



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	B Adams & K Lockhart Adams
RM reference:	RM180814
Application:	Application under Section 88 of the Resource Management Act (RMA) 1991 to undertake a two-lot subdivision and to identify a residential building platform on each lot.
Location:	2127B Cardrona Valley Road, Cardrona
Legal Description:	Lot 1 Deposited Plan 341711 held in Computer Freehold Register 171611 held in Certificate of Title 171611
Operative Zoning:	Rural General
Proposed Zoning;	Rural
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Richard Campion – Team Leader, Resource Consenting
Final Decision:	Granted Subject To Conditions
Date Decisions Issued:	14 May 2019

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Annexure 1** of this decision imposed pursuant to Section 108 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 Richard Campion, Team Leader, Resource Consenting, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (S42A) report prepared for Council (attached Annexure 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 17 January 2019.

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 Richard Campion (Manager, Resource Consenting) on 14 May 2019.

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 9 of the S42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

OPERATIVE DISTRICT PLAN (ODP)

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

Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 being:
 - Rule 15.2.6.1 (lot sizes and dimensions);
 - Rule 15.2.7.1 (subdivision design);
 - Rule 15.2.8.1 (property access);
 - Rule 15.2.9.2 (esplanade provision);
 - Rule 15.2.10.1 (natural and other hazards);
 - Rule 15.2.11.1 (water supply);
 - Rule 15.2.12.1 (storm water disposal);
 - Rule 15.2.13.1 (sewerage treatment and disposal);
 - Rule 15.2.15.1 (energy supply and telecommunications);
 - Rule 15.2.16.1 (open space and recreation);
 - Rule 15.2.17.1 (vegetation and landscaping);
 - Rule 15.2.18.1 (easements); and
 - Rule 15.2.21.1 (earthworks).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3 (vi) for a two-lot subdivision and the location of residential building platforms in the Rural General zone.

THE PROPOSED DISTRICT PLAN - STAGE 1 DECISIONS

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Decisions Version 2018**) on 5 May 2018 with an appeals version released in July. The subject site is zoned Rural by the Stage 1 Decisions Version 2018 and the proposed activity requires resource consent for the following reasons:

Subdivision

- A **discretionary** activity resource consent pursuant to Rule 27.5.11 for a subdivision within the Rural Zone.

Landuse

- A **discretionary** activity resource consent pursuant to Rule 21.4.10 for the identification of two building platforms between 70m² and 1000m². A building platform is sought for each proposed lot.

PROPOSED DISTRICT PLAN - STAGE 2 DECISIONS VERSION

Council notified its decisions on Stage 2 of the Proposed District Plan (**Stage 2 Decisions Version 2018**) on 21 March 2019. No change in zone is proposed by the Stage 2 Decisions Version. The proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity as the proposal breaches standard 25.5.20 in regard to earthworks undertaken within 10m of a water body. It is proposed to undertake earthworks at a minimum distance of about 8.5m from Tuohys Gully Stream. Council's discretion is restricted to;
 - *Soil erosion, generation and run-off of sediment*
 - *Landscape and visual amenity*
 - *Effects on infrastructure, adjacent sites and public roads*
 - *Land stability*
 - *Effects on water bodies, ecosystem services and indigenous biodiversity*
 - *Cultural and archaeological sites*
 - *Nuisance effects*
 - *Natural Hazards*
 - *Functional aspects and positive effects*

Overall the proposal is a **Discretionary Activity**

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:

- Subdivision Design
- Lot Sizes and Dimensions
- Effects on Rural Character

The findings relating to these principal issues of contention are outlined in Section 7 of the attached S42A report.

6. ASSESSMENT

6.1 Actual and Potential Effects (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 7 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108/220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

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

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

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

As outlined in detail in Section 7.3 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the Operative District Plan, Proposed District Plan and Regional Policy Statements.

6.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to be contrary to the relevant policies and objectives of both the Operative and Proposed District Plans. On this basis discretion exists to grant consent for this non-complying activity.

6.4 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 9 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 *Annexure 1* of this decision imposed pursuant to Section 220 of the RMA.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

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

Administrative Matters

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

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

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

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

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

If you have any enquiries please contact Tim Anderson on phone (03) 441 0499 or email tim.anderson@qldc.govt.nz

Report prepared by



Planner
PLANNER

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

Decision made by



Richard Campion
TEAM LEADER RESOURCE CONSENTS

ANNEXURE 1 – CONSENT CONDITIONS

DECISION A: SUBDIVISION CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following Plans:
 - 'Scheme Plan Lots 1-2 Being Subdivision of Lot 1 DP 341711, Sheet 100 Revision A produced by Patterson Pitts Group dated 08/11/2018
 - 'Engineering Drawings Driveway Location' Sheet 101 produced by Patterson Pitts Group, dated 10/10/18
 - 'Engineering Drawings Earthworks Plan' Sheet 102 produced by Patterson Pitts Group dated 10/10/18'
 - 'Engineering Drawings Driveway Long Section' Sheet 103 produced by Patterson Pitts Group dated 10/10/18
 - 'Structural Landscape Plan' prepared by Vivian+Espie, dated 28/2/2019

stamped as approved on 14 May 2019

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.

Engineering

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

6. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).
7. 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.

8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

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

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

10. 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 Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The formation of the right of way over Lot 2 and access to the building platform on Lot 1 that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group 'Engineering Drawings Driveway Location' (Job No. W5510, Sheet 101, dated 10/10/2018) and 'Engineering Drawings Driveway Longsection' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge on Lot 2. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
- g) In the event that the test results required in Condition 10(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
 - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
 - OR
 - ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180814 subdivision consent. The final

wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.

- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.

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

- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- j) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.
- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- m) The approved structural landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Ongoing Conditions/Consent Notices

11. 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd 'Site Assessment Report' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
 - i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure

- c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) At the time a residential unit is erected on the lot, the foundation design shall be undertaken in accordance with the recommendations made in the Ground Consulting Limited report and letter submitted with the RM180814 resource consent application (GCL references R3858-1A & L3858-1A, dated 18 March 2018 & 28 August 2018).
- g) At the time a residential unit is erected on the lot, 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 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- h) The maximum height of any building located on Lots 1 and 2 shall be 4.5m above existing ground level.
- i) Any future residential unit including residential flats and any accessory building(s) shall be contained within the identified building platforms.
- j) All boundary fencing on Lot 1 shall be standard farm fencing of post and wire.
- k) All boundary fencing on Lot 2 shall be standard farm fencing of post and wire or stacked stone consistent with traditional rural elements of these types.
- l) All structural landscape vegetation as shown on the approved structural landscape plan shall be maintained in perpetuity. Should any plant or tree die or become diseased it shall be replaced in the next planting season.
- m) There is to be no exterior lighting on either the north, east or western elevations of any buildings on Lot 1 or within any landscaped areas facing those elevations.

Advice Note:

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

DECISION B: LAND USE CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following Plans:
 - 'Scheme Plan Lots 1-2 Being Subdivision of Lot 1 DP 341711, Sheet 100 Revision A produced by Patterson Pitts Group dated 08/11/2018
 - 'Engineering Drawings Driveway Location' Sheet 101 produced by Patterson Pitts Group, dated 10/10/18
 - 'Engineering Drawings Earthworks Plan' Sheet 102 produced by Patterson Pitts Group dated 10/10/18'
 - 'Engineering Drawings Driveway Long Section' Sheet 103 produced by Patterson Pitts Group dated 10/10/18
 - 'Structural Landscape Plan' prepared by Vivian+Espie

stamped as approved on 14 May 2019

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

6. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).

7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

New Building Platform to be registered

9. At the time the consent is given effect to, the consent holder shall provide a 'Land Transfer Covenant Plan' showing the location of the approved building platform (as per Patterson Pitts Group plan titled 'Scheme Plan, Lots 1-2 Being Subdivision of Lot 1 DP 341711', Job No. W5510, Revision X, dated X/XX/XXXX). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier XXX and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

Prior to the registration of the building platform on the Computer Freehold Register

10. Prior to the building platform being registered on the Computer Freehold Register, 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 development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the Land Transfer Plan shall be submitted to the Manager of Resource Management Engineering at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The provision of an access way to the existing lodge that comply with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group 'Engineering Drawings Driveway Location' (Job No. W5510, Sheet 101, dated 10/10/2018) and 'Engineering Drawings Driveway Longsection' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) 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 development.
- g) 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 development.
- h) All earthworked and/or exposed areas created as part of the development shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.

