwest of the site. Proposed earth platform and mound formations are more arbitrary and in particular platform 3 cuts deep into the upper terrace crest resulting in an abrupt change to the natural landform. Heights and depths of cut and fills are within the natural range of variance in terrain at this location. Mounding and cuts would none the less be recognised as unnatural modifications to the natural landform. The site is not highly sensitive as there is a degree of containment created by existing vegetation. Overall I consider the sensitivity of the site has been recognised in parts in terms of the access roads but less so for building platforms.
87. The finer grain character of the natural landform is generally only appreciated within close proximity and within more open areas. Vegetation in the area generally obscures small variances in the local landform. The incremental degradation and loss of the historic beach escarpment features of Lake Whakatipu in this locality is already occurring as can be viewed at the Homestead Bay development at Jacks Point. The proposed earthworks of this development would further contribute to the loss of these subtle landforms and cumulatively result in the small and incremental loss of the local natural landforms that contribute to the uniqueness of the lake side landscapes. The proposed development would further contribute to such cumulative degradation but only to a small degree.
88. The earthworks would be inconsistent with the surrounding natural form of the land. The extent of cut and fill is however relatively moderate within the context of the natural variation of the terrain. Works would be relatively contained and obscured by vegetation as not to be overtly prominent.

CONCLUSION

89. I consider the landscape report has correctly defined the landscape as an ONL (WB) and has applied the correct assessment matters within section 5 of the District Plan.

90. Existing residential development at this location has lowered the sensitivity of development in terms of an existing presence of buildings and domestication has become part of the local landscape context. Existing development is however contained to a row of small rural lots border by and to varying degree integrated with adjacent vegetated reserve land and lakeshore margins. Existing development at Drift Bay is finely balanced in this environment in regard to the natural character and values of this landscape. Upslope of Drift Bay Road and Vista Terrace including the subject site is what is effectively a green buffer to the highway. It is comprised of open grassed areas and establishing indigenous planting and has an informal park like quality. The terrain of this area is elevated above residential properties downslope and located on old beach terraces with an open aspect towards the lake. It is into this context the proposed development would be set.
91. The established planting within the site has value in providing partial visual containment and screening, and enhancing natural and ecological values. The planting framework follows a general form defined by open grassed areas and the perimeter of the site. It is not a uniform natural regeneration pattern of vegetation that is occurring within the southwest part of the subject property with predominantly bracken and pittosporum. The existing vegetation within the site provides partial screening into the site and is most effective as viewed from the highway directly upslope of the site. Elsewhere there is visual permeability that enable glimpses and views into the site.
92. Despite having an established framework of planting the planting is not sufficient to visually screen or integrate the development into the landscape. The presence of buildings, access roads and domestic activity would be apparent and degrade the natural character of the landscape to a moderate to high degree. Proposed building platform layout and building design whilst being of natural and recessive external colouring would include extensive areas of unshielded glazing and long lake facing elevations that would highlight built form in the landscape. Locations of platforms also would require removal of a few trees and potential damage to existing trees, and given the mitigation, landscape and ecological value of established trees at this site this would be unfortunate but appears to be potentially avoidable through minor design changes.
93. The ability for the landscape to absorb development is improved by existing planting but is not sufficient to conceal development or enable the natural characteristics of this landscape to remain dominant. The proposed development would become a rural living development with the complexities of landscape patterns typical of such development with vehicles, buildings, structures, landscape domestication, smoke, lights, noise and so on. This would degrade the natural character of this landscape and further highlight and extend existing residential domesticating effects up the slope that would further compromise the natural character of this landscape.
94. The location of platforms on the natural beach terrace face and crest, the openness of surrounding grassed areas and elevated nature of the site with an aspect towards the lake do not provide a sufficient degree of containment of development in this context. A high degree of reliance is placed on existing and proposed vegetation, and plans submitted do not provide sufficient detail to provide or illustrate sufficient extent to assure adverse effects would be sufficiently contained or integrated into the natural setting.
95. Overall adverse effects would not be severe or significant, and are generally moderated by the existing nearby residential development and established vegetated context of the subject site. This alone however is not sufficient to ensure overall adverse effects would be less than moderate to high in this landscape.

Memo prepared by


Richard Denney

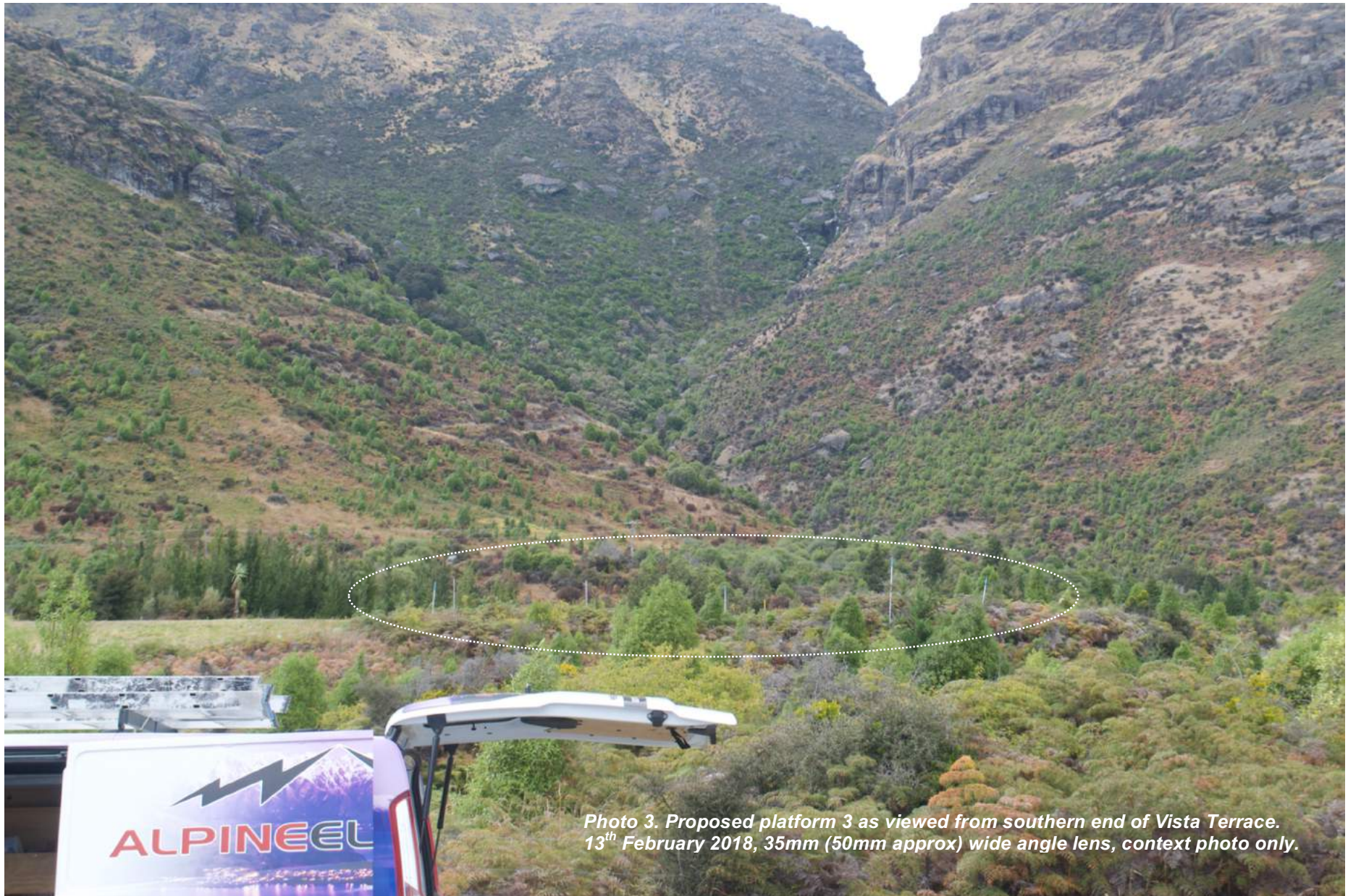
LANDSCAPE ARCHITECT

Appendix A – Photos





Photo 2. Proposed platform 3 (foreground) and 2 as viewed from within site looking north. 13th February 2018, 18mm (28mm) wide angle lens, context photo only.



*Photo 3. Proposed platform 3 as viewed from southern end of Vista Terrace.
13th February 2018, 35mm (50mm approx) wide angle lens, context photo only.*



Photo 4. Proposed platform 2 and 3, pole location highlighted as viewed from 12 Vista Terrace. 13th February 2018, 18mm (28mm approx.) wide angle lens, context photo only.



Photo 4. Proposed platform 1 and 3, pole location highlighted as viewed lake edge bluffs. 13th February 2018, 36mm (50mm approx.), context photo only.





Photo 6. Proposed platform 1,2 and 3 pole location highlighted as viewed from 19 Drift Bay Road (north). 13th February 2018, 35mm (50mm approx.), context photo only.

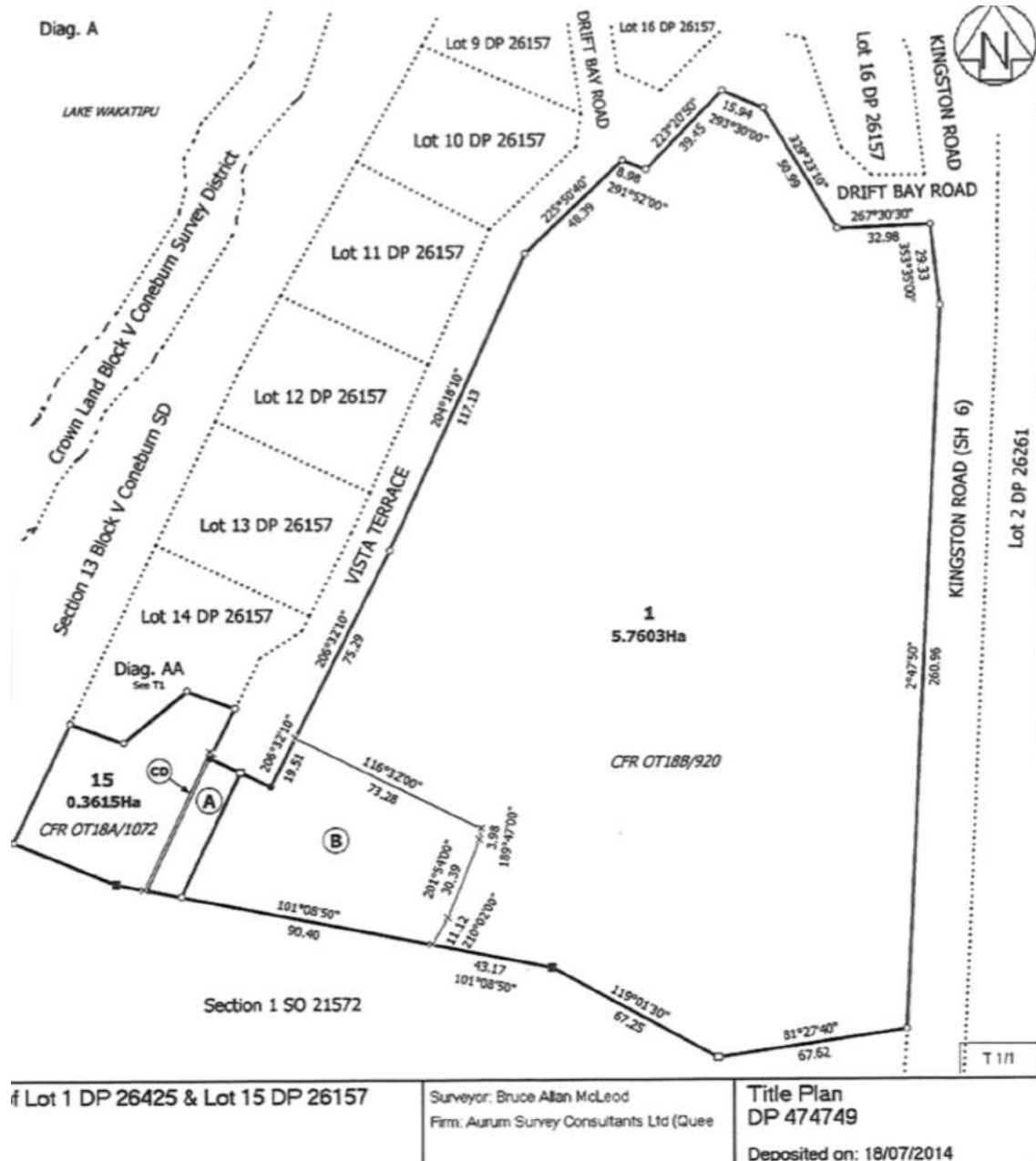


Photo 7. Proposed platform 3, 2, and 1 pole location highlighted as viewed SH6 north of site. 13th February 2018, 35mm (50mm approx.), context photo only.



Photo 8. Subject site location as viewed from council reserve 3km north of subject site. 13th February 2018, 35mm (50mm approx.), context photo only.

Appendix B – Title Plan



QLDC Expert landscape evidence regarding submission 431 *Barbara Kipke* (District Plan Review).

Submission 431

- 12.39** Submission 431 requests that their property located at Wye Creek adjacent to the Queenstown Kingston Highway be rezoned RL. The site is legally described as Lot 1 DP 474749 and it comprises an area of 5.8ha. It is identified in the aerial in **Figure 19** below. The submission also requests amendments to the RL Zone provisions and to the subdivision rules (Chapter 27) which are issues which have already been heard in earlier hearing streams. This evidence relies on the Right of Reply version of these chapters in making this assessment.

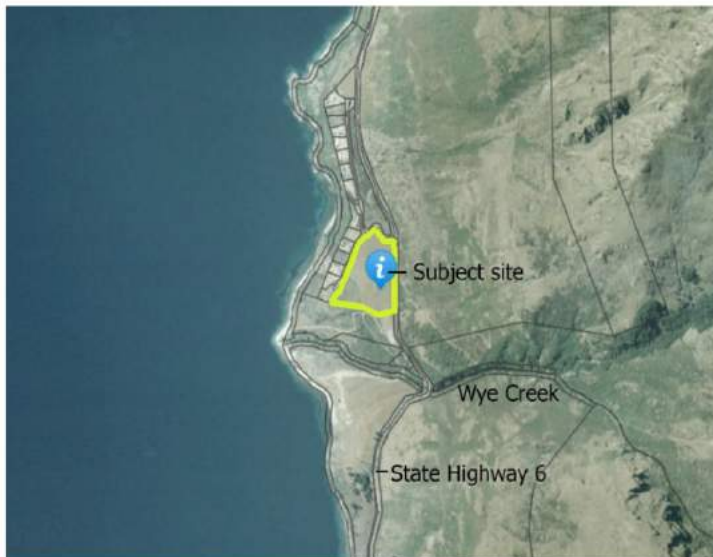


Figure 19: Aerial of the vicinity of Wye Creek showing the site subject to submission 431.

- 12.40** The Wye Creek outwash fan comprises a mix of outwash and glacial materials which form an elevated fan at the point where Wye Creek drops from the Remarkables range and enters Lake Wakatipu. The fan is a reasonably gently sloping area in its more eastern and central areas, dropping fairly steeply to the lake along its more western edge.
- 12.41** The subject site is located on the northern side of the creek and comprises a slightly hummocky area declining, generally, towards the lake. Extensive indigenous planting has been undertaken on the site, particularly around the margins of the site, but also within it interspersed between open grassed areas.
- 12.42** The Wye Creek outwash fan is zoned Rural under the PDP, and is a part of the ONL of the Remarkables and Lake Wakatipu. The northern part of the fan is the location of a row of sixteen rural residential lots, each of approximately 3000m² in area. They are located, in the main, on the more steeply sloping part of the outwash fan. There is no proposal to rezone these lots. Development on these lots has been sensitively done, overall, and extensive

indigenous planting amongst these dwellings has successfully integrated them into the landscape. The location of most of the lots on the steeper slope towards the lake, plus planting and spontaneous vegetation close to the Highway, means that the presence of residential development is not obvious for passers-by. This means that residential development does not detract from views of the lake and surrounding mountains.

- 12.43** In my opinion, without the indigenous vegetation which has been planted over recent years, the site would be unlikely to absorb residential development at the RL density. As vegetation is vulnerable to intentional removal and to loss by fire and disease, reliance on it to enable residential development with little natural topographical containment would be undesirable.
- 12.44** Consequently, it is my opinion that the relief sought by the submitter should not be granted.

MEMO

FILE REF: RM171170 B Kipke
TO: Erin Stagg Senior Planner QLDC
FROM: Richard Denney Landscape Architect Consultant
DATE: 5 June 2018
SUBJECT: Landscape Report Addendum 1

1. A QLDC landscape report was prepared for council's planner dated February 26th, 2018 for resource consent application RM171170 B Kipke.
2. An amended application has since been received to undertake a four-lot subdivision and establish a residential building platform on three lots, and land use consent to construct a dwelling within each platform at Vista Terrace, Drift Bay, Queenstown. The site is legally described as Lot 1 DP 474749 and is 5.7603 hectares in area. 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 (Wakatipu Basin)*, and within the proposed District Plan, *Rural* with an *Outstanding Natural Landscape (ONL)* classification.
3. To be read in conjunction within the plans previously submitted with the application dated 21/11/2016 the following plans have been submitted within the amended application:

<i>Lot 1, Wye Creek Forest Paradise,</i>	<i>Landscape Plan</i>	<i>dated 07/05/2018</i>
<i>Lot 2, Wye Creek Forest Paradise,</i>	<i>Landscape Plan</i>	<i>dated 07/05/2018</i>
<i>Lot 3, Wye Creek Forest Paradise,</i>	<i>Landscape Plan</i>	<i>dated 07/05/2018</i>
<i>Lots 1-4, Wye Creek Forest Paradise,</i>	<i>Landscape Plan</i>	<i>dated 07/05/2018</i>

and

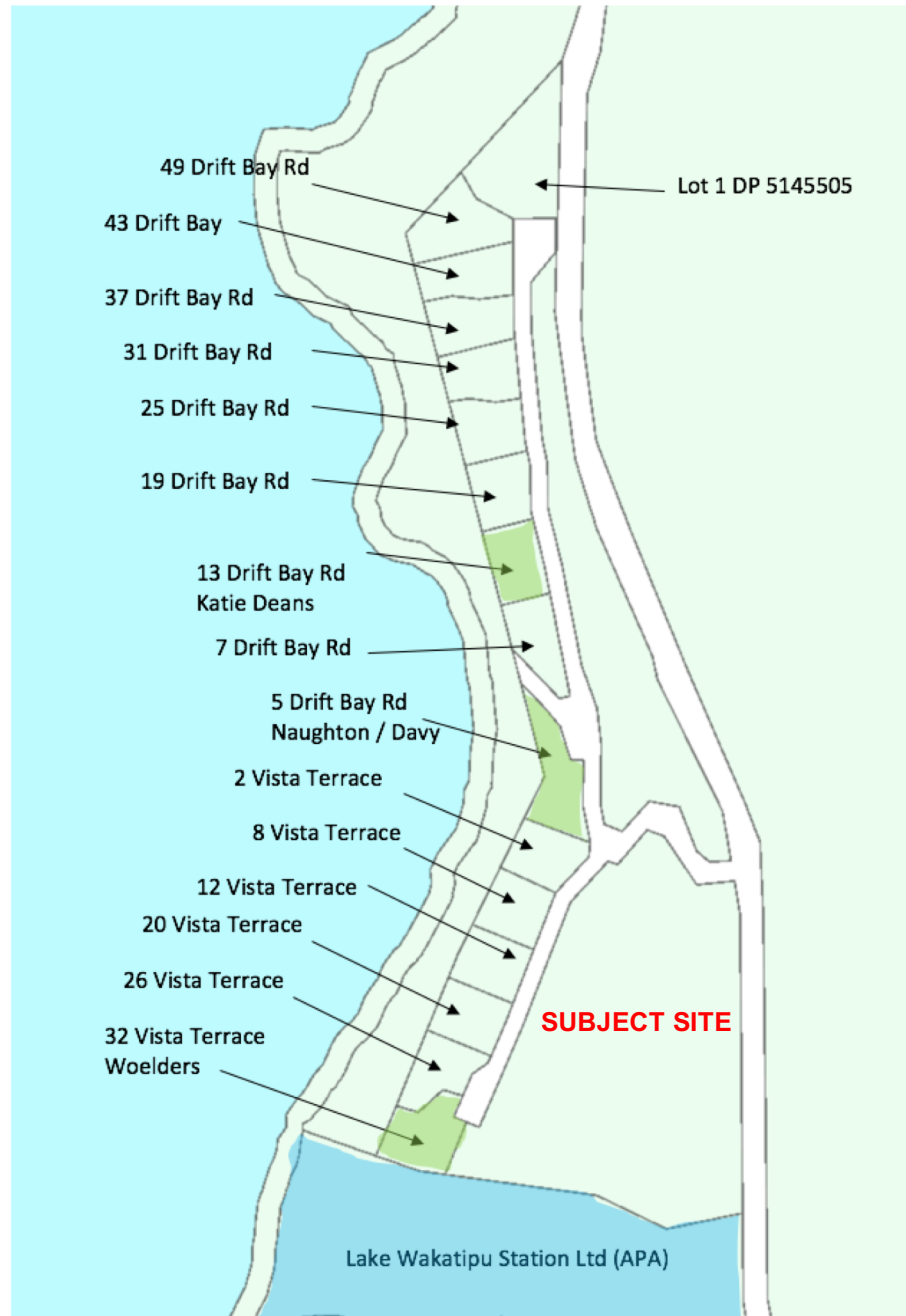
the volunteered condition as follows:

"All areas of glazing facing towards Lake Wakatipu shall be constructed to have a low external visible light reflectance through the use of grey or bronze tinted glazing or glazing with an anti-reflectivity coating."

4. I understand all neighbours have been notified of the application. The following submissions have been received and where an address is known the submitter location is shown on the plan on the following page:

Tim Penington	Unknown address	Support
Katie Deans	13 Drift Bay Rd	Support
John and Helen Woelders	32 Vista Terrace	Support
Sheena Naughton/Nigel Davy	5 Drift Bay Rd	Support, conditional on retaining public access to the proposed Lot 4 walkway.

5. Affected persons approval have been obtained from Lake Wakatipu Station Ltd.



6. The main additions to the proposed landscape plans are:
 - Identification of defined areas of mountain and lake views from each platform where it is proposed that existing and planted vegetation may be pruned or removed to retain views.
 - Controls so that no exotic trees to be planted in the lots, but allowing exotic planting to be within 10m of a house.
 - All native trees and plants to be from the selected species list (Neil Simpson plant list).
 - Two-year time frame to complete proposed planting outside of the curtilage areas following completion of earthworks.
 - All planting within Lots 1-3 to be responsibility of the Lot owner.
 - Landscape maintenance of Lot 4 to be the responsibility of the owner of Lot 3 and the 'manager', (manager is not defined within the application).
7. Specific to each proposed lot is the following.

- Lot 1
8. Additional specimen planting of beech, kowhai, kanuka/manuka and one beech tree, and swathes of mixed native shrubs to be planted in the open area to the north of the platform. Proposed planting is included in defined view shafts and potentially may be pruned or removed to maintain views.
- Lot 2
9. As above.
- Lot 3
10. Additional swathes of native shrubs on the crest of the terrace face to the north of the platform and additional beech trees to the south of the platform. Planting to the north included within a defined area and may be pruned or removed.
- Lot 4 No additional planting.
11. No changes to buildings or site layout proposed, except for proposed condition for glazing, and the identification of water tank locations.

ASSESSMENT

12. The appropriate assessment matters in regard to amendments to the application are 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 *Subdivision, Development and Financial Contributions Rules*

and section 21.21 Assessment Matters (Landscape) of the Proposed District Plan (PDP).

DISTRICT PLAN ASSESSMENT MATTERS

5.4.2.2 (1) Outstanding Natural Landscapes (Wakatipu Basin)

Effects on openness of landscape

13. The site land is within a broadly visible expanse of open landscape as viewed from public roads and places.
14. Additional proposed planting would assist in filtering views of proposed buildings and provide a slightly enhanced vegetated context once established, although proposed controls to remove or prune trees within the defined view shafts would potentially have the opposite effect. The presence of residential buildings and associated activity would remain in the landscape. I consider adverse effects on the open space values with respect to the site would be slight to moderate, and moderate to the surrounding landscape.
15. The vegetated and topographical context of the site would remain as previously assessed.

Visibility of the development

16. Additional planting would reduce the visibility of proposed dwellings to a slight degree, but also potentially increase visibility with provision to remove and prune trees within defined view shafts. I consider the proposed additional planting would be only a slight reduction in adverse visual effects.
- Views from Vista Terrace and Drift Bay would detract to a moderate to high degree from public and private views otherwise dominated by natural landscapes. It is noted that three of the of the sixteen private smaller residential lots along these roads have provided supportive submissions.
 - Buildings would also be within views from SH6, the waters of the Lake Whakatipu, the esplanade and lakeside reserve areas but within a broader context that includes existing

dwelling. The potential from glare from glazing along the long elevations of the buildings would potentially increase the visibility of buildings in this landscape over a long distance.

17. The location and extent of earthworks has not been amended. The location of dwellings within proposed Lot 2 and Lot 1 would potentially displace a few established trees and damage remaining trees within close proximity to the buildings. Earthworks would degrade the natural character of the beech terrace landform although this is not likely to be highly noticeable from beyond the site to the untrained eye. Proposed additional planting would be consistent with the natural and park-like character of the site.
18. Proposed additional planting would assist in enhancing an integrated context between a naturalistic landscape and smaller rural lots with residential dwellings. I consider a thoroughly integrated development within a more natural context than proposed has the potential to sit comfortably within this ONL setting. In this instance, I consider the proposed amended development would not achieve this. This is due to:
 - insufficient enhancement and protection of existing indigenous vegetation cover around key locations of proposed building platforms to maintain dominance of natural values and processes consistent with the broader landscape,
 - a supporting revegetation management plan without sufficient details to assure the natural setting and revegetation processes would be maintained and enhanced as part of the development and be managed so as to be dominant over domesticating effects and presence of built form.
19. The resulting nature of the development would have a moderate adverse effect on the appreciation of landscape values of the landscape.
20. Effects on neighbours remains as previously assessed excluding those that have provided supporting submissions.

Visual coherence and integrity of landscape and Nature Conservation Values

21. Proposed amendments would result in little change to that previously assessed.

Cumulative effects of development on the landscape

22. The proposed additional planting would support a more integrated context with a slight increase to absorption capacity for this type of development, and also a slight decrease through provision to remove and prune trees. Effectively the proposed development would seek to maintain a park-like setting to site residential dwellings within, rather than a restorative natural landscape that could absorb development. The open terrain also poses problems to integrate development into the landform, and in particular proposed platform 3 in its elevated position on top of the beech terrace crest. The objective as stated on the submitted *Management Plan* is in the long term to create a natural beech forest environment similar to Wye Creek Gully. I consider this would potentially provide a more appropriate and absorbing setting for the development. However, the submitted management plan and planting plan does not provide sufficient assurance or methodology that this would be achieved. It indicates a more park-like rather than natural setting. I remain of the view that the proposed development would exceed the threshold of this landscape to absorb such development.
23. The proposed development would introduce built form and domestication that would be inconsistent with the natural characteristics of the site to a moderate degree and slightly more in context of the surrounding landscape.

Positive effects

24. Would be consistent with that previously assessed.

Other matters

25. I remain of the view that a covenant protecting existing and proposed indigenous planting, and natural regeneration throughout the site would provide a higher degree of assurance of securing the positive effects of indigenous planting to date. I consider the management of the site remains an issue in terms of achieving the intended outcome of a beech forest setting as noted on the submitted landscape plans. Within the context of the ONL I consider managing the site as a

restorative landscape of naturalising indigenous vegetation rather than a park-like setting would be more appropriate in this instance.

5.4.2.3 Assessment Matters General

26. The proposed condition for low reflective glazing I consider is not a measurable condition and does not provide assurance that adverse effects from glazing would be achieved.

Subdivision and Earthworks

27. The relevant assessment matters are covered in the landscape report to council.

Proposed District Plan – Outstanding Natural Landscapes

28. As of 7th May 2018 the rules of the decisions version of the PDP have legal effect.

Section 21.21 Assessment Matters (Landscape)

Effects on landscape quality and character

29. These have been determined in the landscape report to council. Overall the proposed development would increase the presence of built form and domestication of the landscape and this would degrade the landscape to a moderate degree.
30. Proposed boundaries would have a negligible effect on the degradation of the landscape as existing and proposed planting would diminish the legibility of such boundaries.

Effects on visual amenity

31. The proposed development would be visible from public roads and places and would not fit into the criteria as being reasonably difficult to see.
32. The proposed development would be visually prominent as such that it would detract from private and public views from Vista Terrace and Drift Bay Road where such views upslope are otherwise dominated by a natural landscape devoid of buildings and residential activity.
33. The proposed development would have partial screening by an established and proposed enhanced framework of indigenous vegetation that would be keeping with the indigenous species of the surrounding landscape. Vegetation would not however provide total screening of the development.
34. The proposed development would reduce the visual amenity values of the wider landscape with increased visible presence of built form and domestication visible over long distances. Adverse effects would be moderated to a degree by the context of existing residential development downslope. The proposed development would be visible as an extension into more visually prominent areas on the crest of the existing beech terrace, and in particular proposed platform 3.
35. The proposed development would break the natural line of the beech terrace slope and crest, this would be more prominent on platform 3 but overall would not be overtly apparent as surrounding vegetation breaks the natural line of the landform.
36. Access roads, lighting, and earthworks are all elements that would reduce the amenity of the landscape to a moderate degree. Proposed landscaping through the use of informal indigenous planting would reduce the visibility of such elements and maintain a natural character but would not be sufficient to fully avoid the domesticating presence of the development.

Design and density of development

37. The four-lot development would share a common access way from Vista Terrace, and provide a common lot around the perimeter.

38. I consider there would potentially be merit in clustering buildings in areas least sensitive to change which would be in those areas off the high terrace, and in those areas of established trees where building location would not threaten the health of such trees. I understand that the site does have constraints in term of rock fall hazards that limits alternative locations for buildings.
39. Platform 3 is an elevated position on top of the beach terrace and I consider is a more visible location for building development. The two other sites are exposed towards the north and there is potential for adjustment to sit more within established vegetation. The current position on the open beach terrace face and crest I consider are the more visible parts of the site and there are potentially less visible locations within this site that may be more appropriate.
40. As discussed above the location of the development is generally within the more open and exposed parts of the sites, which I understand is to maximise views out but this also increases visibility of development from beyond the site and has the resulting effects of increasing the presence of buildings and domestication within this landscape. A more integrated concept of buildings tucked into existing established trees with supporting tree planting and ecological restoration of surrounding land may potentially reduce sensitivity but is not presented within this application.

Cumulative effects of subdivision and development on the landscape

41. Whilst there is existing residential development within the Drift Bay area this generally is contained to the area downslope of Vista Terrace and Drift Bay Road, and within established vegetation. The proposed development would result in extension of residential development into the more elevated parts of the Drift Bay area in an area that to date has provided a vegetated buffer to the existing development. The site has some capacity to absorb development but would retain a degree of openness and siting of platforms on the terrace face and in particular on the terrace crest would present residential development into public and private view. The amended planting plan has increased planting but I consider is insufficient to provide an absorbing context for this type of development in this setting. Whilst proposed planting would have some positive ecological effects the increased presence of residential development activity would degrade the landscape quality, character and visual amenity values to a moderate to high degree. I consider adjustment of building design and location, increasing structural planting and provision of more intensive indigenous revegetation would potentially overcome these adverse effects. The amended proposal does not achieve this.
42. A supporting framework of a covenant on existing and proposed indigenous vegetation that supports a natural regeneration process similar to that on the more natural area in the southwest corner of the property may assist in providing assurance a beech forest setting as noted on the landscape plans would be achieved. Building design controls to break long elevations and areas of exposed glazing to the north and west where glare may highlight buildings should be included in building design controls. I consider this is potentially best achieved through controls for eaves over glazing, or providing a measurable glare control that avoids glare from glazing areas. Alternatively a review condition could be applied to review any effects of glazing over a two-year period although this may be problematic without a feasible alternative.

21.21.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL).

43. The specific building designs submitted with the specific shaped building platforms provide assurances that the assessment of the buildings would be generally within the scope of assessment of effects of the platform. As discussed above and within council's landscape report concerns of building location, design and glazing have been raised.
44. The proposed development is different to existing rural residential development in the adjacent area as the lots are larger and potentially would provide an increased presence of rural lifestyle activity that may be less consistent with the naturalistic qualities and character of the landscape. The amended planting to a degree diminishes this possibility with planting on the open slopes and would restrict the land use to a park-like naturalistic type setting rather than one of potentially small-scale lifestyle and domestic use. I consider however that planting is not sufficient in providing a development that is compatible with the surrounding landscape and would not adequately mitigate the increased presence of residential buildings and activities.

45. The development potentially could include a covenant to protect the establishing framework of indigenous vegetation but it is not provided as part of this application.
46. The site borders two significant natural areas. The existing and proposed planting would add value to the ecological values of these areas, and as above a formal protection of indigenous vegetation within the site would be of value.
47. The existing walkway through proposed Lot 4 is of amenity value but I understand is not intended to be for general public use.
48. The current site is not farmed although it is retired framing land that has a framework of planted indigenous vegetation and areas of natural regeneration. Reverting the site or at least enabling the reversion of the site to indigenous cover as per the southwest corner of the property would be of value to the landscape, ecological values and providing a setting that potentially could absorb this type of development. This is not proposed in this application.
49. The proposed development does not include any compensation measures in regard to adverse effects that are not avoided, mitigated or remedied.

SUBMISSIONS

50. The submissions received are supportive of the development and the applicant.
51. The Naughton/Davy submission is conditional on Lot 4 being attached to Lot 3 to ensure the maintenance of the walking track around Lot 4 and public access be retained. It is my understanding the walking track is not intended to be open to the general public.

CONCLUSION

52. Overall the amended proposal provides a slight enhancement to mitigation of adverse effects but does not in my view offer substantial change to my original assessment. Recommended conditions of consent in regard to landscape are not included in this memo but can be provided if required to assist in reducing adverse effects.

Memo prepared by

Richard Denney

LANDSCAPE ARCHITECT

APPENDIX 4 – ENGINEERING REPORT



ENGINEERING REPORT

TO: Erin Stagg

FROM: Alex Ross

DATE: 14/09/2018

APPLICATION DETAILS	
REFERENCE	RM171170
APPLICANT	Barbara Kipke
APPLICATION TYPE & DESCRIPTION	Resource Consent Application to subdivide Lot 1 DP 474749 into four lots. 3 to have dwellings and 1 balance lot.
ADDRESS	Vista Terrace, Drift Bay
ZONING	Rural General
ACTIVITY STATUS	Discretionary

Application	Reference Documents	AEE dated October 2017 and further information provided to planner
	Previous Relevant Consents	n/a
	Date of site visit	30/11/2017
	Existing Use	Paddocks and native vegetation
	Neighbours	Drift Bay subdivision (rural lifestyle character); Kingston Road to the east
	Topography/Aspect	Rolling topography sloping downwards from Kingston Road towards Lake Wakatipu
	Water Bodies	Lake Wakatipu approximately 160 m to the west

Location Diagram



The applicant seeks subdivision consent for a four lot subdivision with identification of three building platforms. The applicant also seeks land use consent for construction of a dwelling on each platform identified. Assessment has therefore been split into subdivision and land use as below.

Subdivision (4 Lots)

ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Means of Access	<p><u>Vehicle Crossing</u> The site is currently accessed via an informal gravel vehicle crossing to Vista Terrace. The applicant proposes to replace this access crossing with a new vehicle crossing located further to the south and formed to Diagram 2 of Appendix 7. I recommend that this is included as a condition of this consent.</p> <p>All lots will have shared ROW access from the main driveway off Vista Terrace. The ROW and easement to convey services are shown on the subdivision scheme plan.</p> <p>Sight distances from access point do not comply with the requirements of the QLDC Proposed District Plan, given that Vista Terrace is within a 100 km/h speed zone. However, I am satisfied with the findings of the Hadley Consultants report that the sight distances are appropriate for the actual speed environment likely to be encountered on Vista Terrace (<100 km/hr based on road layout and intersections).</p>	x
			<p><u>Internal ROW Access</u> The applicant has stated that the internal ROW will be constructed to comply with Council's Land Development and Subdivision Code of Practice. I recommend that as a condition of consent, the internal ROW shall be constructed to Figure E1 of Table 3.2 of the QLDC Code of Practice.</p>	x
			<p>I accept the Hadley Consultants recommendation that stormwater from the internal ROW shall be collected in swales and disposed of to land via soakage. I recommend that this is included as a condition of the consent.</p>	x

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks are proposed to bench the future dwellings into the existing topography and establish earth mounds and access-ways.	
		Cut /Fill Volume (m ³)	Total cut 2,240 m ³ ; total fill 2,687 m ³ (total fill over cut of 447 m ³)	
		Total Volume (m ³)	4,927 m ³	
		Area Exposed (m ²)	12,420 m ²	
		Max Height Cut/Fill (m)	Max cut depth 2.5 m Max fill depth 2 m	
		Prox. to Boundary	No significant earthworks near site boundary	
	Stability	Geotech assessment by	Hadley Consultants Ltd	
		Report reference	Proposed Subdivision, Vista Terrace, Wye Creek: Feasibility of Utility Services and Infrastructure. Report by Hadley Consultants, 29 April 2016. I recommend a consent condition that all earthworks shall be undertaken in accordance with the recommendations of the report provided.	x
		Retaining	I note that any retaining required will be associated with future dwellings and will be assessed and approved under the building consent process.	
		Fill certification/specific foundation design required	Fill certification required for building platforms due to proposed cut/fill depths (up to 1 m for House 1).	x
		Engineers supervision	Fill and schedule 2a certification is required and I therefore recommend earthworks are supervised by a suitably qualified engineer.	x
		Schedule 2a Certificate	I recommend schedule 2a certification is provided prior to 224c certification to confirm fill placement certification and overall suitability of building platforms for future construction of dwellings.	x
		Clean fill only	Yes. Recommend condition to ensure only clean fill used.	x
	Site Management	Report reference	The report by Hadley Consultants dated 29 April 2016 outlines some generic site management measure to control dust and silt migration. To ensure that suitable measure are installed to mitigate the adverse effects of the proposed earthworks I recommend a consent condition that site management measures shall be installed in accordance with Section 2.3.7 of the QLDC Code of Practice and the Hadley Consultants report dated 29 April 2016.	x
		Neighbours	Not likely to be affected due to distance from earthworks to neighbouring properties across Vista Terrace	
		Traffic management	I recommend a condition that the applicant prepares a traffic management plan prior to commencement of works.	x
		Construction crossing	I recommend a condition that the applicant provides a stabilised construction crossing for construction vehicle access to the site.	x
		Revegetation	To provide on-going stability and dust/sediment control I recommend a consent condition that topsoiling and grassing shall be undertaken post-earthworks	x