Ongoing Conditions/Covenants

- 11. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 for works to be carried out at the time a residential unit is proposed:
 - 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd '*Site Assessment Report*' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
- i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure.
- c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) Prior to the occupation of any residential unit on the lot, 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 55,000 litre combination of tanks (or alternative). 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 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 residential units. 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 that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of

Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent). 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

Landscaping

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

Advice Note:

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

For Your Information

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

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

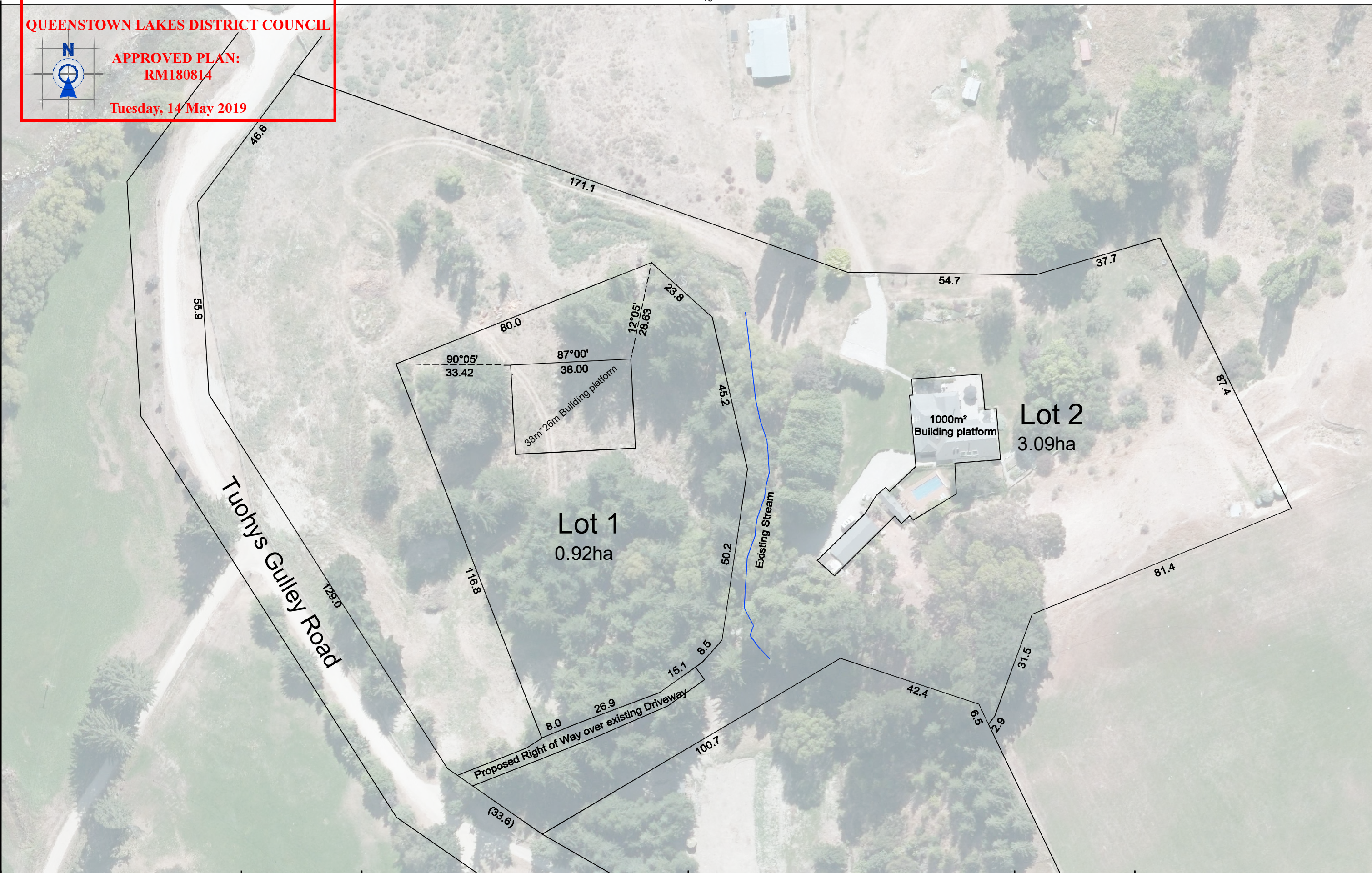
If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/>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

QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM180814

Tuesday, 14 May 2019



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

Client & Location:
**Waiorau Lodge,
Cardrona Valley**

Purpose & Drawing Title:
**Scheme Plan
Lots1 -2 Being Subdivision
of Lot 1 DP 341711**

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Surveyed by:	PHJ	Original Size:	Scale:
Designed by:	PHJ	A3	1:1000 @ A3
Drawn by:	PHJ		
Checked by:			
Approved by:			
Job No:	W5510	Sheet No:	100
		Revision No:	A
		Date Created:	08/11/2018
DO NOT SCALE			

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180814

Tuesday, 14 May 2019

Proposed building platform

20



Lot 1

Proposed Passing Bay

Proposed Driveway location

Adjust location as necessary to avoid existing trees

Existing Stream

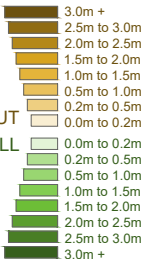
Proposed Passing Bay

Existing Driveway Formation 3m wide

NOTES

1. This is a temporary construction access road. Permanent access is to be designed once floor levels for proposed house are known. This is to be constructed as part of the construction of the house.
2. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
3. Levels are in terms of Dunedin Vertical Datum 1958
4. All works are to be installed as per NZS 4404:2004 and QLDC amendments to those standards. Standard drawings are available from the Engineer

LEGEND



- Depth Contours (at 0.5m intervals)
- Lot Boundaries
- Existing Vegetation

EARTHWORKS VOLUMES

TOTAL CUT TO FILL: 30m³

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Client & Location:

Waiorou Lodge

Purpose & Drawing Title:

Engineering Drawings
Driveway location

Surveyed by:	RI	Original Size:	Scale:
Designed by:	PHJ	A3	1:200 @ A3
Drawn by:	PHJ		DO NOT SCALE
Checked by:			
Approved by:			
Job No:	W5510	Sheet No:	101
		Revision No:	0
		Date Created:	10/10/2018

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180814

Tuesday, 14 May 2019

Proposed Building Platform

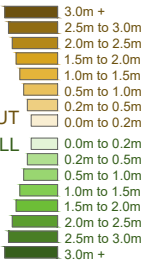
21



NOTES

1. This is a temporary construction access road. Permanent access is to be designed once floor levels for proposed house are known. This is to be constructed as part of the construction of the house.
2. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
3. Levels are in terms of Dunedin Vertical Datum 1958
4. All works are to be installed as per NZS 4404:2004 and QLDC amendments to those standards. Standard drawings are available from the Engineer

LEGEND



CUT

FILL

- Depth Contours (at 0.5m intervals)
- Lot Boundaries
- Existing Vegetation

EARTHWORKS VOLUMES

TOTAL CUT 90 m³
FILL: 45m³

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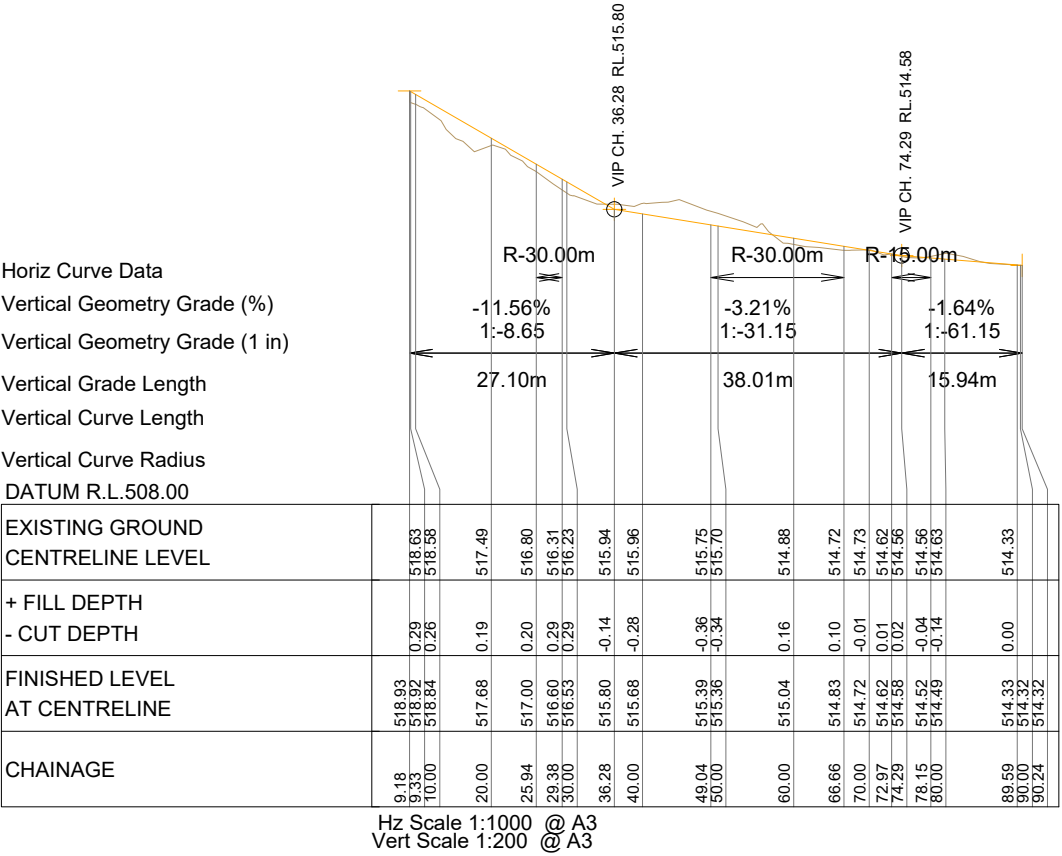
Client & Location:

Waiorou Lodge

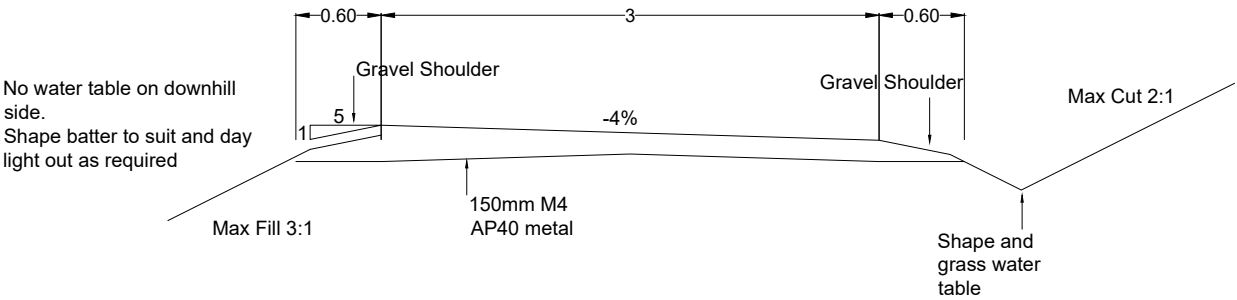
Purpose & Drawing Title:

Engineering Drawings
Earthworks Plan

Surveyed by:	RI	Original Size:	Scale:
Designed by:	PHJ	A3	1:200 @ A3
Drawn by:	PHJ		DO NOT SCALE
Checked by:			
Approved by:			
Job No:	W5510	Sheet No:	102
		Revision No:	0
		Date Created:	10/10/2018



Driveway Centerline



Driveway Typical Cross section

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Client & Location:

Waiorau Lodge

Purpose & Drawing Title:

Engineering Drawings
Driveway Longsection

Surveyed by:	RI	Original Size:	Scale:
Designed by:	PHJ	A1	NTS
Drawn by:	PHJ		DO NOT SCALE
Checked by:			
Approved by:			
Job No:	W4790	Sheet No:	103
		Revision No:	1
		Date Created:	10/10/2018

N
 Amenity trees
 (cedar, ash, oak)
QUEENSTOWN LAKES DISTRICT COUNCIL
 Mound
APPROVED PLAN:
RM180814
Tuesday, 14 May 2019

NOTES:
 All existing trees within proposed Lot 1 shall be retained except as noted. Tree trimmings and successional planting shall be as described in the consent application.
 Existing vegetation to be retained shall not be trimmed to a height lower than 7 metres.
 Successional tree planting shall be undertaken to ensure that the screening effect of the existing vegetation to be retained shall continue into the future as existing trees mature. Successional planting shall be done to ensure that a 7 metre high screening effect is maintained at all times, in relation to the existing vegetation that is specified as being maintained.
 The proposed mound shall be formed to a minimum height of 3.5m above ground level and taper off at its western extent. It should be formed in a naturalistic way to appear as an extension of the naturally formed tailings to the immediate east and to follow the contours of the adjacent creek. It shall be covered in native shrub planting as shown. The remainder shall be regressed.

Proposed amenity trees shall be container grown and a minimum height of 2 metres at the time of planting.
 Proposed shrub mix shall consist of 70% Kunzea ericoides, 15% Coprosma propinqua and 15% Corokia cotoneaster. All plants are to be planted at a 2.5 metre average spacing so as to cover the areas indicated on the landscape plan.
 All new shrubs to be a minimum height of 20cm at time of planting and 0.5L pot size.
 Grass cover within 0.5 metre of new plant location to be removed to remove grass competition.
 Each new plant to be protected from animal pests using a plastic guard or sheath.
 All new plants to be automatically irrigated by sprinklers or drippers for the first 5 years following planting.



- KEY**
- Proposed shrubs
 - Proposed amenity tree
 - Vegetation to be removed

Proposed curtilage area within which existing vegetation may be cleared and within which all outdoor domestic activities shall be contained.

vivian+espie
 resource management and landscape planning
 WAIORAU HOMESTEAD
 Tuohys Gulley Road, Cardrona
 STRUCTURAL LANDSCAPE PLAN
 # 1253 SLP 002 - NTS - 28.02.2019

ANNEXURE 2 – SECTION 42A REPORT

FILE REF: RM180814

TO Richard Campion – Team Leader: Resource Consents

FROM Tim Anderson, Planner

SUBJECT Report on a Publicly Notified Consent Application

SUMMARY

Applicant: B Adams & K Lockhart Adams

Location: 2127B Cardrona Valley Road, Cardrona

Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) to subdivide Lot 1 Deposited Plan 341711 into 2 allotments and to identify residential building platforms on each lot.

Legal Description: Lot 1 Deposited Plan 341711 held in Record of Title 171611

Operative Zoning: Rural General

Proposed Zoning: Rural

Public Notification Date: 17th January 2019

Closing Date for Submissions: 17th February 2019

Submissions:

- No submissions have been received in opposition to the application.

RECOMMENDATION

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

1. It is considered that the adverse effects of the activity have the potential to be more than minor. However, having considered the proposal, in my opinion any potential adverse effects of the proposed development can be generally contained within the site by topography and landscaping. The proposed lots can be serviced, the effects of the proposed subdivision can be appropriately mitigated, and the location of the proposed building platforms maintain landscape values with respect to the ONL. There have been no submissions provided by and no persons are adversely affected by the proposal that have not provided their written approval to the proposal.

2. The development does not give rise to any inappropriate adverse effects in terms of potential loss of rural character, cumulative effects and precedent effects that are beyond an acceptable threshold. The proposal is not contrary to the relevant objectives and policies of the District Plan, Proposed District Plan, or Otago Regional Policy and Proposed Otago Regional Policy Statement which seek to avoid, remedy or mitigate adverse effects.
3. Overall the proposal would generally be consistent with the relevant objectives and policies of the District Plan. For these same reasons, the proposal does promote sustainable management and is aligned to Part 2 of the RMA.

1. INTRODUCTION

My name is Timothy Ritchie Anderson. I am a resource consent planner with Queenstown Lakes District Council. I have been employed in this role for 3 years. I hold the qualifications of a Bachelor of Arts and a Master of Planning from the University of Otago. I am a graduate member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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

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

2. PROPOSAL AND SITE DESCRIPTION

I refer the Commission to the report prepared by Dan Curly of IP Planning Solutions attached as Appendix 1 to this application, and hereafter referred to as the Applicant's AEE.

The applicant has provided a detailed description of the proposal, site and locality and relevant resource consent history in Sections 2.0, 3.0 and 4.0 of the applicant's AEE. These descriptions are considered accurate and are therefore adopted in full for the purpose of this report.

In brief, consent is sought for a 3 lot subdivision. The proposed Lots are as follows:

Lot 1 – 0.93 ha
Lot 2 - 3.09 ha

It is proposed to identify a building platform on each of the new lots with the following dimensions and area:

Lot 1 - 38m x 26m - Area of 988 m²
Lot 2 – Area of 1000m² (around an existing dwelling and accessory buildings)

The applicant has proposed design and landscaping controls to be included on a consent notice to achieve the following;

- Building height shall be limited to 4.5m on Lots 1 and 2
- All residential units, residential flats and accessory buildings are to be contained within the approved building platforms.
- Restrictions on building materials and colours
- A requirement for all fencing to be post and wire on Lot 1 and either post and wire, post and rail or stacked stone on Lot 2.
- Implementation and maintenance of landscaping
- Controls on lighting

Structural landscaping is proposed and includes the retention of existing vegetation, additional planting and mounding to provide mitigation.