SERVICES	Existing Services		<p>Reticulated water supply from the Drift Bay Water Scheme (operated by Wye Creek Water Company) is available within Vista Terrace (100 mm PVC water main, with a 20 mm PE lateral to the subject site).</p> <p>Power and telecommunication services are located within Vista Tce and SH6.</p>	
	Water	Potable	<p>The proposed 3 lots will connect into the Drift Bay Community water scheme. The applicant has provided an email from Vanessa Rob (Anderson Lloyd), confirming that the shareholders of the Wye Creek Water Company (operators of the Drift Bay Scheme) have passed a special resolution approving the grant of 2 additional shares in the scheme to Barbara Kipke, subject to resource consent being granted. I am satisfied that agreement has been reached with the Wye Creek Water Company for water allocations to the proposed lots.</p> <p>The project engineers have allowed for 1500 L per lot per day and a further 1500L/lot/day for irrigation (3000 L/lot/day). I am satisfied that this is a sufficient volume and meets the minimum requirements under the QLDC Code of Practice.</p> <p>Individual water laterals to each site from the existing 100 mm main in Vista Lane will be required to be installed. I therefore recommend a consent that prior to the commencement of work detailed design plans shall be provided for review and acceptance for the provision of individual water supply laterals from the 100 mm main on Vista Lane to the building platform on each lot. Each lateral shall include an Acuflo CM2000 toby at the road boundary.</p>	X
			<p>It is noted that the applicant's engineer (Hadley) have discussed the need for a buffering tank and pressure booster pump. It is therefore assumed that the Drift Bay scheme runs at low pressure. I therefore recommend a consent notice consent condition that 10,000 litres of dedicated buffering storage shall be installed within a 30,000 litre tank.</p>	X
			<p>I accept the expert findings from Hadley Consultants that water quality (sourced from Lake Wakatipu) is generally high, and that microfiltration and UV treatment in individual dwellings will be sufficient. I recommend a consent notice condition is registered on the title to ensure that UV treatment be installed at time of dwelling construction.</p>	X
		Fire-fighting	<p>Each lot is required to install a buried 45,000 litre storage tank, or combination of tanks (with fire-fighting connection) and booster pump for firefighting purposes. I accept the expert findings that this is sufficient for fire-fighting water supply for the proposed dwellings.</p>	X

	Effluent Disposal	<p>As no Community or Council scheme is available for connection, wastewater will be disposed of on site within each lot.</p> <p>I accept the expert assessment of on-site soils completed by Hadley Consultants, which shows that the on-site soils have sufficient capacity to facilitate effluent disposal to land via sub-soil soakage methods in accordance with NZS1547:2012. I note that the expert has recommended secondary treatment of effluent prior to disposal, given the proximity (~160 m) to Lake Wakatipu, a potentially sensitive receptor and limiting horizon. I further note that the expert has recommended a 44 m² disposal area on each lot, with an alternative option to manage wastewater communally on the balance lot.</p> <p>I recommend a consent notice on Lots 1 – 3 requiring the design and installation of an on-site wastewater system, in accordance with the site soils assessment completed by Hadley Consultants Ltd and NZS 1547:2012.</p>	X
	Stormwater	<p>All runoff associated with the development will be disposed of to land, on site. Roadside swales draining to soakage pits are proposed to drain access-ways for the building platforms. Soak pits are proposed for building roof runoff. I recommend a condition requiring stormwater swales and soakage pits to service the proposed internal ROW.</p> <p>I accept the findings of the soakage assessment carried out by Hadley Consultants, which demonstrates that on-site soils have sufficient permeability to allow disposal to land on site. I am satisfied that review and acceptance of soakage pits will be completed as part of the building consent process for individual dwellings and therefore no specific consent conditions are required in this regard.</p> <p>The site is outside of major secondary flow paths as the state highway acts as a cut off from hill slopes to the east. However to control minor flow paths I recommend a consent condition that prior to the commencement of works the consent holder shall provide for approval plans for approval showing secondary flows paths in a 1 in 100 year event.</p>	X
	Power & Telecoms	<p>Chorus and Aurora have confirmed via provisioning letters that connection to their services is possible for the three proposed lots. I recommend consent conditions that prior to 224c certification for the proposed residential lots the consent holder shall provide suitable power and telecommunication connections to the building platforms in accordance with the specific requirements of the network utility providers.</p>	X
	Management Company	<p>No management company is required. Potable water will be supplied via the Wye Creek Water Company and pipe/system maintenance dealt with through mutual agreement. Stormwater and wastewater will be via individual privately owned systems and do not require management. Access ROW and associated stormwater disposal system maintenance will be catered for by way of easement agreement.</p>	

NATURAL HAZARDS	Hazards on or near the site	QLDC GIS does not indicate any natural hazards on the site. The applicant has identified a potential rockfall hazard zone on site. Rockfall bunding will be required to protect the building platform for Lot 1, as recommended by the Hadley Consultants report, 29 April 2016.	
	Hazard assessment by	Hadley Consultants Ltd	
	Report reference	<i>'Proposed Subdivision, Vista Terrace, Wye Creek: Feasibility of Utility Services and Infrastructure.'</i> Report by Hadley Consultants, 29 April 2016	
	Report on Hazards	Hadley Consultants have carried out an assessment of rockfall hazard at the site. Hadley Consultants identified an area of rockfall debris in the northeast of the site, and proposed mitigation by locating the building platforms away from the northern and eastern extremities of the site. Hadley Consultants have identified a further zone where upslope bunding up to 2.5 m high would be required to protect building platforms. The building platform for Lot 1 appears to be partially within the recommended bunding zone. The other proposed building platforms on Lots 2 and 3 are outside of the bunding zone. A site visit has been conducted and Hadley references to nearest evidence of rock fall confirmed. I accept the expert's findings and recommendations with regards to the rockfall hazard zone. I recommend that upslope bunding of the building platform is required as a consent notice on the title for Lot 1, as per the recommendations of the Hadley Consultants report.	X
	ORC	ORC correspondence indicates that the site does not appear on the contaminated sites register. ORC has not provided any commentary regarding natural hazards.	

PROJECT INFORMATION	Developers Engineering Representative	I recommend a consent condition that prior to the commencement of works the consent holder shall inform Council as to who their engineering representative is for the design and construction monitoring of works on this subdivision.	X
	Notice of commencement	Not required	
	Traffic Management Plan	Required for works affecting Vista Terrace. Recommend condition to ensure evidence of approved traffic management plan provided.	X
	Design Certificates	Design certification required for access and water supply laterals. Recommend consent condition in this regard.	X
	Completion Certificates	Completion certificates required for access and water supply laterals. Recommend consent condition in this regard.	X

TITLES	Consent Notices	<p>The following consent notice shall be registered on the title of the new residential allotments (Lots 1-3):</p> <p>At the time a residential unit is erected on Lots 1 to 3, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 45,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.</p> <ul style="list-style-type: none"> • The FENZ connection point/coupling must be located so that it is not compromised in the event of a fire. • The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's s Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area. • Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above. • The FENZ 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. 	x
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	Consent Notices	<ul style="list-style-type: none"> Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building. <p>Advice Note:</p> <p>Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand Volunteer Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.</p> <ul style="list-style-type: none"> At a time a residential unit is erected on any lot, ultraviolet light disinfection treatment shall be installed as part of the internal water supply to the dwelling. At the time a residential unit is erected on any lot, an on-site wastewater system shall be installed in accordance with the Hadley Consultants Ltd report and NZS 1547:2012. 	
	Easements	I recommend that a condition that prior to 223 all required easements shall be secured.	x
	Road Names on title plan	N/A	
	Building platforms	I recommend a consent condition to ensure that building platforms are registered on the titles.	x
	Amalgamation Condition	Proposed lots 3 and 4 will be subject to an amalgamation condition. I recommend a consent condition that prior to 223 certification the consent holder shall provide proof of registration with Land Information New Zealand for the amalgamation of Lots 3 & 4.	x

RECOMMENDED SUBDIVISION 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 subdivision consent.

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

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and

execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

3. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council 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 Resource Management Engineer at Council prior to works commencing.
4. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing at the boundary with Vista Terrace, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 15 m into the site.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with section 2.3.7 of QLDC's Land Development and Subdivision Code of Practice and the recommendations of the Hadley Consultants Ltd report (April 2016) submitted with the consent application. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Hadley Consultants report (April 2016) and who shall supervise the excavation and filling procedure. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Principal Resource Management Engineer at Council new designs/work methodologies for the works prior to further work being undertaken. With the exception of any necessary works required to stabilise the site in the interim.
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 (1), to detail the following requirements:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 to 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - a) The provision of a sealed vehicle crossing to Lots 1-3 from Vista Terrace to be in terms of Diagram 2 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.
 - b) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of any buildable areas on Lots 1 - 3, and no increase in run-off onto land beyond the site from the pre-development situation.
 - c) The formation of the internal Right of Way, in accordance with Figure E1 of Table 3.2 of the QLDC Code of Practice.
 - d) The provision of stormwater drainage for the internal Right of Way, as per the recommendations of the Hadley Consultants report (Proposed Subdivision, Vista Terrace, Wye Creek, Feasibility of Utility Services and Infrastructure, 29 April 2016). Stormwater drainage for the internal ROW shall be provided via swales and soakage pits.

- e) The provision of a design for 2.5 m high upslope bund to protect the building platform on Lot 1 from rockfall hazard, as per the recommendations of the Hadley Consultants report (April 2016).
- f) The provision of Design Certificates for the vehicle crossing at Vista Terrace, internal ROW, water supply reticulation, and rock fall bund submitted by a suitably qualified design professional. 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

- 8. The earthworks, batter slopes, and site management shall be undertaken in accordance with the recommendations of the report by Hadley Consultants Ltd (April 2016).
- 9. 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.
- 10. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the works required for the vehicle crossing on Vista Terrace.
- 11. Only cleanfill material shall be deposited 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.

To be completed before Council approval of the Survey Plan

- 12. 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. This shall include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

Amalgamation Condition

- 13. The following shall be registered with Land Information New Zealand (CSN XXXXX):
 - *"That Lots 3 & 4 hereon be held in the same Computer Freehold Register"*

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

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

- a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water, reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition (7) above.
- d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platforms on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.
- f) 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 (for clarification this shall include all Roads, Water reticulation and bunding). The certificates shall be in the format of a Producer Statement, or the QLDC’s Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- g) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- h) All earthworks, geotechnical investigations and fill certification 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. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision, with the Schedule 2A certification including a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. 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.
- 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

15. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) At the time a residential unit is erected on Lots 1 to 3, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 45,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling

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

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

- b) 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 in accordance with the Hadley Consultants Ltd report, dated April 2016. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site.
- c) At the time that a dwelling is erected on Lots 1-3, the owner for the time being is to treat the domestic water supply by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- d) In the event that the Schedule 2A certificate issued under Condition **14h** contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers detailing requirements for the lot owner(s).
- e) Prior to any further development of Lot 4, The owner of the lot shall provide services to Lot 4 in accordance with Council's standards as no service connections for water, stormwater or wastewater exist. Installation must occur, alongside payment of relevant development contributions prior to any request for cancelation of the amalgamation condition pursuant section 241 and/or section 226 of the Resource Management Act 1991. Development contributions payable for Lot 4 at this time, have no historic residential unit equivalent credits available as set out in the Council's Policy

- f) In the event that services are provided to Lot 4 and development contributions are paid as per (e) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lot 4 DP XXXXXX.

Advice Notes:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the Wye Creek Water Company, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. If the water does not meet the requirements of the Standard then the Wye Creek Water Company shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
3. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

Land Use – Construction of 3x Dwellings

ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Parking	<p>The applicant proposes each of the three dwellings will have a double garage. I am satisfied that the dimensions of these garages comply with Council's minimum standards.</p> <p>Each dwelling includes sufficient formed space to allow vehicles to turnaround on site and exit in a forward direction.</p> <p>I recommend a consent condition that prior to occupation of the dwellings all parking and manoeuvring areas shall be formed in accordance with Council standards.</p>	X
		Means of Access	I am satisfied that access to the dwellings via a formed right-of-way and vehicle crossing to Vista Terrace will be constructed under the subdivision portion of RM171170. No conditions are required in this regard.	
SERVICES	Existing Services		Reticulated water supply from the Drift Bay Water Scheme (operated by Wye Creek Water Company) and power and telecommunication services will be installed to the buildings platforms under the subdivision portion of this application (RM171170).	

	Water	Potable	Reticulated water supply from the Drift Bay Water Scheme (operated by Wye Creek Water Company) will be installed as 20 mm laterals to the building platforms under the subdivision portion of this application. The infrastructure report submitted with the application has identified that this is a low pressure supply and requires microfiltration and UV treatment. I therefore recommend a consent condition that prior to occupation of the dwellings 10,000 litres of buffering storage shall be installed within a 30,000 litre tank with pressure pump. This system shall also be installed with microfiltration and UV treatment suitable to ensure ongoing compliance with the New Zealand Drinking Water Standard.	X
		Fire-fighting	<p>As discussed under the subdivision portion of this application, each dwelling is required to install a minimum 45,000 litres of static fire fighting storage within a 45,000 litres tank or combination of tanks in accordance with NZS4509:2008. I therefore recommend a consent condition that prior to occupation of the dwellings a minimum 20,000 litres of static fire fighting storage shall be installed in accordance with NZS4509:2008.</p> <p>The applicant has provided plans showing the location of water tanks. I am satisfied that the location of the tanks meets SNZ PAS 4509:2008 requirements.</p>	X
	Effluent Disposal		<p>To service the dwellings the applicant proposes to install individual secondary treatment package plants. These plants will be Innoflow Advantex AX20 wastewater treatment plant (or equivalent as approved by the Engineer) with a total capacity of 6,000 litres. Each plant will have a submersible electric pump to enable "dose" loading of the disposal area. The disposal area will consist of a minimum 44 m² of disposal area utilising 25mm ID HDPE distribution laterals with 3mm diameter squirt holes at 0.75m intervals within a 65mm or 100mm diameter perforated drain coil. The bed itself will be 4m wide x 12m long.</p> <p>The Hadley Consultants site soils assessment report provided with the application has identified Category 1 soils with a loading rate for secondary treated effluent of 30 mm/day. Based on a disposal area of 44 m² this equates to a total 1,320 l/day of disposal. NZS1547:2012 recommends 200 l/person/day for this form of activity. A system of this nature could therefore theoretically provide for 6-7 persons maximum. The dwellings contain between 3-4 bedrooms and therefore as per Table J1 of NZS1547 will contain a maximum of 6-7 persons. I am therefore satisfied that the proposed system is sufficient for the dwellings proposed and the finer detail of the system install will be assessed and approved under the building consent. I recommend a consent condition that prior to occupation of the dwellings individual on-site wastewater treatment and disposal systems shall be installed in accordance with the recommendations of the wastewater section of the Hadley Consultants engineering report - Wye Creek Forest Paradise Trust, Feasibility of Utility Services and Infrastructure. Dated 18/5/2017. A discharge control trench (or similar) will be required due to the Category 1 soils.</p>	X

	Stormwater	The applicant proposes to dispose of stormwater runoff associated with the dwellings to ground via engineered soakage. I am satisfied based on the site soils assessment undertaken by Hadley consultants that disposal to ground is feasible and the design of the system/pits can be further assessed and approved under the building consents for the dwelling.	
	Power & Telecoms	Power and telecommunication services will be installed to the buildings platforms as a requirement of the subdivision portion of this application. I recommend a consent condition that power and telecommunication connections to the dwellings shall be underground from the existing reticulation and in accordance with the requirements of the network utility providers.	X

RECOMMENDED LAND USE 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 subdivision consent.

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

To be completed when works finish and before occupation of each dwelling

2. Prior to the occupation of each dwelling, the consent holder shall complete the following:
 - a) The provision of an effluent disposal system in accordance with the Hadley Consultants engineering report - Wye Creek Forest Paradise Trust, Feasibility of Utility Services and Infrastructure. Dated 18/5/2017. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site.

The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completion Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.
 - b) All parking and manoeuvring areas shall be formed in accordance with Council standards. This shall include the provision for stormwater disposal.
 - c) Any power supply or telecommunications connections to the dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - d) The domestic water supply to the dwelling shall be treated by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
 - e) Prior to the occupation of the dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection

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

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand Volunteer Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

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

Advice Notes:

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

Prepared by:



Alex Ross
CONSULTING ENGINEER

Reviewed by:



Lyn Overton
SENIOR LAND DEVELOPMENT ENGINEER

APPENDIX 5 - QLDC ASSESSMENT MATTERS**Relevant Assessment Matters**

Assessment Matter 5.4.2.2(1) Outstanding Natural Landscapes is relevant to this site. Council is directed to have regard to the effects of the development on the openness of the landscape, the visibility of development, visual coherence and the integrity of the landscape, nature conservation values, cumulative effects on landscape values and positive effects.

Assessment Matter 5.4.2.3(iv) All buildings directs Council to have regard to the extent to which the location of buildings and associated earthworks will break the line and form of the landscape, and whether the external appearance of the buildings is appropriate.

Assessment Matter 15.2.3.6(b) directs Council to have regard to the extent to which the proposed subdivision and establishment of a residential building platform maintains and enhances rural character, landscape values, visual amenity, the life supporting capacity of soil, vegetation and water, infrastructure and traffic and public access to and along lakes and rivers; the extent to which the proposal may adversely affect adjoining neighbours; the extent to which the proposed development may be serviced; and the extent to which the proposed development may be affected by or exasperate natural hazards.

APPENDIX 6 – QLDC OBJECTIVES AND POLICIES

OPERATIVE DISTRICT PLAN

Relevant Objectives and Policies – Section 4

4.1.4 Objectives and Policies

Objective 1 - Nature Conservation Values

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

Improved opportunity for linkages between the habitat communities.

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

The 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:

- 1.17 To encourage the retention and planting of trees, and their appropriate maintenance

4.2.5 Objective and Policies 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.

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.

6. Urban Development

- (a) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.

8. Avoiding Cumulative Degradation

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

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

9. Structures

To preserve the visual coherence of:

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

17. Land Use

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

4.9.3 Objectives and Policies

Objective 1 - Natural Environment and Landscape Values

Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

Policies

- 1.1 To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.
- 1.2 To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.

Relevant Objectives and Policies – Section 5

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 2 - Life Supporting Capacity of Soils

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

Policies:

- 2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.
- 2.2. Enable a range of activities to utilise the range of soil types and microclimates.
- 2.3 Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.
- 2.4 Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.
- 2.5 Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.

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.
- 3.4 To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.
- 3.5 Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.
- 3.6 To prohibit all new activity sensitive to aircraft noise on any Rural zoned land within the Outer Control Boundary at Wanaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.

Relevant Objectives and Policies – Section 15

Objective 1 – Servicing

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

Policies:

- 1.1 To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.
- 1.2 To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.
- 1.3 To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.
- 1.4 To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.
- 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.
- 1.8 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.
- 1.11 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.

Relevant Objectives and Policies – Section 22

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.

Policies:

- 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.
- 1.5 Recognise that earthworks associated with infrastructure can positively contribute to the social and economic wellbeing and the health and safety of people and communities within the District.

Objective 2

Avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas.

Policies:

- 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.

PROPOSED DISTRICT PLAN

Relevant Objectives and Policies – Chapter 3 Strategic Directions

Objective 3.2.4

The distinctive natural environments and ecosystems of the District are protected.

Policies

- 3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.
- 3.2.4.2 The spread of wilding exotic vegetation is avoided.
- 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced.
- 3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.
- 3.2.4.5 Public access to the natural environment is maintained or enhanced.

Objective 3.2.5

The retention of the District's distinctive landscapes.

- 3.2.5.1 The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.
- 3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.

Objective 3.2.6

The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.

Strategic Policies

- 3.3.29 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps.

- 3.3.30 Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration.
- 3.3.31 Identify the District's Rural Character Landscapes on the District Plan maps.
- 3.3.32 Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded.

Chapter 6 Landscapes and Rural Character

Policies

Rural Landscape Categorisation

- 6.3.1 Classify the Rural Zoned landscapes in the District as:
 - a. Outstanding Natural Feature (ONF);
 - b. Outstanding Natural Landscape (ONL);
 - c. Rural Character Landscape (RCL)
- 6.3.2 Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories.
- 6.3.3 Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated.

Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

- 6.3.4 Avoid urban development and subdivision to urban densities in the rural zones.
- 6.3.5 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.
- 6.3.6 Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities.
- 6.3.7 Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character.
- 6.3.8 Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.
- 6.3.9 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.
- 6.3.10 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s).
- 6.3.11 Encourage any landscaping to be ecologically viable and consistent with the established character of the area.

Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features

- 6.3.12 Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application.
- 6.3.13 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna.
- 6.3.14 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.
- 6.3.15 The landscape character and amenity values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them.
- 6.3.16 Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.
- 6.3.17 Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.
- 6.3.18 In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features.

Chapter 21 Rural

Objective 21.2.1

A range of land uses, including farming and established activities, are enabled 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.
- 21.2.1.3 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 them 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 views of 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.

21.2.1.9 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Chapter 27 Subdivision

Objective 27.2.1

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

Policies

27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, 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 for the anticipated land use under the applicable zone provisions.

27.2.1.4 Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:

- a. desirable urban design outcomes;
- b. greater efficiency in the development and use of the land resource;
- c. affordable or community housing.