In addition to the matters addressed with the application, the proposal requires resource consent for earthworks to be undertaken within 10m of a water body. Earthworks are required to be undertaken for access to the building platform on Lot 1 at a distance of about 8.5m from Tuohys Gully Stream. Tuohys Gully Stream runs across the subject site between the two proposed building platforms. The applicant has confirmed that Tuohys Gully Stream has an average width of less than 3 metres and therefore s230 of the RMA relating to esplanade reserves/strips is not relevant to the proposal.

3. SUBMISSIONS

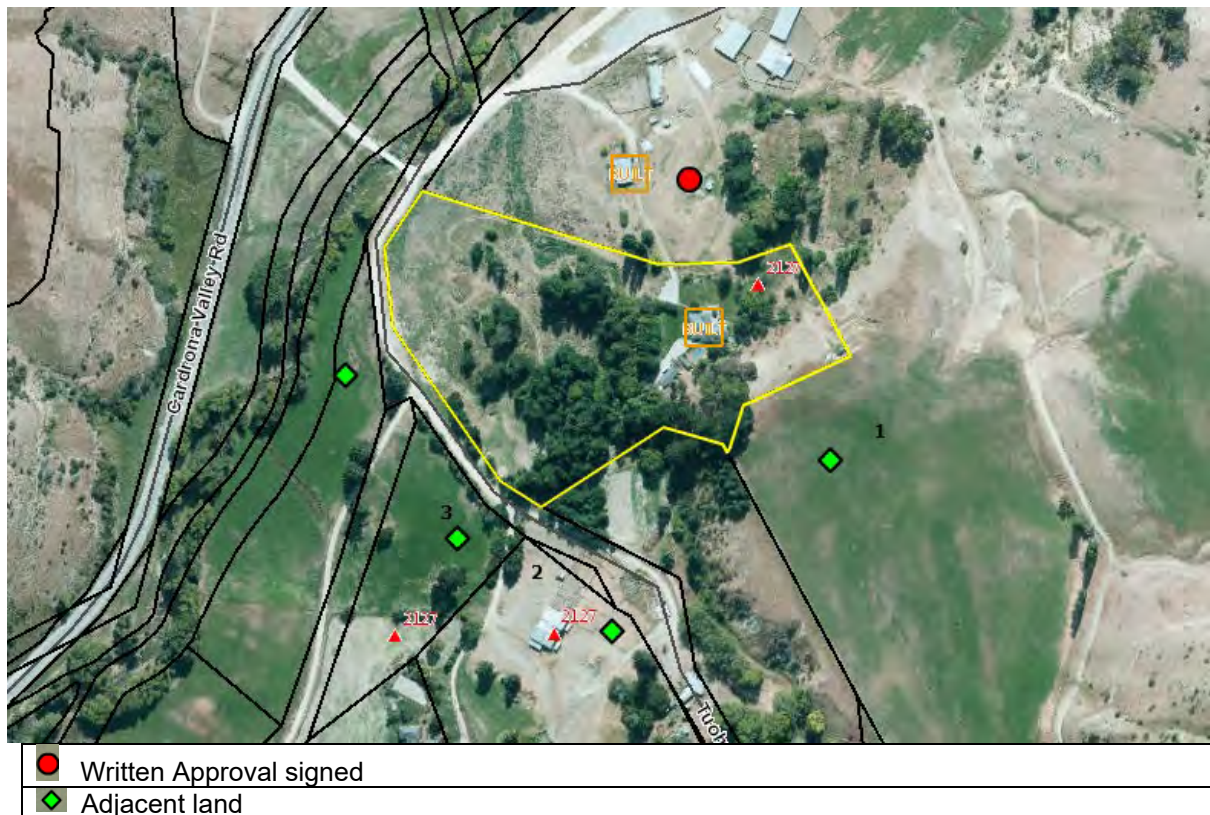
3.1 SUBMISSIONS

A single submission was received but has subsequently been withdrawn.

4. CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded. The location of these person's properties are identified in Image 1 below.

Ref	Person (owner/occupier)	Address (location in respect of subject site)
1	On behalf of The Cardrona Limited	C/- 2127A Cardrona Valley Road (operator of quad bike and horse trekking operations)



5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

OPERATIVE DISTRICT PLAN (ODP)

The subject site is zoned Rural General.

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

- *protects and enhances nature conservation and landscape values;*
- *sustains the life supporting capacity of the soil and vegetation;*

- *maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
- *ensures a wide range of outdoor recreational opportunities remain viable within the Zone.*
- *protects the on-going operations of Wanaka Airport.*

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

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

Council notified the Proposed District Plan on 26 August 2015. The subject site is proposed to be zoned as Rural, however at this stage there are no rules with immediate legal effect relevant to the proposal.

Resource consent is required for the following reasons:

Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.21 being:
 - Rule 15.2.6.1 (lot sizes and dimensions);
 - Rule 15.2.7.1 (subdivision design);
 - Rule 15.2.8.1 (property access);
 - Rule 15.2.9.2 (esplanade provision);
 - Rule 15.2.10.1 (natural and other hazards);
 - Rule 15.2.11.1 (water supply);
 - Rule 15.2.12.1 (storm water disposal);
 - Rule 15.2.13.1 (sewerage treatment and disposal);
 - Rule 15.2.15.1 (energy supply and telecommunications);
 - Rule 15.2.16.1 (open space and recreation);
 - Rule 15.2.17.1 (vegetation and landscaping);
 - Rule 15.2.18.1 (easements).
 - Rule 15.2.21.1 (earthworks).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for a two lot subdivision in the Rural General zone where all lots contain building platforms.

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

THE PROPOSED DISTRICT PLAN - STAGE 1 DECISIONS

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Decisions Version 2018**) on 5 May 2018 with an appeals version released in July. The subject site is zoned Rural by the Stage 1 Decisions Version 2018 and the proposed activity requires resource consent for the following reasons:

Subdivision

- A **discretionary** activity resource consent pursuant to Rule 27.5.11 for a subdivision within the Rural Zone.

Land Use

- A **discretionary** activity resource consent pursuant to Rule 21.4.10 for the identification of two building platforms between 70m² and 1000m². A building platform is sought for each proposed lot.

PROPOSED DISTRICT PLAN - STAGE 2 DECISIONS VERSION

Council notified its decisions on Stage 2 of the Proposed District Plan (**Stage 2 Decisions Version 2018**) on 21 March 2019. No change in zone is proposed by the Stage 2 Decisions Version. The proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity as the proposal breaches standard 25.5.20 in regard to earthworks undertaken within 10m of a water body. It is proposed to undertake earthworks at a minimum distance of about 8.5m from Tuohys Gully Stream. Council's discretion is restricted to;
 - *Soil erosion, generation and run-off of sediment*
 - *Landscape and visual amenity*
 - *Effects on infrastructure, adjacent sites and public roads*
 - *Land stability*
 - *Effects on water bodies, ecosystem services and indigenous biodiversity*
 - *Cultural and archaeological sites*
 - *Nuisance effects*
 - *Natural Hazards*
 - *Functional aspects and positive effects*

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

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

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

5.4 STATUTORY CONSIDERATIONS

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

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

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.

The application may also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 7.4 of this report outlines Part 2 of the RMA in more detail.

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

6 INTERNAL REPORTS

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

1. QLDC Consultant landscape architect, Ms Kris MacPherson has undertaken a peer review of the landscape plan and landscape assessment prepared by Ms Shannon Baxter Vivian+Espie Ltd, and provided by the applicant (attached as Appendix 2). Ms MacPherson's report is attached as Appendix 3 and is hereafter referred to as the 'Landscape Architect's Peer Review.'

2. QLDC Resource Management Engineer, Cameron Jones, has undertaken an assessment of the services, earthworks, access, car parking, and other engineering matters associated with the development. This report is attached as Appendix 4 and is hereafter referred to as the 'Engineering Report'

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

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

Ms Baxter and Ms MacPherson are in agreement that the landscape can be considered an Outstanding Natural landscape (ONL). This Landscape classification is accepted. Areas of rural land within the Cardrona Valley are generally considered to be within an ONL. The PDP formalises the Outstanding Natural Landscape classification for the Cardrona Valley, as indicated on District Plan maps. I accept this landscape classification but also agree with both landscape architect's in regard to their descriptions of the landscape as being perhaps not typical of the character of the majority of the District Wide ONL. In this regard Ms Baxter states;

I consider that a dwelling in this location does not discord with existing and expected landscape patterns and uses. It is in keeping with the pattern of the wider landscape in which it sits, which includes a number of rural living properties and dwellings. Traditionally, dwellings within the Cardrona Valley sit on the valley floor and are often clustered together.