27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.

27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.

27.2.1.7 Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.

Objective 27.2.2

Subdivision design achieves benefits for the subdivider, future residents and the community.

Policies

27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.

27.2.2.2 Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.

27.2.2.3 Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.

27.2.2.4 Urban subdivision shall seek to provide for good and integrated connections and accessibility to:

- a. existing and planned areas of employment;
- b. community facilities

- c. services;
- d. trails;
- e. public transport; and
- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

- 27.2.2.5 Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.
- 27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.
- 27.2.2.7 Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.
- 27.2.2.8 Manage subdivision within the National Grid Corridor or near to electricity distribution lines to facilitate good amenity and urban design outcomes, while minimising potential adverse effects (including reverse sensitivity effects) on the National Grid and avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

Objective 27.2.4

Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

- 27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.
- 27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.
- 27.2.4.3 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.
- 27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.

Objective 27.2.5

Infrastructure and services are provided to new subdivisions and developments.

Water supply, stormwater, wastewater

- 27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

- 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.

- 27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.
- 27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.
- 27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:
- a. the availability, quantity, quality and security of the supply of water to the lots being created;
 - b. water supplies for fire fighting purposes;
 - c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
 - d. any initiatives proposed to reduce water demand and water use.

Stormwater

- 27.2.5.11 Ensure appropriate stormwater design and management by having regard to:
- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
 - b. the capacity of existing and proposed stormwater systems;
 - c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
 - d. the location, scale and construction of stormwater infrastructure;
 - e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater runoff, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.
- 27.2.5.12 Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.

Wastewater

- 27.2.5.13 Treat and dispose of sewage in a manner that:
- a. maintain public health;
 - b. avoids adverse effects on the environment in the first instance; and
 - c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.
- 27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:
- a. the method of sewage treatment and disposal;
 - b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
 - c. 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.

Energy Supply and Telecommunications

- 27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:
- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
 - b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;
 - c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

- 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 of both the land and easement.

APPENDIX 7 - ORPS OBJECTIVES AND POLICIES

1. Operative Regional Policy Statement: Relevant Objectives and Policies

5.4 Objectives

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

5.5 Policies

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

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

2. Proposed Regional Policy Statement

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

- Objective 2.1 The principles of Te Tiriti o Waitangi are taken into account in resource management decisions
- Objective 2.2 Kāi Tahu values, rights and interests and customary resources are sustained
- Objective 3.1 The values of Otago's natural and physical resources are recognised, maintained and enhanced.
- Policy 3.1.10 Recognise the values of natural features, landscapes and seascapes are derived from the biophysical, sensory and associative attributes in Schedule 3.
- Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced.
- Policy 3.2.3 Identify areas and values of outstanding natural features, landscapes and seascapes, using the attributes in Schedule 3.
- Policy 3.2.5 Identify natural features, landscapes and seascapes, which are highly valued for their contribution to the amenity or quality of the environment but which are not outstanding, using the attributes in Schedule 3.
- Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes: Protect or enhance highly valued natural features, landscapes and seascapes by all of the following:
- (a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape
 - (b) Avoiding, remedying or mitigating other adverse effects;
 - (c) Recognising and providing for positive contributions of existing introduced species to those values;
 - (d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;
 - (e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.
- Objective 5.3 Sufficient land is managed and protected for economic production

- Policy 5.3.1 Manage activities in rural areas, to support the region's economy and communities, by:
- a) Enabling primary production and other rural activities that support the rural economy;
 - b) Minimising the loss of significant soils;
 - c) Restricting the establishment of activities in rural areas that may lead to reverse sensitivity effects;
 - d) Minimising the subdivision of productive rural land into smaller lots that may result in rural residential activities;
 - e) Providing for other activities that have a functional need to locate in rural areas, including tourism and recreational activities that are of a nature and scale compatible with rural activities.

APPENDIX 8 - DRAFT CONDITIONS

Subdivision

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Lots 1 to 4 being a proposed subdivision of Lot 1 DP 474749, Drawing number 3656-7R-1B, Prepared by Aurum Survey, Dated 21 March 2017;
 - 'Planting Plan' Prepared by Katie Deans Landscape Design, Sheet 1B Dated 21 November 2016;
 - 'Landscape Plan', Prepared by Katie Deans Landscape Design, Sheet 1A Dated 21 November 2016;
 - 'Lot 1 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 1 Dated 07 May 2018;
 - 'Lot 2 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 2 VP Dated 07 May 2018;
 - 'Lot 3 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 3 VP Dated 07 May 2018;
 - 'Earthworks Plan', Drawing number 3656.5E.1B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Longitudinal Section Road 3, Drawing number 3656.5E.2B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.3B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.4B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.5B, Prepared by Aurum Survey, Dated 29 November 2016;
 - 'Earthworks Plan', Drawing number 3656.5E.6B, Prepared by Aurum Survey, Dated 29 November 2016;

stamped as approved on XXXX

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.

Landscape

3. An updated landscaping plan shall be submitted to and approved by Council for certification prior to any development of the site. The approved landscaping plan shall be implemented within the first planting season following the completion of the construction of the dwelling on each lot, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

In this instance the landscape plan should be designed to meet the following objectives:

- The plan shall show the clear extent of the tree canopy cover and scrub cover proposed;
- The areas to be maintained as grassland and the areas to be allowed to regenerate as forest/scrub
- The management plan for the ongoing retention of the planting and revegetation of the site not to be retained in grassland.

Engineering

General

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

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

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

5. 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.
6. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council 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 Resource Management Engineer at Council prior to works commencing.
7. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing at the boundary with Vista Terrace, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 15 m into the site.
8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with section 2.3.7 of QLDC's Land Development and Subdivision Code of Practice and the recommendations of the Hadley Consultants Ltd report (April 2016) submitted with the consent application. 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.
9. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Hadley Consultants report (April 2016) and who shall supervise the excavation and filling procedure. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Principal Resource Management Engineer at Council new designs/work methodologies for the works prior to further work being undertaken. With the exception of any necessary works required to stabilise the site in the interim.

10. 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) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 to 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - a) The provision of a sealed vehicle crossing to Lots 1-3 from Vista Terrace to be in terms of Diagram 2 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.
 - b) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of any buildable areas on Lots 1 - 3, and no increase in run-off onto land beyond the site from the pre-development situation.
 - c) The formation of the internal Right of Way, in accordance with Figure E1 of Table 3.2 of the QLDC Code of Practice.
 - d) The provision of stormwater drainage for the internal Right of Way, as per the recommendations of the Hadley Consultants report (Proposed Subdivision, Vista Terrace, Wye Creek, Feasibility of Utility Services and Infrastructure, 29 April 2016). Stormwater drainage for the internal ROW shall be provided via swales and soakage pits.
 - e) The provision of a design for 2.5 m high upslope bund to protect the building platform on Lot 1 from rockfall hazard, as per the recommendations of the Hadley Consultants report (April 2016).
 - f) The provision of Design Certificates for the vehicle crossing at Vista Terrace, internal ROW, water supply reticulation, and rock fall bund submitted by a suitably qualified design professional. 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

11. The earthworks, batter slopes, and site management shall be undertaken in accordance with the recommendations of the report by Hadley Consultants Ltd (April 2016).
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, except for the works required for the vehicle crossing on Vista Terrace.
14. Only cleanfill material shall be deposited 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.

To be completed before Council approval of the Survey Plan

15. 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. This shall include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

Amalgamation Condition

16. The following shall be registered with Land Information New Zealand (CSN XXXXX):
 - *“That Lots 3 & 4 hereon be held in the same Computer Freehold Register”*

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

17. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots) and Water, reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (7) above.
 - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.
 - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platforms on Lots 1-3 and that all the network supplier’s requirements for making such means of supply available have been met.

- f) 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 (for clarification this shall include all Roads, Water reticulation and bunding). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - g) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - h) All earthworks, geotechnical investigations and fill certification 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. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision, with the Schedule 2A certification including a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. 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.
 - 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 site shall be landscaped in accordance with the landscape plan submitted as part of the application prepared by Katie Deans, entitled Planting Plan and Landscape Plan, and dated 22.03.17. The landscaping shown on that plan shall be implemented prior to the issue of 224c certification, except for the landscaping shown within the three curtilage areas. Within any given curtilage area the landscaping shown on the abovementioned plan shall be implemented within the first planting season following the completion of the dwelling within that curtilage area. Any plants that die during the term of this consent shall be replaced with specimens of the same or similar species so that the purpose of the planting is achieved for the life of the consent.
18. Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan (CMP) to the satisfaction of the Council (Team Leader Compliance and Monitoring). The CMP shall include specific details to avoid, remedy or mitigate adverse effects on the environment as a result of earthworks and construction activities, including:
- a) Details of the site manager, including their contact details (phone, email and postal address).
 - b) The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager.
 - c) Proposed hours of work on the site (hours shall correspond with any other condition in this consent relating to working hours).
 - d) The management of contractor parking during the construction activities on-site.
 - e) Measures to be adopted to maintain the site in a tidy condition in terms of disposal storage of rubbish, storage and unloading of building materials and construction activities.
 - f) A complaints management system. This must specify the responsible persons for maintaining the complaints register, procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to Council.

The approved CMP shall be implemented and maintained throughout the entire construction period.

19. Noise arising from earthworks and construction works shall be managed to comply with the noise levels specified in NZS 6803:1999 Acoustics – Construction Noise.

Hours of Operation – Earthworks

20. Hours of operation for earthworks, shall be Monday to Saturday (inclusive): 8.00am to 6.00pm. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Accidental Discovery Protocol

21. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 and;
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

Ongoing Conditions/Consent Notices

22. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) The lot owners shall ensure that the landscaping and planting approved in association with subdivision consent RM171170 shall be maintained and retained into perpetuity.

- c) At the time a residential unit is erected on Lots 1 to 3, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 45,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new 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 in accordance with the Hadley Consultants Ltd report, dated April 2016. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site.
- e) At the time that a dwelling is erected on Lots 1-3, the owner for the time being is to treat the domestic water supply by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) In the event that the Schedule 2A certificate issued under Condition 14h) contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers detailing requirements for the lot owner(s).
- g) Prior to any further development of Lot 4, The owner of the lot shall provide services to Lot 4 in accordance with Council's standards as no service connections for water, stormwater or wastewater exist. Installation must occur, alongside payment of relevant development contributions prior to any request for cancelation of the amalgamation condition pursuant section 241 and/or section 226 of the Resource Management Act 1991. Development contributions payable for Lot 4 at this time, have no historic residential unit equivalent credits available as set out in the Council's Policy
- h) In the event that services are provided to Lot 4 and development contributions are paid as per (e) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lot 4 DP XXXXXX.

Recommended Advice Notes

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the Wye Creek Water Company, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. If the water does not meet the requirements of the Standard then the Wye Creek Water Company shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.
3. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

Land Use Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Site Plan 1:1000', Drawing number, 10-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Site Plan 1:500', Drawing number, 10-01b, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 1 Plan', Drawing number, 10-02H1, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 2 Plan', Drawing number, 10-03H2, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'House 3 Plan', Drawing number, 10-04H3, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 1', Drawing number, 20-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 2', Drawing number, 20-02, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Elevation House 3', Drawing number, 20-03, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 1', Drawing number, 30-01, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 2', Drawing number, 30-02, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Section House 3', Drawing number, 30-03, Prepared by Kerr Ritchie, Dated 3 May 2017;
 - 'Planting Plan' Prepared by Katie Deans Landscape Design, Sheet 1B Dated 21 November 2016;
 - 'Landscape Plan', Prepared by Katie Deans Landscape Design, Sheet 1A Dated 21 November 2016;
 - 'Lot 1 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 1 Dated 07 May 2018;
 - 'Lot 2 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 2 VP Dated 07 May 2018;
 - 'Lot 3 Landscape Plan' Prepared by Katie Deans Landscape Design, Sheet Lot 3 VP Dated 07 May 2018;

stamped as approved on XXXX

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.

Landscape

3. The areas indicated on the plan to be retained for native vegetation restoration shall be retained and maintained into perpetuity. Following the completion of the works, no native vegetation shall be removed from these areas.
4. All areas of glazing facing towards Lake Wakatipu shall be constructed to have a low external visible light reflectance through the use of grey or bronze tinted glazing or glazing with an anti-reflectivity coating.
5. All outdoor lighting must be designed to comply with the limits and requirements specified in AS 4282 – 1997 – Control of the Obtrusive Effects of Outdoor Lighting, having regard to the Southern Light Lighting Strategy dated December 2006.

External Materials

6. The colours and materials of the dwelling and water tank approved under this resource consent are as follows:

Element	Material	Colour
Walls	Timbre	Resen Wood X - Oxen
Walls	Colorsteel	<i>Thunder Grey</i> (LRV 12%)
Roof	Colorsteel	<i>'Thunder Grey'</i> (LRV 12%)
Joinery	Colorsteel	<i>'Thunder Grey'</i> (LRV 12%)
Door	Colorsteel	<i>'Ironsand'</i> (LRV 10.6%)

Any amendment to this schedule of colours and materials shall be submitted to the Manager, Resource Consenting of the Council for certification, and shall be within the range of greys, greens and browns with an LRV of less than 20%

Engineering

General

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

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

To be completed when works finish and before occupation of each dwelling

8. Prior to the occupation of each dwelling, the consent holder shall complete the following:
- The provision of an effluent disposal system in accordance with the Hadley Consultants engineering report - Wye Creek Forest Paradise Trust, Feasibility of Utility Services and Infrastructure. Dated 18/5/2017. The effluent disposal system shall include a discharge control trench (or similar) that allows for the Category 1 soils identified on site. The contractor shall provide a Completion Certificate to the Principal Resource Management Engineer at Council confirming that the system has been installed in accordance with the approved design. The Completion Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.
 - All parking and manoeuvring areas shall be formed in accordance with Council standards. This shall include the provision for stormwater disposal.
 - Any power supply or telecommunications connections to the dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - The domestic water supply to the dwelling shall be treated by filtration and ultraviolet disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).

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

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

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

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

The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 14km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

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

Advice Notes:

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

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018

Drift Bay Rd
(Legal - sealed)

Kingston Road
(Legal - sealed)

Lot 4
Balance
3.4672ha
Net Area 3.4464ha

Lot 1
9124m²

Curtilage area 1375m²
Building Platform
Area 434m²
R.L max 344.10m

Lot 2
6371m²

Building Platform
Area 475m²
R.L max 346.40m

Lot 3
7436m²

Curtilage area 2877m²
Building Platform
Area 540m²
R.L max 349.50m

Sec 1
SO 21572

Vista Terrace
(Legal - sealed)

Right of way &
right to convey
services

Note: Lot 3 and Lot 4 will be subject to an amalgamation
covenant

B	21-03-17	Boundaries amended	BDG
A	19-06-15	Initial Issue	BDG
REV.	DATE:	REVISION DETAILS:	BY:

WARNING NOTE:
This plan has been prepared for the client from field survey and existing records as instructed. It is to be read in conjunction with our terms of engagement. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:

Lots 1 to 4 being a proposed
subdivision of Lot 1 DP 474749
for Wye Creek Forest Paradise

DATE: 21 March 2017
BY: Bruce Grant
Scale 1:1000
Original Plan A3
DRAWING & ISSUE No.
3656-7R-1B



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Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz
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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

Project Manager	kd	Project ID	-
Drawn By	kd	Scale	1:1000
Reviewed By		SHEET No.	1A
Date	21/11/2016		
CAO File Name	_AMEND 23/03/2017	NOT FOR CONSTRUCTION	

TO QUEENSTOWN DRIFT BAY ROAD HIGHWAY TO INVERCARGIL

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM171170
Friday, 5 October 2018

LOT 16
DP 26157

Lot 4
Balance
3.5930ha


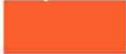

Lot 1
9124m²

Lot 2
6371m²

Lot 3
7436m²

LEGEND

PROPOSED PLANTING

-  GROUPS OF MOUNTAIN BEECH [FUSCOSPORA CLIFFORTOIDES]
-  MIXED NATIVE [SAME SPECIES AS ORIGINAL PLANTING]
-  HOUSE TREES KOWHAIA, BEECH OR CABBAGE TREE

ALL PROPOSED PLANTS WILL BE AT SIMILAR SPACING AND DENSITY AS PER THE ORIGINAL AND RECENT PLANTINGS

ORIGINAL PLANTING [APPROX 2004]


-  TREE GROUPS MIXED NZ BEECH KAURI, TOTARA RIBBONWOOD, LACEBARK
-  MIXED NATIVE KOWHAI, RIBBONWOOD, MANUKA, BROADLEAF, PITTOSPORUM, COPROSMA, OLEARIA, PHORMIUM
-  HEBE

BOTH BOTTOM COLOURS REPRESENT MIXED NATIVE

EXISTING RECENT PLANTING [2015-2016]

-  TREE GROUPS SAME AS ORIGINAL

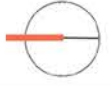
APPENDIX 2B: PLANTING PLAN



www.katiedeans.com
katiedeans@gmail.com
027 451 0309
03 442 2065

Katie Deans Landscape Design

North



Project Title

WYE CREEK FOREST SUBDIVISION

Sheet Title

PLANTING PLAN

Project Manager	kd	Project ID	-
Drawn By	kd	Scale	1:1000
Reviewed By		Sheet No.	1B
Date	21/11/2016		
CAO File Name	amend 23/05/17		

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018



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Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

I hereby accept the risk of:
and checking them for accuracy
by Aurum Survey Consultants.

TS

Information New
2016. The accuracy of
in 30mm.

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30mm (horizontal and

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provided and which are not
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service provided should be

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L (Coneburn SD) A3CK.
of Dunedin Vertical Datum (MSL),
341.68.

- NT
- CONNECTION
- OX
- OLE
- ING FOOTPRINT
- F BANK
- DM OF BANK
- R TABLE
- TING CONTOURS
- LEYS BUILDING
- TRITION LINE



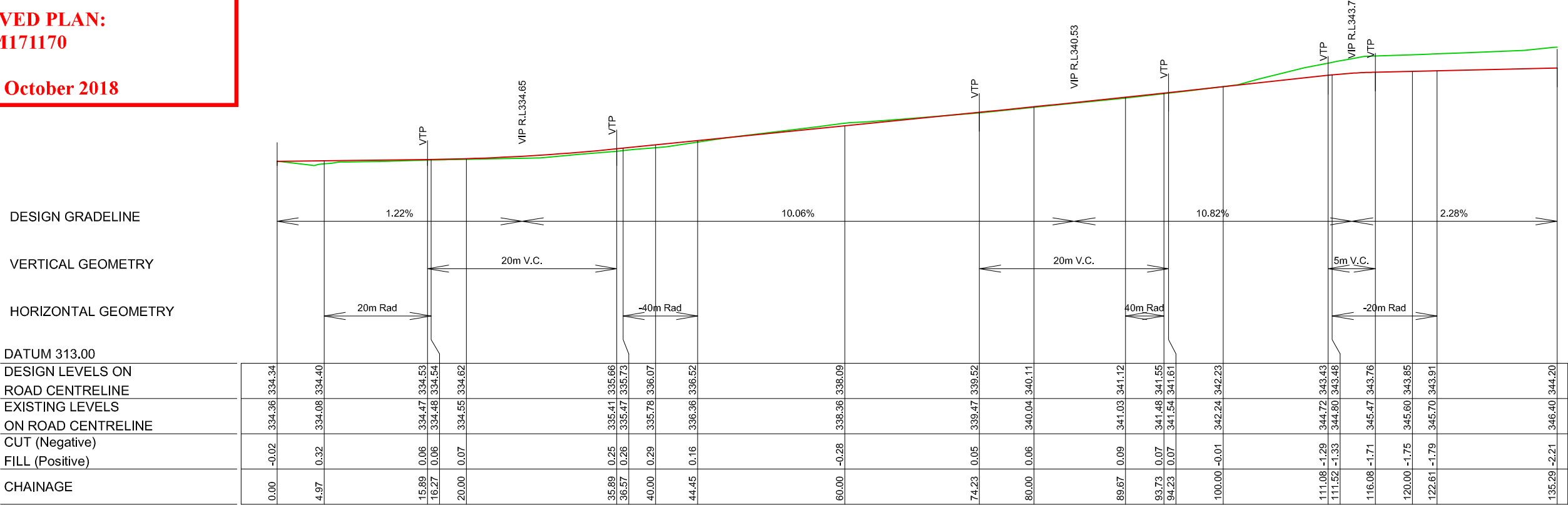
Cut Depth 0.0m to 0.5m	Fill Depth 0.0m to 0.5m
Cut Depth 0.5 to 1.0m	Fill Depth 0.5 to 1.0m
Cut Depth 1.0m to 1.5m	Fill Depth 1.0m to 1.5m
Cut Depth 1.5m to 2.0m	Fill Depth 1.5m to 2.0m
Cut Depth 2.0m to 2.5m	Fill Depth 2.0m to 2.5m
Cut Depth 2.5m to 3.0m	Fill Depth 2.5m to 3.0m
Cut Depth Over 3.0m	Fill Depth over 3.0m

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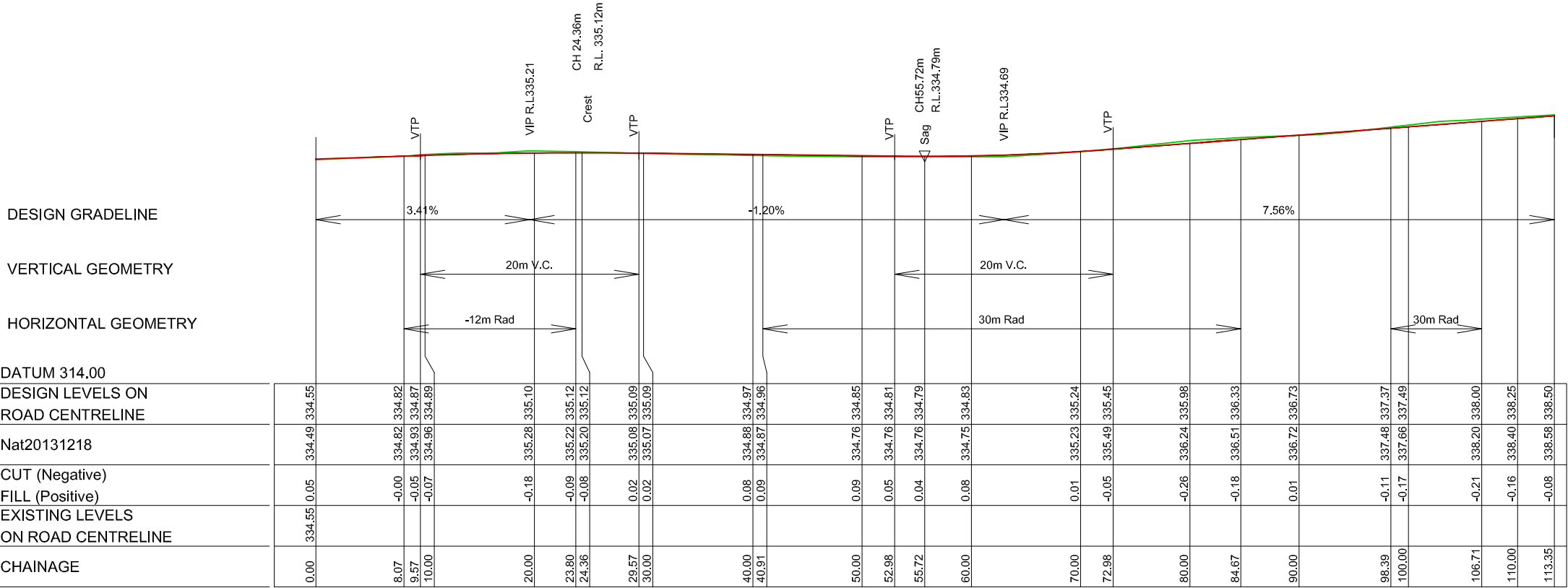
Survey control mark
OIT I SO 21572
Datum level 349.53

APPROVED PLAN:
RM171170

Friday, 5 October 2018



LONGITUDINAL SECTION Road 1
Horizontal scale 1:500
Vertical scale 1:500



LONGITUDINAL SECTION Road 3
Horizontal scale 1:500
Vertical scale 1:500

DATA QUALITY STATEMENTS

PROPERTY DATA
The property data has been sourced from land Information New Zealand (LINZ) and is current as at Jun 2016. The accuracy of the boundary data is estimated to be within 30mm.

SURVEY DATA
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 30mm (horizontal and vertical).

SERVICES DATA
Where services have features visible on the surface, their positions have been measured by field survey. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provided should be consulted.

SURVEY DATUMS
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
The origin of coordinates is Trig L (Coneburn SD) A3CK.
Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is Trig L, RL341.68.
Contour interval is 0.5m

EARTHWORKS PLAN		
Project: LOT 1 DP 26425 Vista Terrace for Kipke		
ISSUE DATE: 21 Nov 2016 29 Nov 2016	ISSUE: A - Original Issue B - Mounding amended	PREPARED BY: Bruce Grant Scale 1:500 @ A3 DRAWING & ISSUE No. 3656.5E.2B

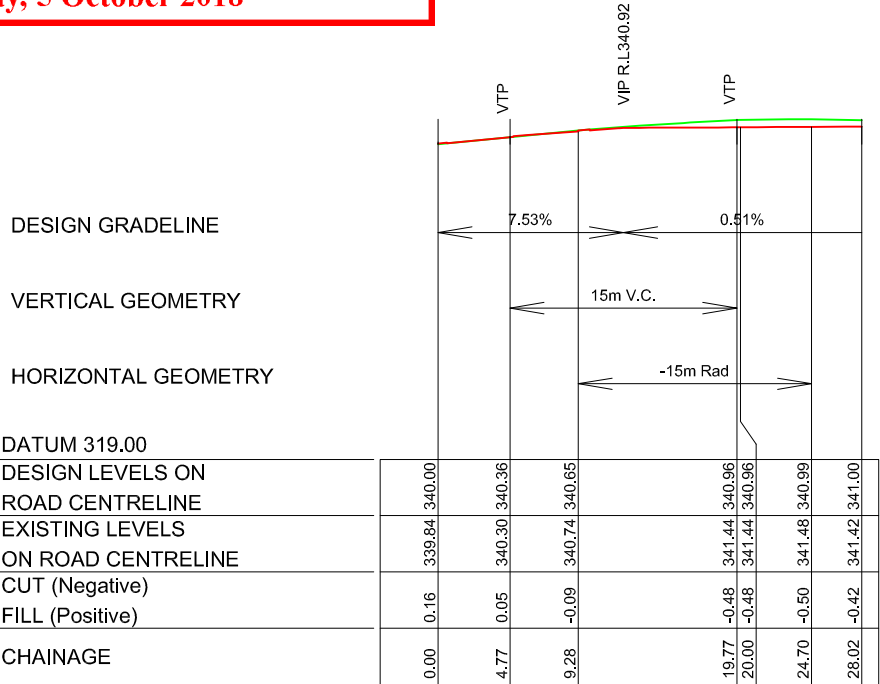
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APPROVED PLAN:
RM171170

Friday, 5 October 2018



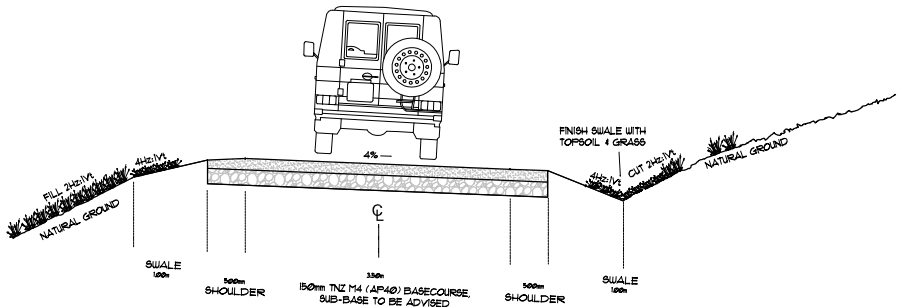
LONGITUDINAL SECTION Road 2
Horizontal scale 1:500
Vertical scale 1:500

Volumes from existing ground surface to design surface

cut volumes are negative
fill volumes are positive

Depth		Incremental		Accumulative		
1	2	Cut	Fill	Cut	Fill	Balance
-99.000	-6.000	0.000	0.000	0.000	0.000	0.000
-6.000	-5.000	0.000	0.000	0.000	0.000	0.000
-5.000	-4.000	0.000	0.000	0.000	0.000	0.000
-4.000	-3.000	0.000	0.000	0.000	0.000	0.000
-3.000	-2.500	0.000	0.000	0.000	0.000	0.000
-2.500	-2.000	-20.658	0.000	-20.658	0.000	-20.658
-2.000	-1.500	-146.820	0.000	-167.478	0.000	-167.478
-1.500	-1.000	-332.413	0.000	-499.891	0.000	-499.891
-1.000	-0.500	-607.645	0.000	-1107.535	0.000	-1107.535
-0.500	0.000	-1132.865	0.000	-2240.401	0.000	-2240.401
0.000	0.500	0.000	1959.349	-2240.401	1959.349	-281.051
0.500	1.000	0.000	711.888	-2240.401	2671.237	430.837
1.000	1.500	0.000	15.891	-2240.401	2687.129	446.728
1.500	2.000	0.000	0.000	-2240.401	2687.129	446.728
2.000	2.500	0.000	0.000	-2240.401	2687.129	446.728
2.500	3.000	0.000	0.000	-2240.401	2687.129	446.728
3.000	4.000	0.000	0.000	-2240.401	2687.129	446.728
4.000	5.000	0.000	0.000	-2240.401	2687.129	446.728
5.000	6.000	0.000	0.000	-2240.401	2687.129	446.728
6.000	99.000	0.000	0.000	-2240.401	2687.129	446.728

Total cut -2240.401
Total fill 2687.129
Total balance 446.728
ie excess of fill over cut 446.728



DATA QUALITY STATEMENTS

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SERVICES DATA
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SURVEY DATUMS
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Vertical elevations are in terms of Dunedin Vertical Datum (MSL).
The origin of levels is Trig L, RL341.68.

Contour interval is 0.5m

TITLE: EARTHWORKS PLAN		
Project: LOT 1 DP 26425 Vista Terrace for Kipke		
ISSUE DATE: 21 Nov 2016	ISSUE: A - Original Issue	PREPARED BY: Bruce Grant
29 Nov 2016	B - Mounding amended	Scale 1:500 @ A3
DRAWING & ISSUE No.		3656.5E.3B

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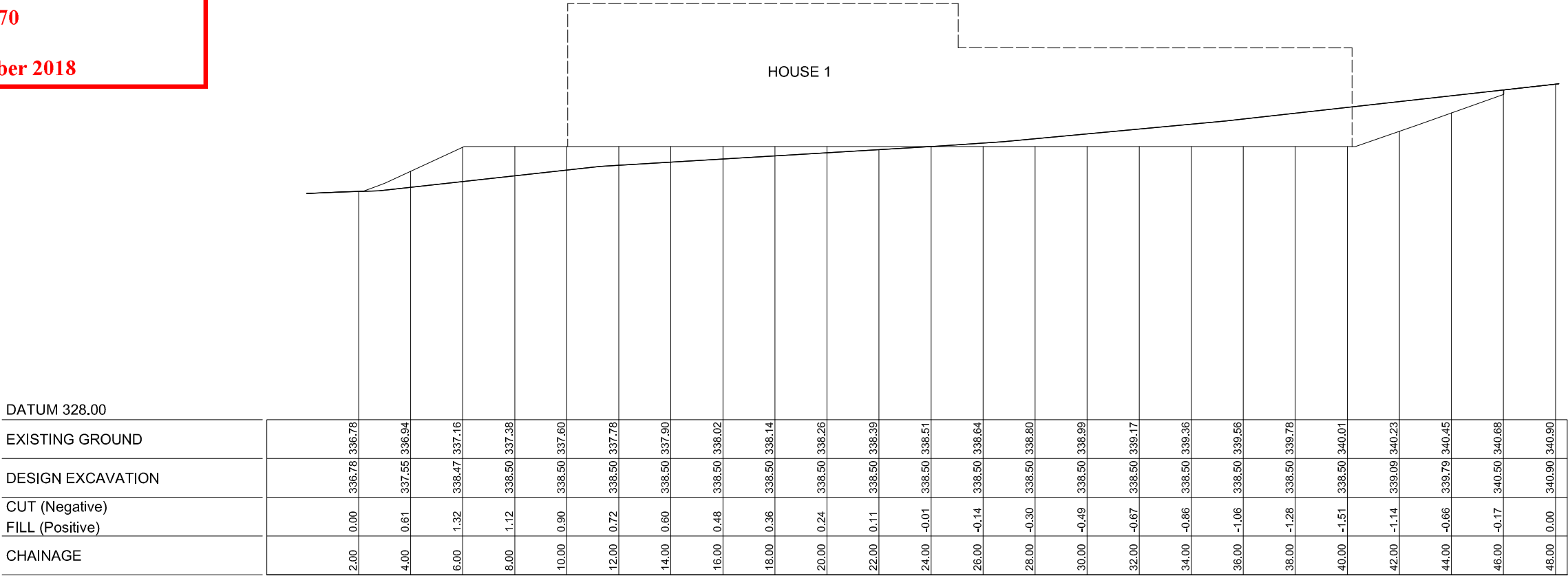
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Wakaipū 3449
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Fax 03 442 3469
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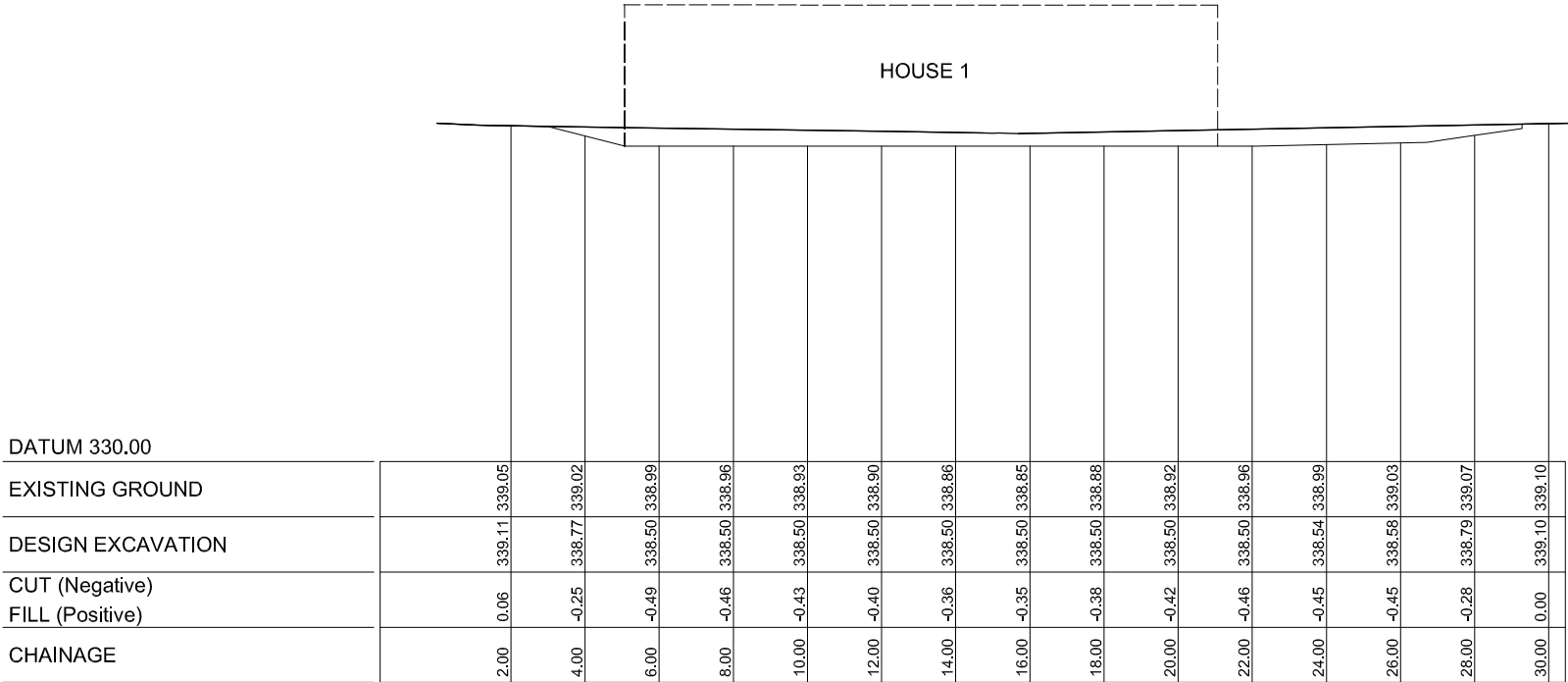
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018



LONGITUDINAL SECTION Section BB
Horizontal scale 1:200
Vertical scale 1:200



LONGITUDINAL SECTION Section AA
Horizontal scale 1:200
Vertical scale 1:200

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Contour interval is 0.5m

TITLE:

EARTHWORKS PLAN

Project:

LOT 1 DP 26425
Vista Terrace
for Kipke

ISSUE DATE:	ISSUE:	PREPARED BY:
21 Nov 2016	A - Original Issue	Bruce Grant
29 Nov 2016	B - Mounding amended	

Scale 1:200 @ A3

DRAWING & ISSUE No.
3656.5E.4B

AURUM

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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018

Friday, 5 October 2018

Section D-D' continues below

[illegible]

LONGITUDINAL SECTION Section Lines D-D'

Horizontal scale 1:200

Vertical scale 1:200

60.00	0.16	341.74	341.90			
62.00	0.15	341.75	341.90			
64.00	0.15	341.75	341.90			
66.00	0.14	341.76	341.90			
68.00	0.29	341.73	342.03			
70.00	0.19	341.72	341.91			
72.00	0.06	341.72	341.77			

LONGITUDINAL SECTION Section Lines D-D'

Horizontal scale 1:200

Vertical scale 1:200

[illegible]

LONGITUDINAL SECTION Section Lines C-C'

Horizontal scale 1:200

Vertical scale 1:200

DATA QUALITY STATEMENTS

PROPERTY DATA

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SURVEY DATA

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SERVICES DATA

Where services have features visible on the surface, their positions have been measured by field survey. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provided should be consulted.

SURVEY DATUMS

Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
The origin of coordinates is Trig L (Coneburn SD) A3CK.
Vertical elevations are in terms of Dunedin Vertical Datum (MSL).
The origin of levels is Trig L, RL341.68.