While Ms MacPherson states;

I agree with the assessment that generally natural patterns and processes are prominent within the Cardrona Valley but that farming and habitation have modified the area of the valley where the site is located such that it has a less wild and remote landscape character

In summary, Ms MacPherson states, 'the assessment methodology used by Ms Baxter is robust and reflects the current best practice of the Landscape Architecture Association of New Zealand.' However, Ms MacPherson does note that Ms Baxter had not referenced the above Chapter 21 assessment matters contained in PDP. Ms MacPherson considers that in this case, the application fits with the outcomes against which an assessment should be made and achieves the outcomes sought by those provisions. While the assessment matters in the PDP are relatively closely aligned to those contained in the ODP consideration also needs to be given to 21.21.11 in terms of the assumption that activities are considered 'inappropriate in almost all locations' other than for rare exceptions where change can be absorbed. This will be addressed further below.

7.2 EFFECTS ON THE ENVIRONMENT

7.2.1 The Permitted Baseline

The permitted baseline allows for a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (provided it is not fanciful).

Permitted activities in the Rural General zone are:

- Farming activities;
- Viticulture and wine-making activities;
- Horticulture activities;

- A fence less than 2 metres high;
- Earthworks of up to 1000m³ within one consecutive 12 month period complying with the relevant site standards (except earthworks associated with subdivision);
- Planting (with the exception of wilding species).

Within the Rural General zone (ODP) and Rural zone (PDP), all subdivision, the establishment of building platforms and the construction of any building requires resource consent (as well as any physical activity associated with any building such as roading or landscaping).

In this case, given the nature of the proposal, it is considered that there is no appropriate permitted baseline commensurate to the scale and nature of the proposal.

7.2.2 Existing Environment

The subject site currently contains the existing dwelling, several associated accessory buildings and a swimming pool. The dwelling is also operated as a B&B (Waiorau Lodge). Resource Consent RM070609 was approved for alterations to the dwelling and additions to the house.

7.2.3 Receiving Environment

Ms Baxter has created a detailed description of the site and locality in parts 6-16 of the Landscape Assessment. This description is considered accurate and is adopted for the purposes of this report. Within the adjoining Cardrona Valley Farms. There are no currently unimplemented consents on either the subject site or any of the adjoining lots. Activities authorised by a current but unimplemented resource consents form part of the receiving environment.

7.2.4 Actual and Potential Effects on the Environment

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

- 1) Landscape Matters
- 2) Subdivision design
- 3) Lot sizes and dimensions
- 4) Access and traffic
- 5) Services
- 6) Earthworks
- 7) Hazards

7.2.4.1 Landscape

An assessment of effects on the landscape using the ONL assessment matters contained in Part 5 of the Operative District Plan and chapter 21 of the Proposed District Plan has been completed.

The relevant ODP assessment matters for the ONL are as follows:

- *Potential of the Landscape to Absorb Development*
- *Effects on Openness of the Landscape*
- *Cumulative Effects on Landscape Values*
- *Nature Conservation Values*

The relevant PDP assessment matters for the ONL are as follows:

- *Existing vegetation*
- *Effects on landscape quality and character*
- *Effects on visual amenity*
- *Design and density of development*
- *Cumulative effects of subdivision and development on the landscape*

The character of an area is derived from aspects of the surrounding environment such as the ratio of open space to buildings, the surrounding activities and infrastructure as well as the predominance of natural features and open space. There is the potential for the character of an area to be affected when the environment is fragmented through subdivision. The development that results from subdivision brings additional dwellings, accessory buildings, land modification, roads and traffic which have the potential to result in adverse effects on the landscape character of the area.

Potential of the Landscape to Absorb Development

Ms MacPherson accepts the descriptions of the site and locality provided in the landscape assessment. Ms Baxter considers that the proposed building platforms will be potentially visible from Cardrona Valley Road, Tuohys Gully Road and the Snow Farm Access Road, albeit that views of the platforms and associated development experienced from public areas will be limited. Ms MacPherson is in agreement in this regard and states; *'I agree that there is capacity within this landscape to absorb the proposed activity given its location and the existing vegetation on the site.'* Adopting Ms MacPherson's assessment, I consider that the building platform on Lot 1 will be extensively screened by existing evergreen trees on the site such that only a small portion building platform will be open to views from public areas. The proposed landscaping will in my opinion provide additional screening from these public viewpoints. The volunteered landscape conditions will mitigate the appearance and scale of built form in a manner that will address potential adverse effects on the landscape.

Overall, I considered that in terms of the potential of the site and surrounding landscape to absorb development, any adverse effects on the environment will be less than minor.

Effects on Openness of the Landscape

The building platform on Lot 2 will be placed around existing buildings. I concur with Ms Baxter's opinion that it will not affect the openness of the landscape. The building platform on Lot 1 will be contained within a wooded area and I am in agreement with Ms Baxter that this vegetation will provide substantial visual screening from roads and public areas. The proposed building platforms will not encroach on the currently open areas of the site to any significant degree, although proposed planting associated with the building platform on Lot 1 will encroach to a small extent on an area of open pasture in the northwest portion of the subject site. The landscaping proposed for this area includes native shrubs to be planted at the boundary with Tuohys Gully Road. Native shrubs are proposed in two separate areas to the north of the building platform, although this planting will replace existing trees rather than compromising an existing open area. While the landscaping will provide screening of the building platform, in my opinion it has in itself the potential to further degrade the openness of the landscape. However, the surrounding valley floor area is interspersed with established concentrations of vegetation that already break the openness of the landscape, and the proposed landscaping is generally characteristic of this pattern. Therefore I consider that the overall level of openness will not change significantly and the proposal will not compromise the openness of the wider surrounding landscape to any discernible degree.

The properties adjacent to the subject site are indicated on figure 1 above. These are 2127A and 2127D which form part of a substantial rural holding (Cardrona Valley Farms Limited) to the south, west and east of the subject site. The land directly to the north of the subject site is Crown land running alongside the Cardrona River.

Cardrona Valley farms land comprises a large pastoral farm and also caters for a range of recreational activities, including horse trekking and quad bike operations. The landowners have not submitted on the proposal. This property includes a residential dwelling that is located just 100m from the existing dwelling and proposed building platform on Lot 2, and about 120m from the proposed building platform on Lot 1. A tenant of the dwelling had submitted against the application but that submission has now been withdrawn. That submitter is now satisfied that the adverse effects in terms of visibility and lighting have been appropriately addressed by changes to landscaping and the inclusion of a consent condition for restrictions on lighting (accepted by the applicant). Due to the location of the building platform on Lot 1 and the proposed design controls, it would be unlikely that a future dwelling would be visually dominant from any residential areas of the Cardrona Valley Farms property. The existing vegetation on the site provides substantive screening of the areas of the building platforms throughout the year. The proposed structural landscaping will provide further softening and screening of the visual effects of the proposed subdivision and future development.

The Crown land along the Cardrona River is reserve land and includes a walkway but does not contain any dwellings. This land can be used for recreational purposes but there are no specific users of land that can be considered to be affected by the proposal as any recreational use of the land would be over a short duration.

Overall I consider that any adverse effects on the openness of the landscape resulting from the proposal will be minor in so far as there will be a small incremental reduction, but will not reach a threshold whereby those effects could be considered more than minor or unacceptable.

Cumulative Effects on Landscape Values

New building platforms and associated residential development have the potential to result in adverse cumulative effects on the landscape. The proposal will enable the creation of an additional residential unit with associated landscaping, services, access, and traffic movements all of which have the potential to noticeably increase the appearance of domestication. In respect of this Ms Baxter states:

While this will have a de-naturalising effect, it is located adjacent to neighbouring dwellings and other buildings in a way that accords with settlement patterns in the Cardrona Valley in general; it is placed in the lower part of the valley close to existing activities. In this respect it is not entirely inconsistent with existing patterns.

Ms Baxter and Ms MacPherson are in agreement that the landscape has the ability to absorb the proposed development without incurring cumulative effects on landscape values that go beyond an acceptable threshold. I accept the opinions of the landscape architects in this regard.

The subject site is set within an area with a longstanding settlement history, and an existing level of built development that is uncharacteristically high for a rural landscape, particularly for an ONL. Future development within the platform on Lot 1 will be clustered so that views towards a future dwelling from most public areas would also feature the existing dwelling and buildings on other sites.