Contour interval is 0.5m

EARTHWORKS PLAN

Project: LOT 1 DP 26425
Vista Terrace
for Kipke

ISSUE DATE:	ISSUE:	PREPARED BY: Bruce Grant
21 Nov 2016 29 Nov 2016	A - Original Issue B - Moulding amended	Scale 1:200 @ A3

DRAWING & ISSUE No.
3656.5E.5B

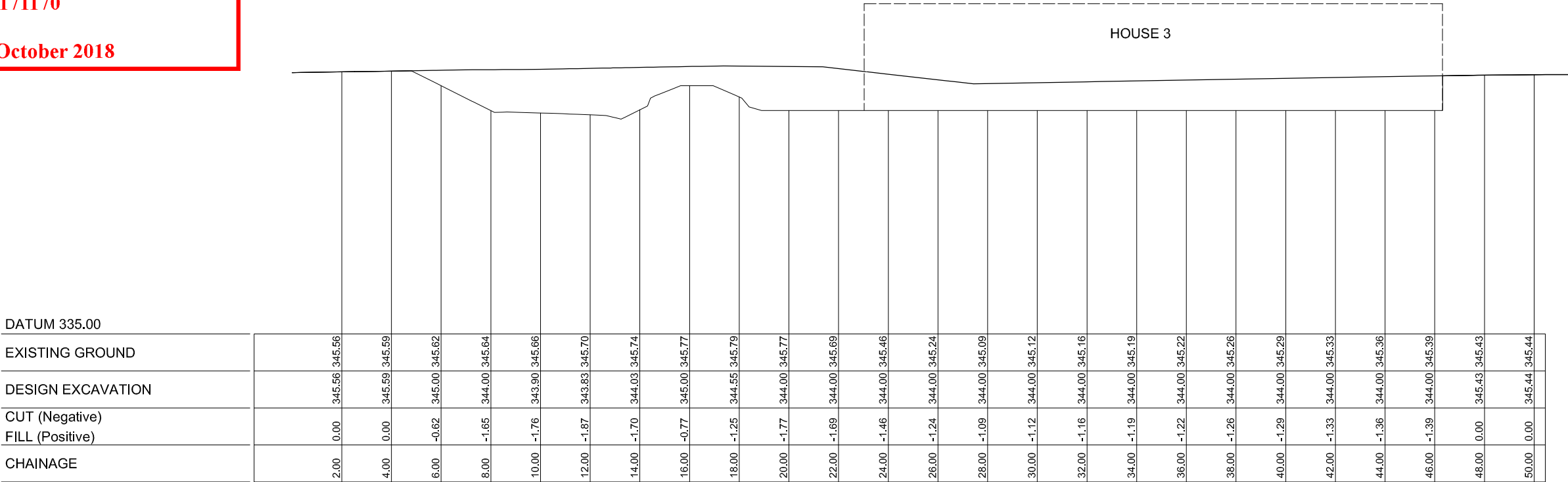


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APPROVED PLAN:
RM171170

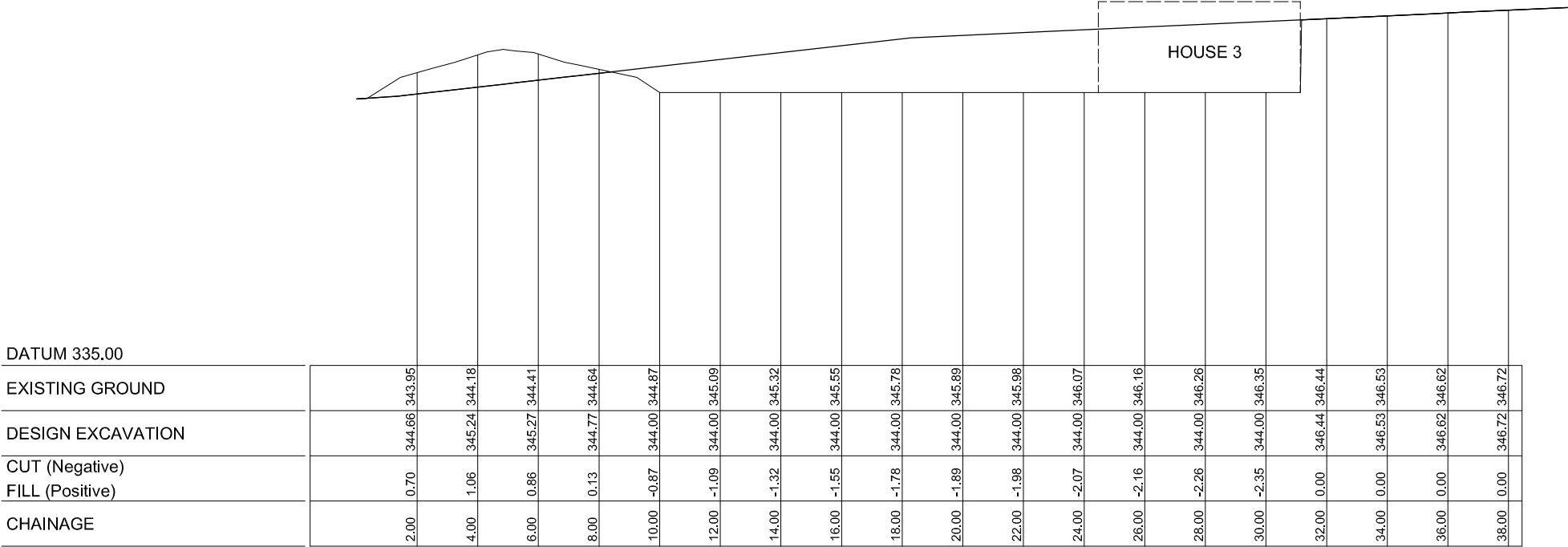
Friday, 5 October 2018



LONGITUDINAL SECTION Section FF

Horizontal scale 1:200

Vertical scale 1:200



LONGITUDINAL SECTION Section EE

Horizontal scale 1:200

Vertical scale 1:200

DATA QUALITY STATEMENTS

PROPERTY DATA
The property data has been sourced from land Information New Zealand (LINZ) and is current as at Jun 2016. The accuracy of the boundary data is estimated to be within 30mm.


SURVEY DATA
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 30mm (horizontal and vertical).

SERVICES DATA
Where services have features visible on the surface, their positions have been measured by field survey. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provided should be consulted.

SURVEY DATUMS
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
The origin of coordinates is Trig L (Coneburn SD) A3CK.
Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is Trig L, RL341.68.

Contour interval is 0.5m

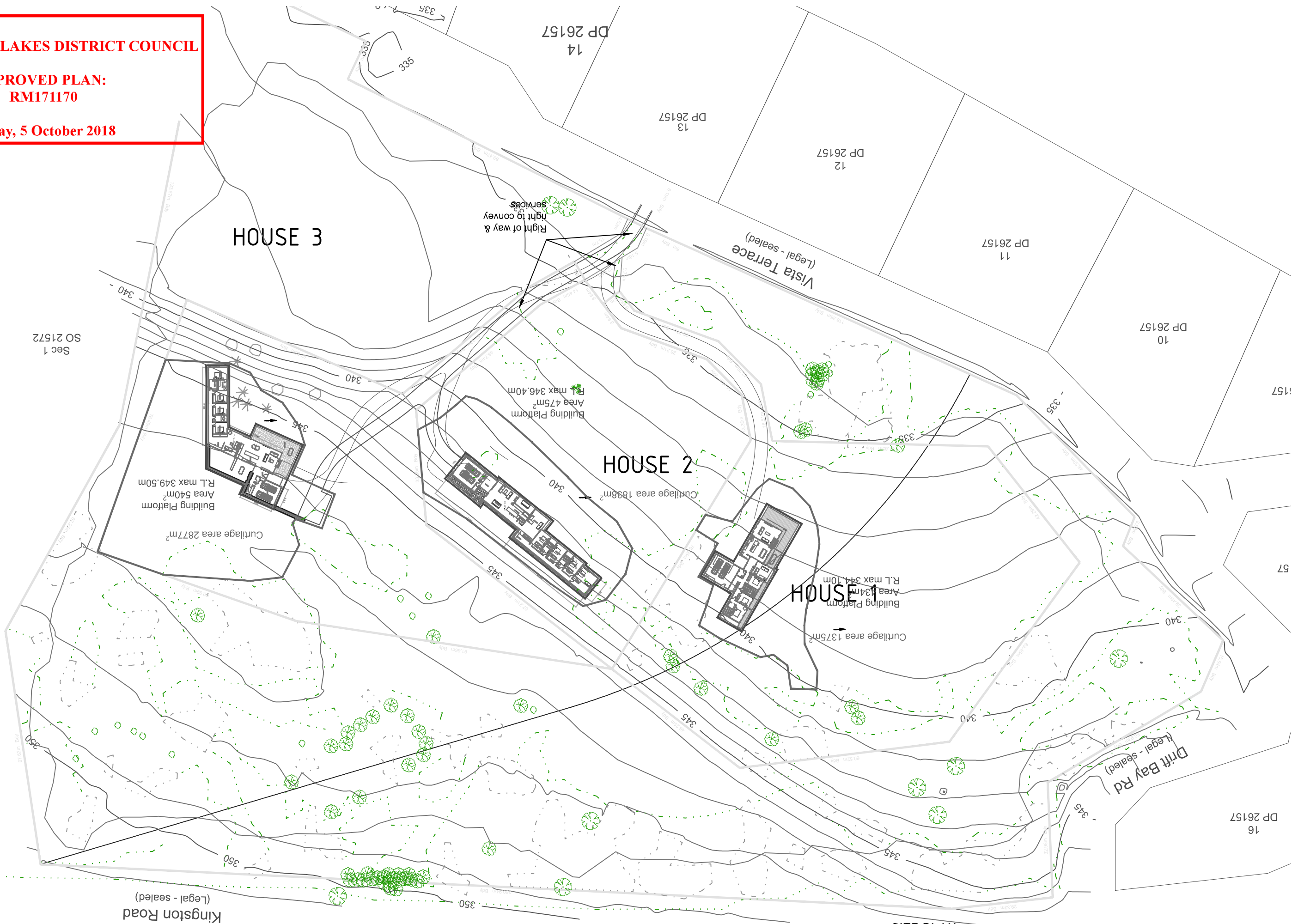
TITLE: EARTHWORKS PLAN		
Project: LOT 1 DP 26425 Vista Terrace for Kipke		
ISSUE DATE: 21 Nov 2016	ISSUE: A - Original Issue	PREPARED BY: Bruce Grant
29 Nov 2016	B - Mounding amended	Scale 1:200 @ A3
		DRAWING & ISSUE No. 3656.5E.6B



AURUM
SURVEY

PO Box 2493
Wakaipū 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@aecd.co.nz

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü hKipke

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

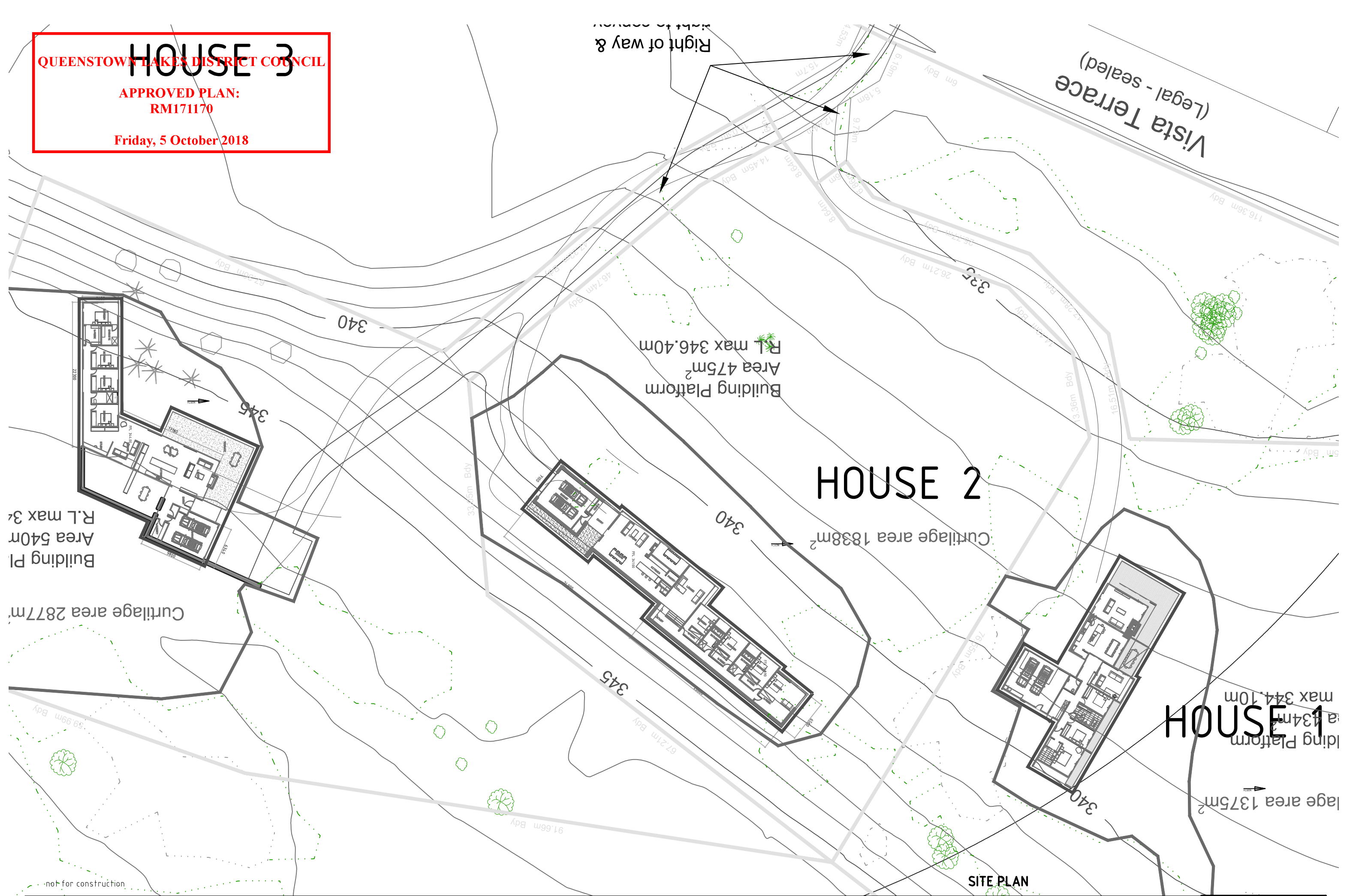
job:	330
date:	03-05-17
drawn:	pr/bk
scale:	1:1000
drawing no.:	10-01

QUEENSTOWN LAKES DISTRICT COUNCIL

HOUSE 3

APPROVED PLAN:
RM171170

Friday, 5 October 2018



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Wye Creek Forest Subdivision - Proposed Houses

for Barbara GrühKipke

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kerr>>ritchie

>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

job:	330
date:	03-05-17
drawn:	pr/bk
scale:	1:500
drawing no.:	10-01b

APPROVED PLAN:
RM171170

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü hKipke

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

PLAN- HOUSE 1

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series:
PRELIM

job: 330
date: 03-05-17
drawn: pr/ht
scale: 1:200
drawing no.: 10-02H1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM171170

Friday, 5 October 2018

AREA = 390 m2
(NOT INCLUDING DECKS)
max height 4.5 m above
original gd

FFL 341.00

DINING

LOUNGE

KITCHEN

PANTRY

LAUNDRY

STUDY

FFL 341.90

W/ROBE

BEDROOM

BATHROOM

W/ROBE

BEDROOM

BATHROOM

W/ROBE

BEDROOM

W/ROBE

BEDROOM

LOUNGE

PANTRY

KITCHEN

LAUNDRY

LIVING

FFL 341.00

DINING

ENTRY

COATS

GARAGE

AREA = 390 m2
(NOT INCLUDING DECKS)

max height 4.5 m above
original gd

FFL 341.90

BEDROOM

BATHROOM

W/ROBE

BEDROOM

W/ROBE

BATHROOM

FFL 341.90

STUDY

con'd

ROOM

FFL 341.90

W/ROBE

BATHROOM

BEDROOM

W/ROBE

BEDROOM

W/ROBE

PLAN- HOUSE 2

not for construction

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara GrühKipke

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kerr>>ritchie

>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

job: 330
date: 08-05-17
drawn: pr/ht
scale: 1:200 and 1:100
drawing no.: 10-02H2



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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü h K i p k e

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

PLAN- HOUSE 3

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

job: 330
date: 03-05-17
drawn: pr/bk
scale: 1:100
drawing no.: 10-04H3

QUEENSTOWN LAKES DISTRICT COUNCIL

key

APPROVED PLAN:

RM171170

Friday, 5 October 2018

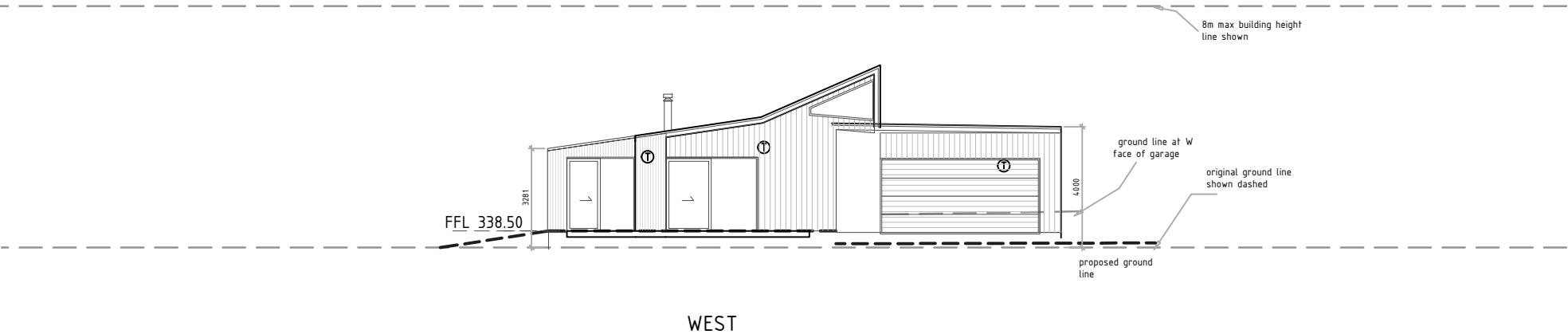
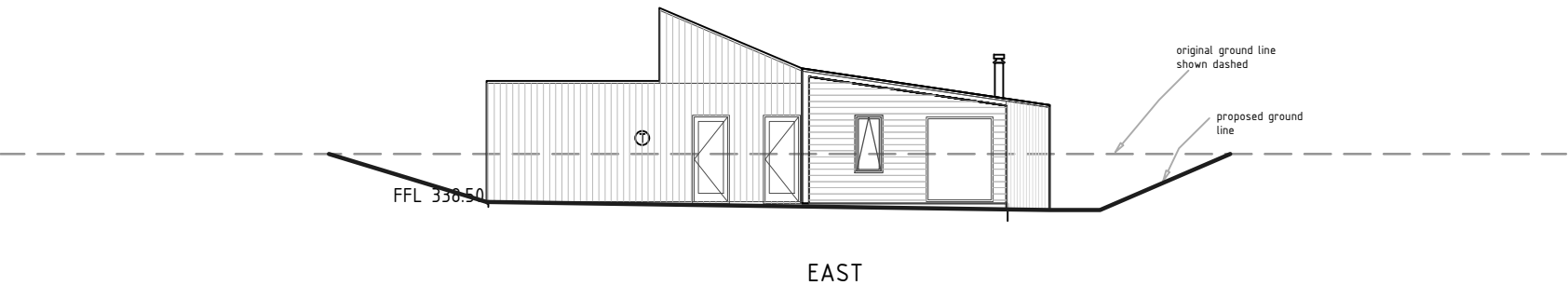
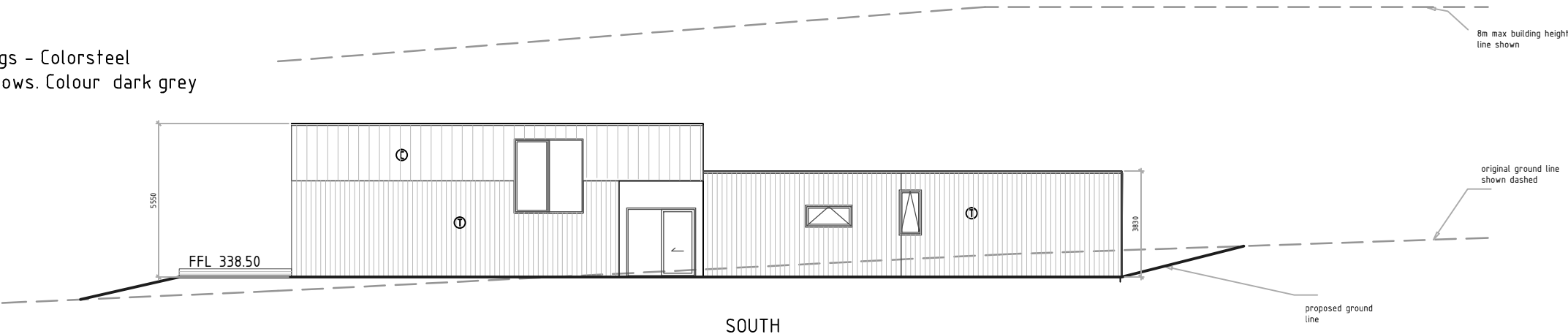
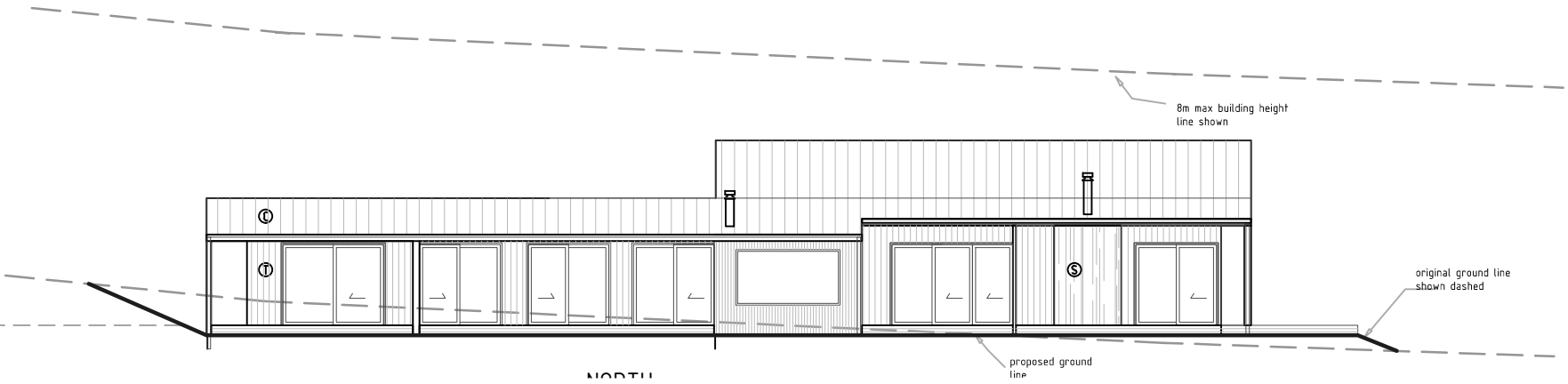
Ⓢ Colorsteel Metalcraft Espan 340.
Flat pans to walls, suaged pans to
roof. Colour - Thunder grey Gutters
& downpipes to match

Ⓣ shiplap cedar weatherboards on
cavity. Colour - Resene Wood x -Oxen

Ⓢ Natural stack stone laid horizontally
Tight stack - Gibbston

Note:

Corner flashings - Colorsteel
Aluminium windows. Colour dark grey



not for construction

ELEVATIONS-HOUSE 1

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü hKipke

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>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

job: 330
date: 03-05-17
drawn: pr/hk
scale: 1:200
drawing no.: 20-01

key

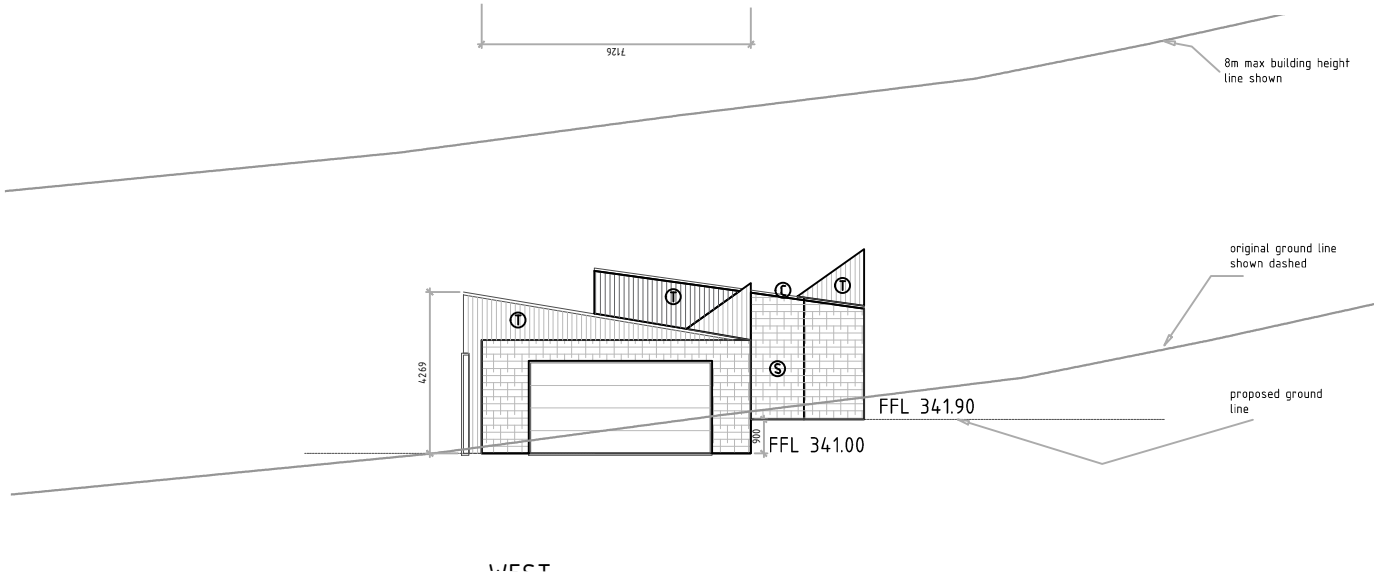
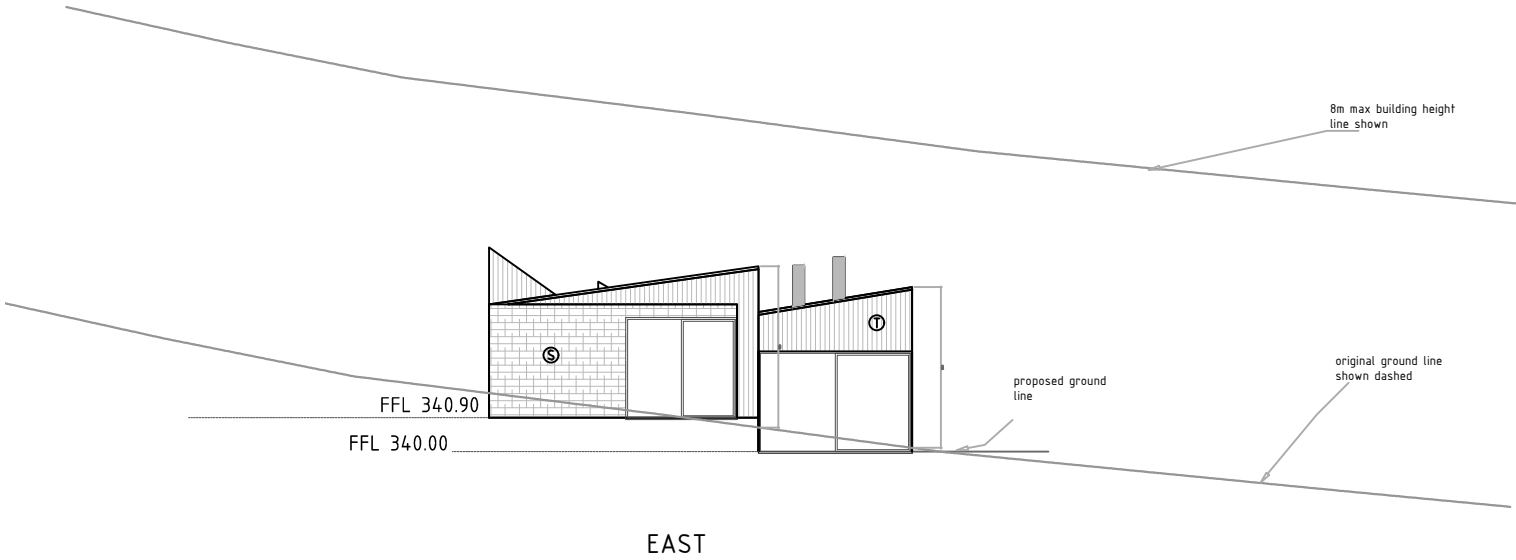
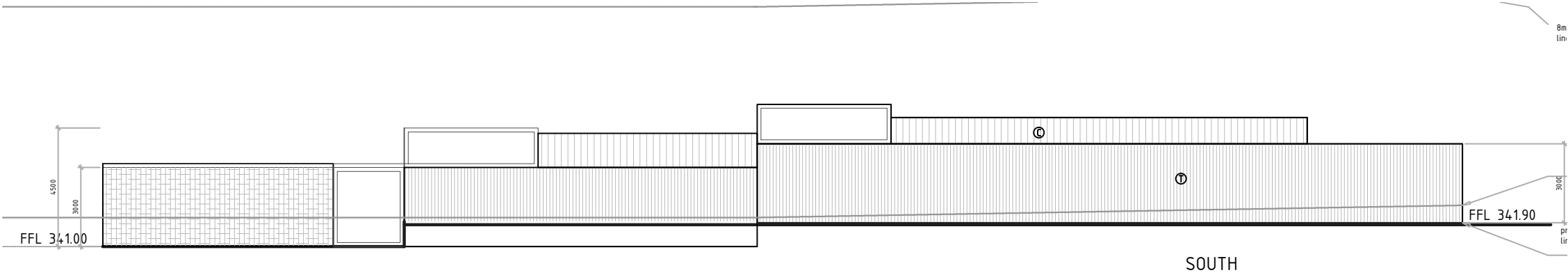
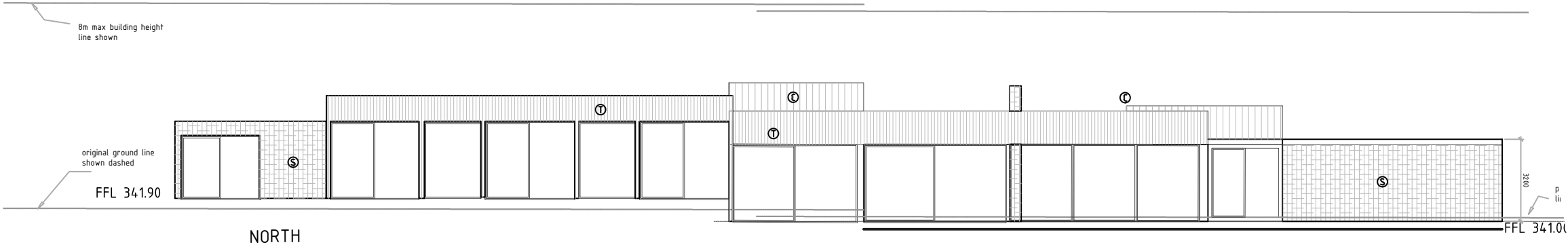
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018

- Ⓒ
- Colorsteel Metalcraft Espan 340.
Flat pans to walls, staged pans to
roof. Colour - Resene Grey Gutters
& downpipes to match
- Ⓓ
- shiplap cedar weatherboards on
cavity. Colour - Resene Wood x -Oxen
- Ⓔ
- Natural stack stone laid horizontally
Tight stack - Gibbston

Note:
Corner flashings - Colorsteel
Aluminium windows. Colour dark grey



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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü hKipke

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

ELEVATIONS-HOUSE 2

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

PRELIM

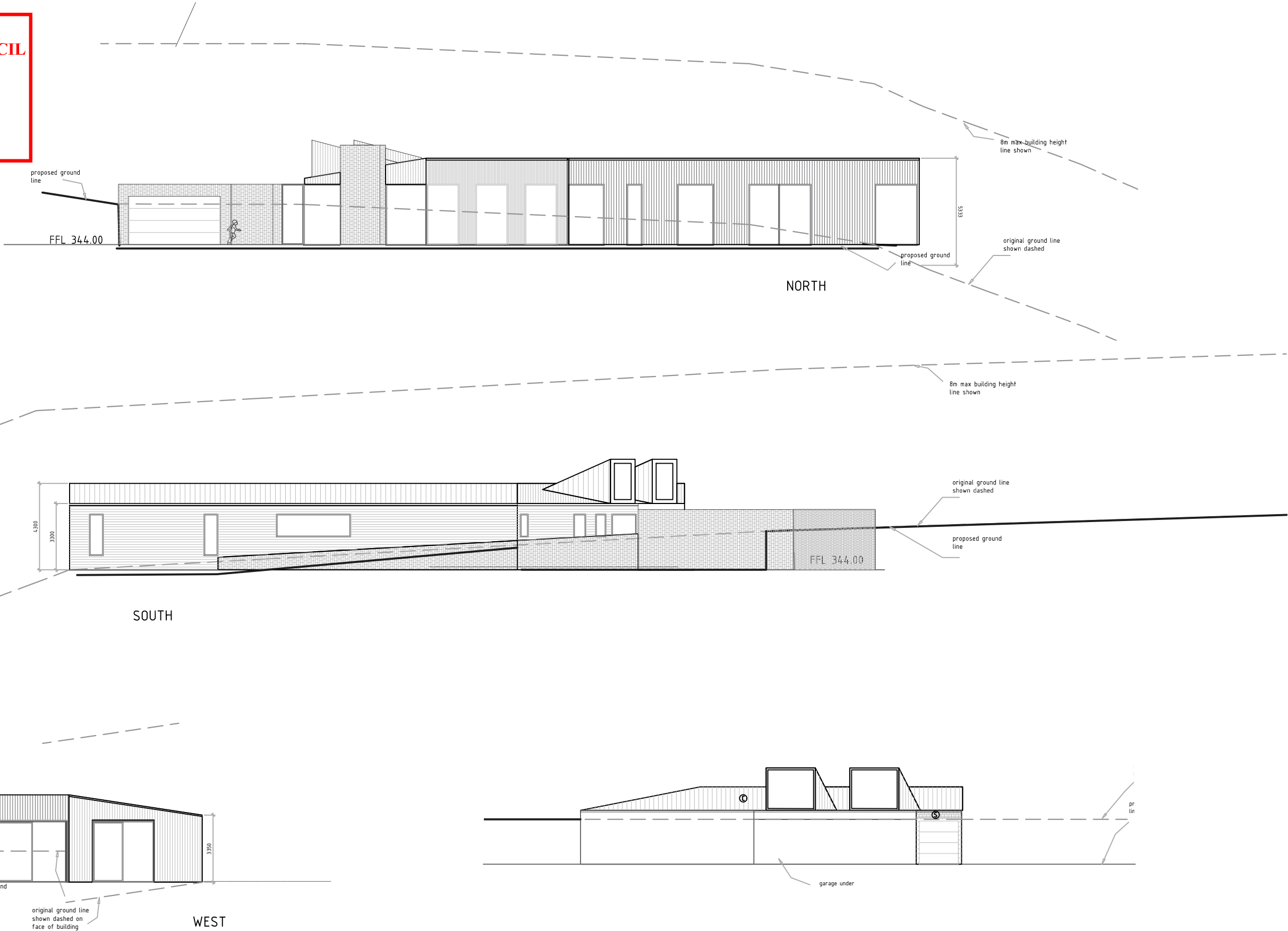
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date:	03-05-17
drawn:	pr/bk
scale:	1:200
drawing no.:	30-01

key

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM17/1179
Friday, 5 October 2018

- ① Colorsteel Metalcraft Espan 340. Flat pans to walls, slanted pans to roof. Colour - Flaxpod, Gutters & downpipes to match
- ② shiplap cedar weatherboards on cavity. Colour - Resene Wood x -foundry
- ③ Natural stack stone laid horizontally Tight stack - Gibbston
- Note:
Corner flashings - Colorsteel
Aluminium windows. Colour dark grey



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Wye Creek Forest Subdivision - Proposed Houses
for Barbara G r ü h K i p k e
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ELEVATIONS-HOUSE 3
kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

job:	330
date:	03-05-17
drawn:	pr/lt
scale:	1:200 and 1:100
drawing no.:	20-03

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018

VISTA TERRACE

KINGSTON ROAD

345.00
340.00
335.00

FFL 338.50

FFL 338.50

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SITE SECTION -HOUSE 1

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü hKipke

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kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

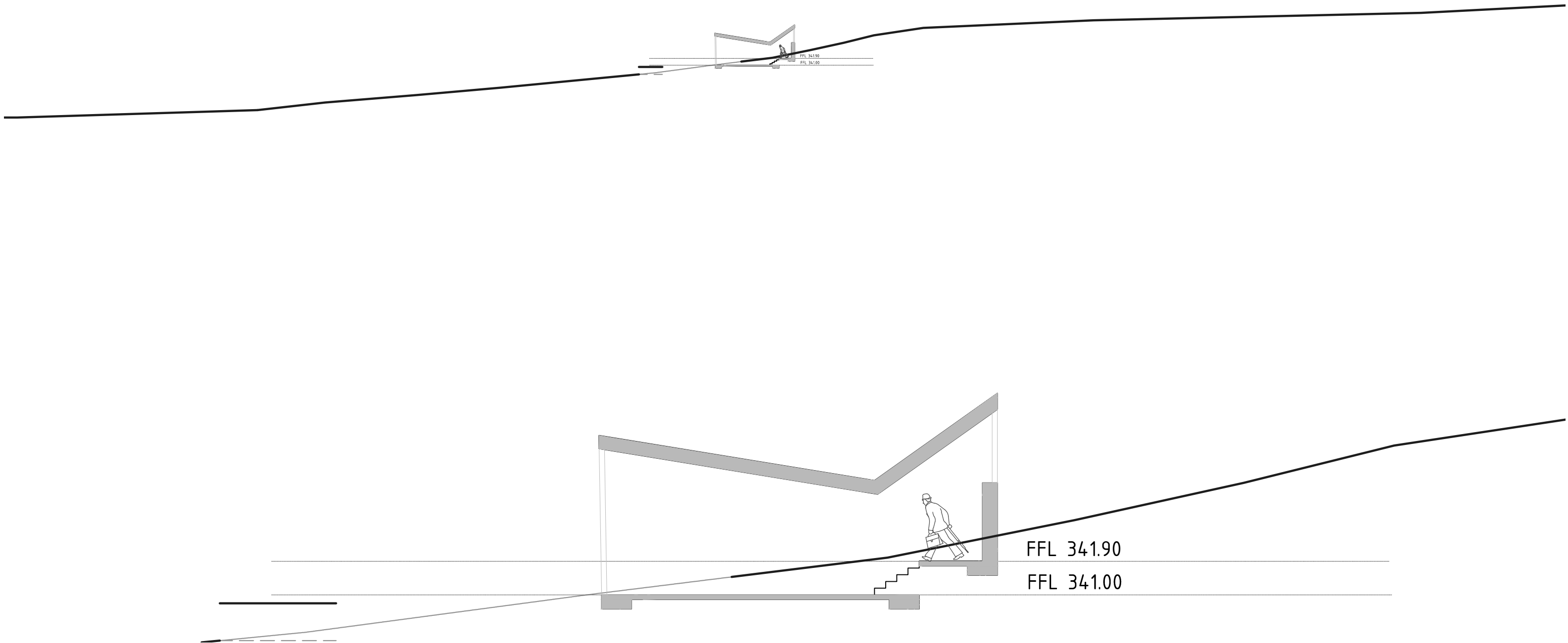
series:
PRELIM

job:	330
date:	03-05-17
drawn:	pr/bk
scale:	1:500 and 1:100
drawing no.:	30-01

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018



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SITE SECTION-HOUSE 2

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Wye Creek Forest Subdivision - Proposed Houses
for Barbara G r ü h K i p k e
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kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