While the proposal will create new building platforms where future development can be anticipated, the portions of the site where residential development will be enabled sit alongside existing buildings and the proposal will not introduce development within any isolated or noticeably open areas of the landscape. As discussed, the platform on Lot 1 will be largely contained within an area of established vegetation and additional landscaping will provide further screening of the effects resulting from increased residential use of the site.

The proposed vehicle access to the platform on Lot 1 will share the existing driveway for Lot 2, and the new area of the driveway to be constructed to the platform will be screened from areas beyond the subject site by trees. An additional residential allotment will potentially result in a slight increase of traffic along Tuohy's Gully Road, which will have the potential to create a perception of increased domestication. The design controls that have been volunteered by the applicant include restrictions on fencing with the intention of reducing any outward appearance of domestication of the site, but not to the extent that further domestication will not be perceivable.

Overall, I consider that the cumulative effects of the proposed development on the landscape will have the potential to be minor but not more than minor, and will be in my mind acceptable.

Design and density of development

While no specific design has been submitted with this application, in my opinion the volunteered design controls will reduce the potential for future developments to be highly visible or dominant from areas beyond the subject site. While the proposed development will increase the density of the site, in my opinion there will be little discernible change to the area of valley floor surrounding the subject site given the existing settlement pattern. Given that the extent of development density of the site will increase, I consider that effects in respect of on density will have the potential to be minor but not more than minor, and acceptable.

Nature Conservation Values, Biodiversity and Vegetation

The available information on Councils GIS database suggests that the subject site does not contain any protected ecological elements. The site contains a large number of mature exotic trees with the remaining areas vegetated in grass. It does not contain elements of indigenous flora and fauna that specifically require protection. Tuohys Gully Stream flows through the subject site but development will not occur within close proximity to the stream. Some minor earthworks will be undertaken at a minimum distance of 8.5m from the stream however the building platforms will be set back by a greater distance and sediment controls will ensure that sediment does not enter the stream. It is therefore considered that any adverse effects of the proposal in respect of nature conservation values, biodiversity and vegetation will be less than minor and acceptable.

Tanagata Whenua and Geological Values

The subject site is not known to contain any heritage items or elements of particular indigenous cultural significance. As the site is located on a predominantly flat river terrace, the proposed subdivision will not detract from any significant elements of geological character. In respect of Tangata Whenua and geological values any potential adverse effects resulting from the proposed subdivision will be less than minor.

7.2.4.2 Subdivision Design

Subdivision Design and Rural Character

Assessment matter 15.2.3.6(b) specifically seeks consideration as to whether the rural character, landscape values and visual amenity are maintained or enhanced. The proposed subdivision will have a shared access and will maintain the open pastoral land in the northwest portion of the site, however, it will result in the creation of a narrow strip of land on Lot 2 to the south of the Right of Way. Although this portion is currently planted in exotic trees, given the unusual lot arrangement, the proposal will compromise the ability for this thin portion of the site to be used for rural purposes.

Given the size of the subject site, the rural productive capacity is already relatively low. In my opinion the proposal would create lots that are even less likely to be able to support rural activities as the primary land use. In the context of the existing environment, the proposed subdivision and associated development will result in a small and incremental loss of productive capacity within the zone. I do not consider that the proposed subdivision will maintain or enhance the rural character of the surrounding area, as it will result in smaller lot sizes, particularly in respect of proposed Lot 1. The lot sizes will be smaller than what is typical for the Rural General zone, particularly for an ONL, and would contribute to a greater level of domestication. Whilst smaller lots exist in the surrounding environment, there are also large land holdings used for rural productive purposes. The proposal will in my opinion exacerbate the adverse effects on the rural character of the area by creating two small lots which would be predominately used for residential as opposed to rural purposes. The proposal would increase the area of the site utilised for residential activities, whilst reducing the amount of open land available for agriculture. The land has some low intensity pastoral use, although there are no other rural activities on the site. Other areas of the site contain mature exotic pines, including the area surrounding the proposed building platform on Lot 1. The proposal relies on the retention of these trees to provide mitigation of landscape effects, therefore it will not be possible to remove the trees to create additional areas of pasture. In any case, it is considered that the size of the lots would not make any farming activities viable. Adverse visual and landscape effects resulting from the subdivision design will be mitigated in part by the proposed landscaping but not to the extent that further domestication will not be perceivable. Given the size of the proposed lots, I consider that the proposal is likely to result in adverse effects on rural character that are more than minor, but not inappropriate in the context of the established character and land uses in the surrounding area.

Lot size and dimensions

Whilst there is no minimum lot size specified for this zone, the proposed lot sizes, particularly Lot 1, are considerably smaller than what would be considered typical for rural land. While the proposal will provide functional spaces for residential activities, the reduction in lot sizes will compromise the fulfilment of the intended land uses associated with the rural zone. The creation of the proposed lots and the associated increased residential density will further diminish the productive agricultural capacity of the site even though it is already limited in extent.

The subject site occupies an area of valley floor, close to the Cardrona Village. Within this area there is a historic settlement pattern that has resulted in the establishment of numerous smaller lots. This includes a cluster of 4 lots within 600m to the south west that have lot areas of between 708m² and 4,047m². However these are historic lots, not consistent with what is currently anticipated within the Rural General Zone. The land immediately surrounding the subject site forms part of a large pastoral holding that contrasts markedly with the proposed Lots in terms of its size and use. The adverse effects of reduced lot size and increased residential density will be perceivable within the context of the surrounding environment. Overall I consider that adverse effects on the character of the rural environment resulting from the proposed lot sizes and dimensions will potentially be more than minor, however when consideration is given to the fragmented nature of the surrounding land I do not consider the proposal to be inappropriate.

7.2.4.3 Services

The proposal has been assessed by Council's Resource Management Engineer Mr Cameron Jones. Mr Jones's comments are considered accurate and has been accepted (attached as Appendix 4).

Mr Jones is satisfied that appropriate provision has been made for the required services, including potable and firefighting water supply, storm water, effluent treatment and disposal, and power and telecommunication connections. Reticulated services for electricity and telecommunications are currently utilised by Lot 2 and will be available for Lot 1 with the inclusion of appropriate easements.

Potable water is available to both lots from a private scheme and the applicant has provided confirmation that the water supply meets relevant standards. Mr Jones has recommended a condition for water test results to be provided prior to 224(c). Mr Jones is satisfied that adequate provision has been made for firefighting water for the existing dwelling. Mr Jones has recommended conditions relating to the inclusion of additional water storage for proposed Lot 2, along with suitable connection points and hardstand areas. Wastewater and Storm water are to be disposed of onsite. Mr Jones is satisfied that this is feasible and has recommended conditions of consent for the appropriately designed systems to be included at the time dwellings are constructed. The applicant has provided confirmation that electricity and telecommunications will be available to the site and Mr Jones has recommended conditions of consent to ensure that all services to the site are constructed in accordance with Council's standards.

Overall it is considered that any adverse effects arising from the provision of the required services to the proposed lots will be less than minor.

7.2.4.4 Access and Traffic

Mr Jones has assessed the proposed access and is satisfied that the existing access and proposed Right of Way are appropriate and feasible for both lots. Mr Jones is satisfied that the existing vehicle crossing from Tuohys Gully Road complies with council requirements. Lot 2 will continue to use the existing access. Mr Jones has recommended a condition of consent for the inclusion of a passing bay in accordance with Council standards. Lot 1 is to be accessed from a new Right of Way easement along the existing access to Lot 2 with an extension to the building platform. Mr Jones has recommended a condition of consent to make a requirement for access to the building platform to be provided prior to 224C. There is potential for the proposed subdivision to result in a small increase in vehicle traffic along Tuohys Gully Road, however in the context of existing traffic levels for residential, recreational and rural uses this increase will be barely discernible and will not adversely affect neighbours. With the inclusion of the recommended condition which has been accepted by the applicant, it is considered that any effects on the environment resulting from the proposed access will be less than minor.

7.2.4.5 Earthworks

Earthworks will be required to establish access to the building platform for Lot 1 which will be located about 8.5m from the Tuohys Gully Stream. The portion of earthworks to be undertaken within this area comprises a shallow cut to upgrade the driveway and the volume of earthworks within this area will be slight. Mr Jones has recommended conditions of consent (agreed to by the applicant) for site management, revegetation and for the earthworks to be carried out in accordance with the recommendations of the geotechnical report. The erosion and sediment controls required will ensure that sediment does not enter the waterbody and result in adverse effects. Overall, any adverse effects on the environment resulting from the proposed earthworks will be less than minor.