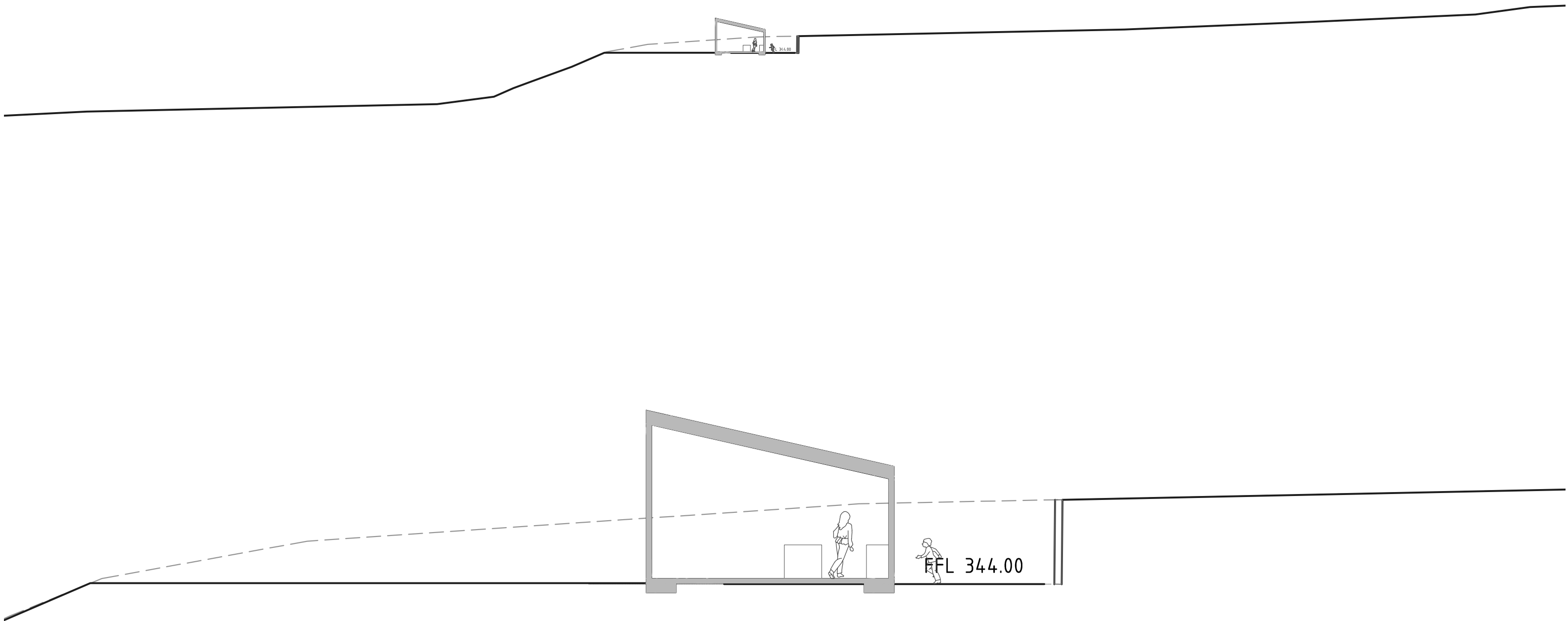
PRELIM

job:	330
date:	03-05-17
drawn:	pr/ht
scale:	1:500 and 1:100
drawing no.:	30-02

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APPROVED PLAN:
RM171170

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Wye Creek Forest Subdivision - Proposed Houses

for Barbara G r ü h K i p k e

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

SITE SECTION-HOUSE 3

kerr>>ritchie
>>> ARCHITECTURE >> LANDSCAPE >>>

series:
PRELIM

job:	330
date:	03-05-17
drawn:	pr/bk
scale:	1:500 and 1:100
drawing no.:	30-03

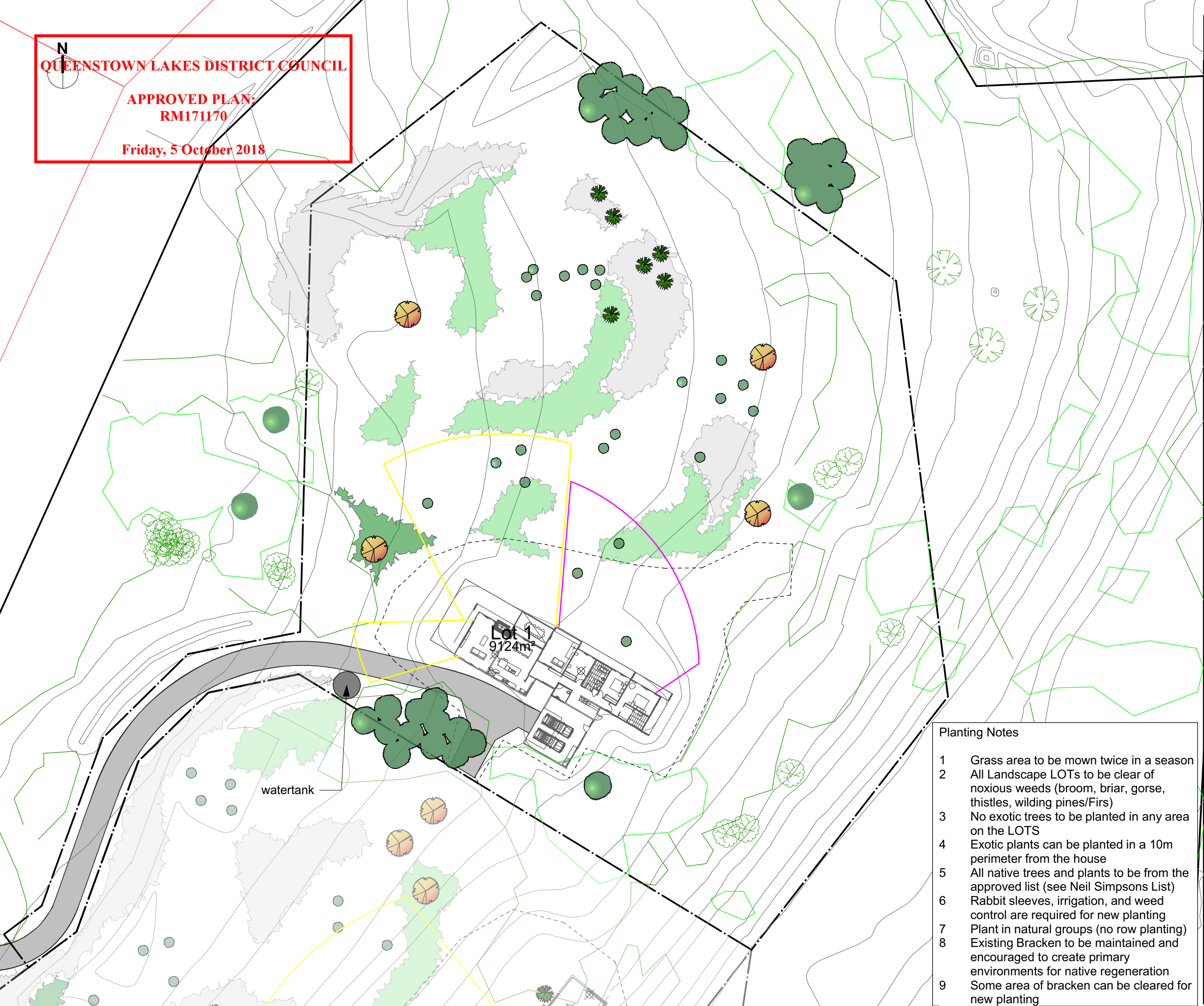
N

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM171170

Friday, 5 October 2018



PLANTING KEY

Low Planting (@ PB5 grade)

Poa cita (silver tussock)

400mm spacing

Hebe odora

600mm spacing

Hebe cupressoides

600mm spacing

Hebe salicifolia

600mm spacing

Corokia sp

700mm spacing

Coprosma sp

700mm spacing

Grey Shrubland (@ PB5 grade)

Leptospermum scoparium

1m spacing

Kunzea ericoides

1m spacing

Coprosma sp

1m spacing

Olearia sp

1m spacing

Pittosporum sp

1m spacing

Green Shrubland (@ PB5 grade)

Griselinia littoralis

1m spacing

Pittosporum sp

1m spacing

Phormium cookianum

1m spacing

Phormium tenax

1m spacing

Hoheria angustifolia

1m spacing

TREES

Kowhai

Sophora microphylla

Cabbage tree

Cordyline australis

NZ beech tree

Fuscospora solandri

kanuka / manuka

Kunzea / *Leptospermum*

VIEW POINTS

Lake View

High Mountain View

Planting Notes

1

Grass area to be mown twice in a season

2

All Landscape LOTS to be clear of noxious weeds (broom, briar, gorse, thistles, wilding pines/Firs)

3

No exotic trees to be planted in any area on the LOTS

4

Exotic plants can be planted in a 10m perimeter from the house

5

All native trees and plants to be from the approved list (see Neil Simpsons List)

6

Rabbit sleeves, irrigation, and weed control are required for new planting

7

Plant in natural groups (no row planting)

8

Existing Bracken to be maintained and encouraged to create primary environments for native regeneration

9

Some area of bracken can be cleared for new planting

Katie Deans Landscape Design

Queenstown

www.katiedeans.com

katiedeans@gmail.com

027 451 0309

03 442 2065

Project Title

Lot 1 proposed subdivision of Lot 1 DP 474749 for Wye Creek Forest Paradise

Sheet Title

Landscape Plan

Project Manager

Project ID

Drawn By

Scale

Reviewed By

Sheet No.

Date

CAD File Name

jvb

1:500 @ A3

kd

LOT 1

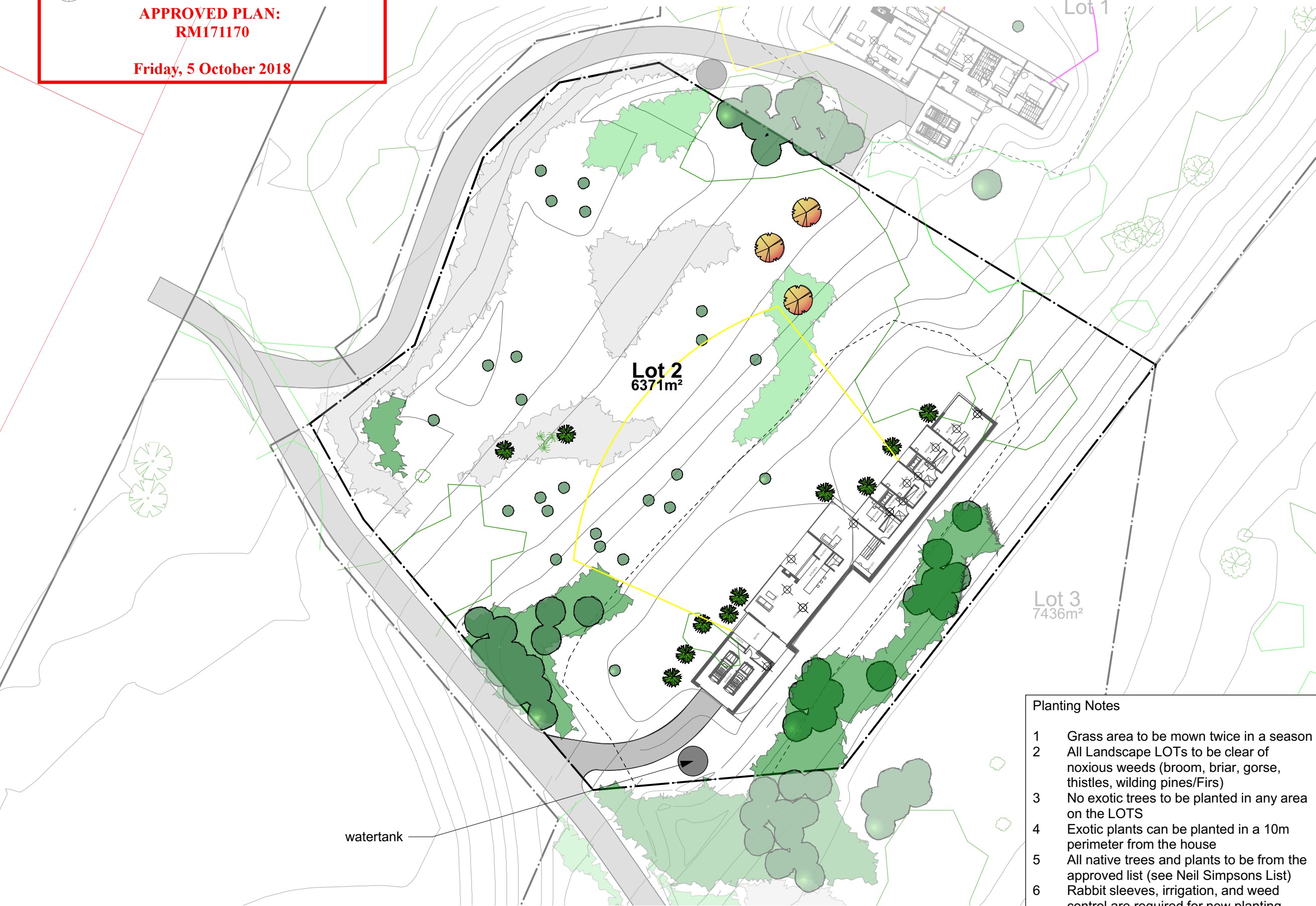
07/05/2018

N

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM171170

Friday, 5 October 2018



PLANTING KEY

Low Planting (@ PB5 grade)

Poa cita (silver tussock) 400mm spacing

Hebe odora 600mm spacing

Hebe cupressoides 600mm spacing

Hebe salicifolia 600mm spacing

Corokia sp 700mm spacing

Coprosma sp 700mm spacing

Grey Shrubland (@ PB5 grade)

Leptospermum scoparium 1m spacing

Kunzea ericoides 1m spacing

Coprosma sp 1m spacing

Olearia sp 1m spacing

Pittosporum sp 1m spacing

Green Shrubland (@ PB5 grade)

Griselinia littoralis 1m spacing

Pittosporum sp 1m spacing

Phormium cookianum 1m spacing

Phormium tenax 1m spacing

Hoheria angustifolia 1m spacing

TREES

Kowhai
Sophora microphylla

Cabbage tree
Cordyline australis

NZ beech tree
Fuscospora solandri

kanuka / manuka
Kunzea / *Leptospermum*

VIEW POINTS

Lake View

High Mountain View

kd

Katie Deans Landscape Design
Queenstown
www.katiedeans.com
katiedeans@gmail.com
027 451 0309
03 442 2065

Project Title

Lot 2 proposed subdivision
of Lot 1 DP 474749 for
Wye Creek Forest Paradise

Sheet Title

Landscape Plan

Project Manager

Project ID

Drawn By

Scale

Reviewed By

Sheet No.

Date

07/05/2018

CAD File Name

LOT 2 VP

Planting Notes

1

Grass area to be mown twice in a season

2

All Landscape LOTS to be clear of noxious weeds (broom, briar, gorse, thistles, wilding pines/Firs)

3

No exotic trees to be planted in any area on the LOTS

4

Exotic plants can be planted in a 10m perimeter from the house

5

All native trees and plants to be from the approved list (see Neil Simpsons List)

6

Rabbit sleeves, irrigation, and weed control are required for new planting

7

Plant in natural groups (no row planting)

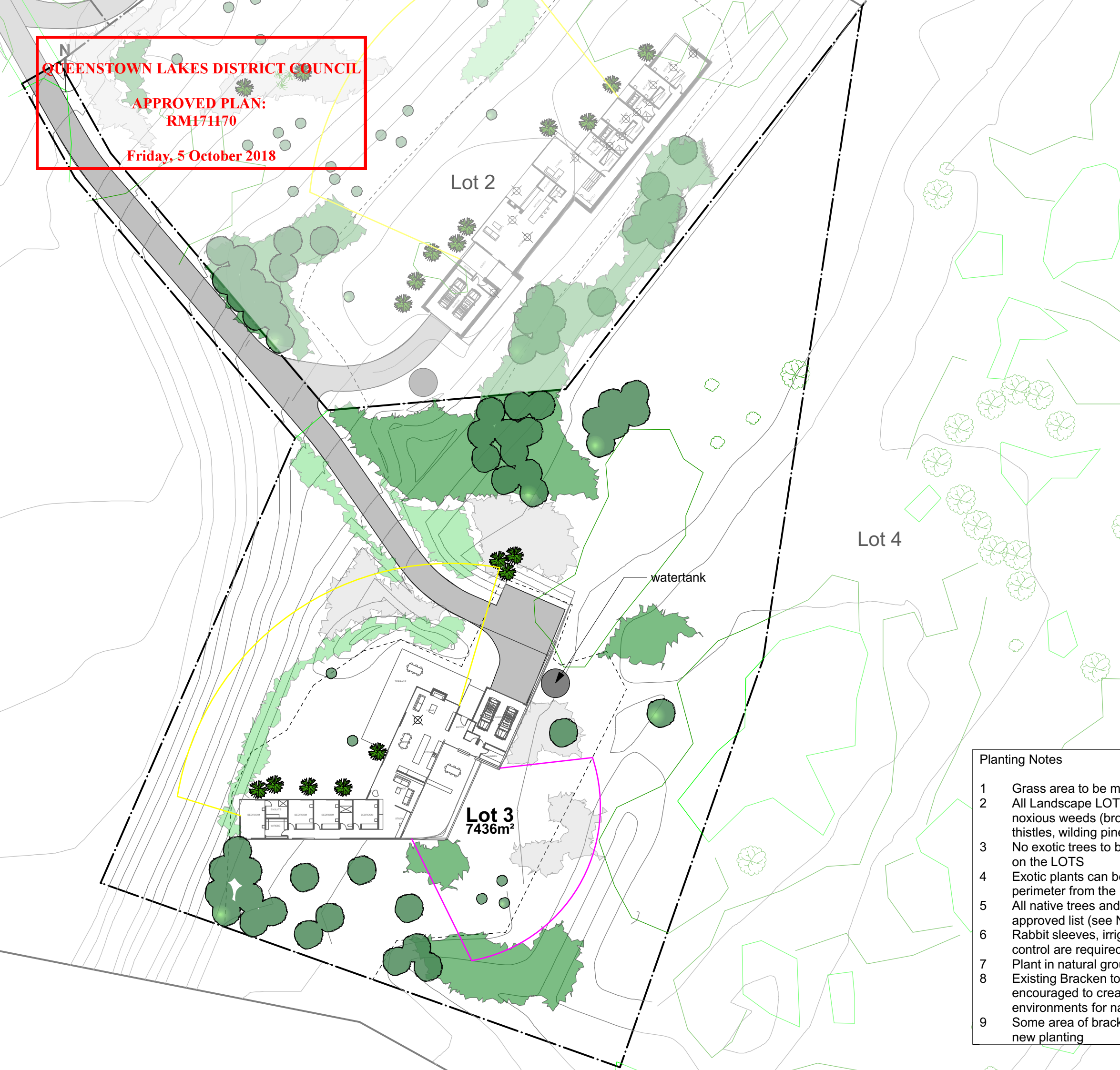
8

Existing Bracken to be maintained and encouraged to create primary environments for native regeneration

9

Some area of bracken can be cleared for new planting

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM171170
Friday, 5 October 2018



PLANTING KEY	
	Low Planting (@ PB5 grade)
<i>Poa cita</i> (silver tussock)	400mm spacing
<i>Hebe odora</i>	600mm spacing
<i>Hebe cupressoides</i>	600mm spacing
<i>Hebe salicifolia</i>	600mm spacing
<i>Corokia</i> sp	700mm spacing
<i>Coprosma</i> sp	700mm spacing
	Grey Shrubland (@ PB5 grade)
<i>Leptospermum scoparium</i>	1m spacing
<i>Kunzea ericoides</i>	1m spacing
<i>Coprosma</i> sp	1m spacing
<i>Olearia</i> sp	1m spacing
<i>Pittosporum</i> sp	1m spacing
	Green Shrubland (@ PB5 grade)
<i>Griselinia littoralis</i>	1m spacing
<i>Pittosporum</i> sp	1m spacing
<i>Phormium cookianum</i>	1m spacing
<i>Phormium tenax</i>	1m spacing
<i>Hoheria angustifolia</i>	1m spacing

TREES	
	Kowhai <i>Sophora microphylla</i>
	Cabbage tree <i>Cordyline australis</i>
	NZ beech tree <i>Fuscospora solandri</i>
	kanuka / manuka <i>Kunzea / Leptospermum</i>

VIEW POINTS	
	Lake View
	High Mountain View

- Planting Notes
- Grass area to be mown twice in a season
 - All Landscape LOTS to be clear of noxious weeds (broom, briar, gorse, thistles, wilding pines/Firs)
 - No exotic trees to be planted in any area on the LOTS
 - Exotic plants can be planted in a 10m perimeter from the house
 - All native trees and plants to be from the approved list (see Neil Simpsons List)
 - Rabbit sleeves, irrigation, and weed control are required for new planting
 - Plant in natural groups (no row planting)
 - Existing Bracken to be maintained and encouraged to create primary environments for native regeneration
 - Some area of bracken can be cleared for new planting

Katie Deans Landscape Design Queenstown www.katiedeans.com katiedeans@gmail.com 027 451 0309 03 442 2065	
Project Title Lot 3 proposed subdivision of Lot 1 DP 474749 for Wye Creek Forest Paradise	
Sheet Title Landscape Plan	
Project Manager	Project ID -
Drawn By jvb	Scale 1:500 @ A3
Reviewed By kd	LOT 3 VP
Date 07/05/2018	
CAD File Name	