7.2.4.6 Reverse Sensitivity

Given the close proximity of both proposed building platforms to this adjoining land there is the potential for adverse effects of reverse sensitivity. The subject site is surrounded on all sides by land that forms part of the wider Cardrona Valley Farms holding. As discussed, anticipated farming activities have the potential to incur some adverse effects such as noise, dust, and odour that can affect residential users. A range of the recreational activities are also consented on this holding, including quad bike tours and horse trekking which results in the increased presence of persons on the land and could potentially result in the adverse effects such as noise on the owners and occupiers of the new lots.

The operator of the quad bike and horse trekking businesses on the Cardrona Valley Farms site has provided written approval for the proposal. The applicant has also proposed a no complaints covenant as a means to address the possibility of the owners and occupiers complaining about these activities. While a no complaints covenant would reduce the possibility of complaints to council as a result of adverse effects on these persons, it is not a measure that could avoid, remedy or mitigate adverse effects of reverse sensitivity.

Taking into account reverse sensitivity effects, and the outcomes of consultation as discussed above, the potential adverse effects resulting from the proposed subdivision on the owners or occupiers of these properties will be minor but not more than minor or beyond an acceptable threshold.

7.2.4.7 Positive Effects

The proposal would enable the applicant to provide for their economic wellbeing.

Overall, I consider the positive effects of the proposed development to be less than minor.

7.2.4.8 Summary

Having considered the proposal and the findings of the landscape assessments, it is my opinion that the reduced lot size has the potential to produce adverse effects on the environment that are more than minor. The most pertinent issues relating to this application concern the formation of lots that are considerably smaller than what exists within the wider context of Outstanding Natural Landscapes in the Queenstown-lakes District Wanaka. However, with the inclusion of recommended conditions and the proposed mitigation measures, I consider that these effects do not exceed a threshold beyond the ability of the site to absorb the changes associated with the proposal, and any adverse effects associated with the development would be acceptable.

7.3 PLAN PROVISIONS

7.3.1 Operative District Plan

Objectives and Policies

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

Part 4

The relevant objectives and associated policies in Part 4 include Objective 4.2.5(2), which seeks to maintain the openness of ONL's, avoid subdivision in areas without capacity to absorb change while allowing limited subdivision and development in areas with the capacity to absorb change, and protecting areas that are visible from roads. Objective 4.2.5(8) seeks to avoid cumulative degradation. I consider the proposal to be consistent with this Objective.

Objective 4.2.5(4)

As outlined in the assessments prepared by Ms Baxter and Ms MacPherson, the proposed subdivision development is to be undertaken in an area of the ONL that can be considered to have some capacity to absorb further development. The proposed development and anticipated future development associated with this application has very limited the potential to be visible from roads and will not encroach to any discernible degree on any open areas of the ONL. The proposed design and landscape controls will provide further mitigation.

Overall, I consider that the proposed development will be consistent with Objective 4.2.5(4).

Objective 4.2.5(8)

Ms MacPherson is in agreement with Ms Baxter in that the level of cumulative degradation resulting from the proposed subdivision will not reach a threshold whereby the development cannot adequately be absorbed without producing cumulative effects of over-domestication.

The proposal will enable additional residential development within a confined wooded area of the site and as such any reduction of productive capacity will be slight. The appearance of additional domestication will be mitigated at least in part by the proposed design and landscaping controls.

The addition of a new residential lot will also contribute to effects such as a small increase in traffic and noise. Overall, the proposed subdivision has the potential to produce effects of cumulative degradation of the landscape, however in my opinion, given the proposed mitigation it would not be beyond an acceptable threshold within the context of the receiving environment. The proposal cannot be considered to be consistent with Objective 4.2.5(8) as it will not completely avoid the potential effects of cumulative degradation, however it does not in my opinion reach a point where it is considered to be contrary to this objective.

Summary Part 4

For the reasons outlined above, I consider the proposal to be inconsistent with the objectives and policies of Part 4, however with the inclusion of the proposed mitigation measures I do not consider then proposal to be contrary to those policies and objectives.

Part 5

The relevant objectives in Part 5.1 are Objectives 1 and 3.

Objective 1 – Character and Landscape Values

'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.'

The relevant policies include the following

- 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 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.6 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

Objective 3 –

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

The associated policies seek to provide for a range of rural activities while also protecting landscape character, rural character and the visual coherence of the rural landscape. This includes encouraging residential development in the rural zone to be setback from property boundaries so as to mitigate the adverse effects of residential activities on neighbours. Policy 1.4 has particular relevance to this application as it is proposed to introduce residential activities into an area of rural land.

As outlined by the landscape architects reports, the proposal is to be located within an area with a longstanding pattern of development, including residential activities at a scale akin to rural living areas. The subject site also provides mitigation of adverse effects through existing and proposed landscaping and it is considered by Ms Baxter that adherence to the volunteered landscape and design controls will adequately address potential adverse effects of future development. Furthermore, I confer with Ms Baxter and Ms McPherson in regard to the subject site having the ability to absorb the change.

Overall, I consider the proposal to be consistent with the objectives and policies of Part 5.1.

The relevant objectives and policies contained in Part 5.2 seek to protect the character and landscape values of the rural area, to retain the life supporting capacity of soils and vegetation, and to appropriately manage effects of activities on rural amenity.

Objective 5.2.1(Character and Landscape Values)

Objective 5.2.1 seeks to protect landscape character and values, to promote sustainable use of physical resources and control adverse effects.

At present the majority of the site is in pasture and mature trees with the remaining areas of the site used for domestic purposes. The proposal has the potential to change the rural character through increased domestication, although as discussed any such loss of productive rural land will be slight. The anticipated development that could occur as a result of the proposed subdivision will be largely confined to the building platform on Lot 1.

The area of the proposed building platform on Lot 2 is to be created around the footprint of an existing dwelling and accessory buildings, therefore there is limited scope for further anticipated development within the site and the open pastoral areas of the Lot will be retained.

As previously discussed in Part 3 of this report, I consider that the subject site has the potential to absorb the proposed development without compromising the existing character landscape, and the proposal will not introduce land use activities that will compromise the sustainability of natural and physical resources.

On this basis I consider the proposal consistent with, and therefore not contrary to, Objective 5.2.1.

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

The proposed development will occur on a site that is not currently being utilised as an economic working farm with very limited pastoral capacity. The inclusion of the building platform on Lot 1 and landscape planting on the open proposal area to the northwest will further diminish the productive capacity of the site, however this reduction will be small. Given the proposed mitigation measures and building controls, the location and scale of the proposed development and the extent to which the existing rural uses will be maintained, it is considered that the proposal will be consistent with and therefore not contrary to objective 5.2.3.

Summary Part 5

For the reasons outlined above and taking into account the assessments of Ms Baxter and Ms MacPherson, I consider the proposal to be inconsistent with but not contrary to the objectives and policies of Part 5. With the inclusion of the proposed mitigation measures I consider then proposal to be appropriate when assessed against those policies and objectives.

Part 15

In summary, the relevant objectives and policies of Section 15 relate to the following;

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

Ms Baxter and Ms MacPherson both conclude that anticipated development on the proposed Lots will not be prominent when viewed from public places and will not result in any significant loss of landscape character. All servicing requirements for the proposal have been adequately addressed and with the imposition of conditions as recommended by Mr Jones, the access will be established to an acceptable standard.

Objective 15.5 (Amenity Protection), includes Policy 5.1 which provides for lot sizes appropriate for anticipated land uses. As discussed, the proposal will create a density that could be considered relatively high for rural sites and in so far as the proposal will reduce the land available for rural use, the proposal cannot be considered to be consistent with that particular policy. However as previously stated, within the context of the receiving environment, the rural amenity of the site will be maintained. The proposal will therefore not be contrary to Objective 15.5 and I do not consider it to be inappropriate given the context of the area surrounding the site.

Part 15 Summary

While the proposal will not be consistent with Objective 15.5 (Amenity Protection) it is consistent with the remainder of the policies and objectives of Part 15, including matters relating to servicing, access and landscape. Overall I do not consider the proposal to be contrary to those policies and objectives nor in my opinion inappropriate when assessed against the Part 15 provisions.

Overall PDP Summary

Adverse effects arising from the proposed development have been appropriately avoided, remedied or mitigated through the proposed landscaping and design controls. It can therefore be considered that the proposed subdivision and associated development is not contrary to the relevant objectives and policies of Parts 4, 5 and 15 of the Operative District Plan.

7.3.2 Proposed District Plan – Stage One

Stage One of the Proposed District Plan (PDP) was notified on 26 August 2015 (with the Decisions Version Notified on 5 May 2018) and Stage 2 on 23 November 2017 (with the Decisions Version Notified on 21 March 2019). Council notified the Proposed District Plan, Stage 1 of on 26 August 2015, and Stage 2 on 23 November 2017, which contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA. In this case, the objectives and policies contained in Chapter 3 (Strategic Directions), Chapter 6 (Landscapes), Chapter 21 (Rural) and Chapter 27 (subdivision).

Chapter 3 – Strategic Directions

The relevant objectives of Chapter 3 include the following;

3.2.1 The development of a prosperous, resilient and equitable economy in the District.

The relevant policies seek Agricultural land uses that maintain the character of the rural landscape and for activities to maintain nature conservation values Ngāi Tahu values, interests and customary resources.

While the proposal will introduce new residential activities, Ms Baxter and Ms McPherson are satisfied that the proposed mitigation measures will largely maintain the rural character of the landscape and will not detract from any notable cultural values. I therefore consider that the proposal is consistent with the objectives 3.2.1 and its associated policies.

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

The policies of 3.2.4 seeks development that maintains the life supporting capacity of water, air and soil, and to maintain access to waterways. In my opinion, any loss of soil capacity resulting from the proposal will be slight, given that additional development enabled by the subdivision will be limited to the Lot 1 building platform, and the overall quality of soil on the site is low. As discussed there is no specific requirement to create access to the Tuhoys Gully stream which crosses the site as it is not wide enough to require an esplanade strip. Therefore, I consider the proposal to be consistent with the objectives and policies contained in 3.2.4.

3.2.5 The retention of the District's distinctive landscapes.

Policy

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.

The proposed subdivision represents a small, incremental change within an area of the ONL that is not regarded by Ms Baxter or Ms MacPherson to be of a high quality and includes mitigation measures that will ensure the ongoing protection of the site from adverse effects on visual amenity and natural character. Therefore I consider the proposal to be consistent with Objective 3.5.

Summary Chapter 3

As outlined above, it is my opinion the application meets the relevant objectives and policies of Chapter 3, given that the rural and natural character and landscape values of the site will not be changed to any significant degree and the proposed development can be considered to be appropriate in this regard.

Chapter 6 –Landscapes

It is not proposed to change the Outstanding Natural Landscape classification that currently applies to the subject site. The PDP specifies the importance of protecting landscape values from subdivision. Developments within the Outstanding Natural Landscape are considered 'inappropriate in almost all locations.' In protecting the landscape, recognition should also be given to geological, cultural and historical values.

The relevant policies are as follows;

- 6.3.4 *Avoid urban subdivision and development 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.*
- 6.3.7 *Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character.*
- 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*
- 6.3.11 *Encourage any landscaping to be ecologically viable and consistent with the established character of the area.*
- 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.*
- 6.3.16 *Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.*

The creation of an additional residential lot has the potential to incur low level cumulative effects on the rural character as a result of increased residential density. The creation of additional building platforms has the potential to enable a small and incremental increase of built development within a confined location of the ONL. However, Ms Baxter and Ms MacPherson consider that the landscape has the ability to absorb some further development and will not introduce elements of urbanisation. The proposed building platforms will be created in contained and visually screened locations. The building platform on Lot 1 will be located within a wooded area and on Lot 2 the platform will be occupied by existing development, therefore the future development will not be enabled within any existing open areas of the site. Therefore, I consider that the proposal is consistent with 6.3.4.

A condition of consent has been volunteered to impose controls on lighting, therefore in my opinion the application is consistent with 6.3.5. As discussed, the proposal will maintain the currently open areas of the site and in my opinion will not be inconsistent with 6.3.7 in respect of maintaining the character of low-intensity farming that is anticipated in the zone.

The proposed landscaping is considered by Ms MacPherson to be appropriate in the landscape context and is therefore consistent with Policy 6.3.11 and the subject site is not known to contain any elements of high cultural does not in my opinion contain any significant or protected elements of cultural, spiritual or geological value, therefore the proposal meets 6.3.13.

I am in agreement with the landscape architects in respect of the ability of the landscape to absorb some further development. While developments within the ONL are considered inappropriate in almost all locations, there are elements of the subject site and surrounding area that in my opinion differentiate it from the wider ONL. As discussed, the site is in a well screened area within an area characterised by small lots and a scattering of historic built form. In my opinion the proposed development will not detract from any significant quality views or any encroach wider open area of the landscape. The proposed development is I therefore consider that the proposal is appropriate when assessed against 6.3.12 in regard to development within this particular portion of the ONL.

As outlined in part 3 of this report the proposal will not detract from the cultural, historical and geological character of the site, therefore then proposal is consistent with policy 6.3.13

Summary- Part 6

Overall, given the strong emphasis placed on protecting landscape values within ONL's I would not consider that the proposal is consistent with the relevant objectives and policies of Chapter 6. However, with the proposed mitigation measures the adverse effects of the proposal do not reach a threshold where they could be considered contrary to those policies and objectives.

Chapter 21 – Rural

The relevant objectives and policies of Chapter 21 give recognition to productive agriculture as the primary land use while protecting, maintaining and enhancing landscape and natural character. These include Objective 21.2.1 and its associated policies which emphasise the importance of rural activities within the zone, requires buildings to be set back from boundaries, recognises the importance of cultural and landscape values, addresses fire risk and seeks to avoid cumulative degradation.

As outlined in the assessments undertaken under Part 5 of the ODP and above in part 6 of the PDP, the proposal will reduce the amount of land available for primary productive purposes however, the current productive value of the site is low and any further reduction of productivity will be slight. As discussed Ms Baxter and Ms MacPherson are satisfied that the measures effects of the proposal on landscape and natural character are considered acceptable and can be appropriately mitigated. It is considered that. Mr Jones is satisfied that fire risks can be addressed with the inclusion of appropriate conditions.

Objective 21.2.2 seeks to maintain the life supporting capacity of soils. There will also be a small, incremental loss of productive agricultural capacity and productive soil which while inconsistent with these policies and objectives, will not reach a threshold whereby it could be considered to be contrary to those objectives and policies.

Policy 21.2.4.2 seeks to control non-farming activities in the rural zone. The proposed subdivision and building platforms will contribute to an increase in the residential use of the site and hence a slight reduction in the area of land available for the intended rural purposes. The locations of the proposed building platforms have been chosen with consideration to minimising the loss of rural land with the vast majority of the productive capacity of the site being maintained and adverse effects associated with the small scale change to a residential use will be mitigated by the landscape and design controls.

Summary – Part 21

Overall the proposal is considered to be inconsistent with but not contrary to Chapter 21.

Chapter 27 –Subdivision

The relevant objectives include 27.2.1 providing for quality environments with associated policies emphasising appropriate subdivision design and connectivity to infrastructure. Objective 27.2.4 seeks subdivision design that enhances natural features and biodiversity, including the protection of landscapes. As discussed Mr Jones is satisfied that the proposed development will be adequately serviced and Ms Baxter and Ms MacPherson are satisfied that the proposal will largely maintain the landscape character, therefore the proposal is considered to be consistent with the relevant objectives and policies of Chapter 27.

For reasons previously discussed, there are elements of the proposal that have the potential to be inconsistent with the policies and objectives relating to rural character and cumulative effects, however given the proposed mitigation measures any such inconsistencies do not reach a threshold where they could be considered contrary to the policies and objectives of the Proposed District Plan.

7.3.3 Proposed District Plan (Stage 2 Notified Version)

Council notified Stage 2 of the Proposed District Plan on 23 November 2017, which contains certain rules that have immediate legal effect pursuant to section 86B(3) of the RMA.

Chapter 25 – Earthworks

In this case, the objectives and policies contained in Chapter 25 (earthworks) of Stage 2 Notified Version are relevant as they directly relate to rules with immediate legal effect in respect of earthworks to be carried out within 10m of a waterbody. The relevant objectives and policies require earthworks to be undertaken in a manner that minimises adverse effects on the environment and emphasises the protection of waterways. Mr Jones is satisfied that adverse effects of the earthworks will be appropriately mitigated by the recommended conditions which have been accepted by the applicant. Given the small scale of the earthworks breach, the proposed site management and mitigation measures it is considered that the proposal will be consistent with the relevant objectives and policies of Chapter 25.

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

7.5 WEIGHTING

I am satisfied however, that the assessment of the relevant objectives and policies in the Operative District Plan and those in the PDP are similar in nature, and seek to achieve similar outcomes. Further, I consider the proposal consistent with, and not contrary to, the provisions of both Plans. As the conclusion under both plans is the same, a detailed weighting exercise is not necessary in this instance.

7.6 SUMMARY OF OBJECTIVES AND POLICIES

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

7.7 OPERATIVE AND PROPOSED REGIONAL POLICY STATEMENT

The objectives and policies contained within the Operative and Proposed Otago Regional Policy Statements (ORPS) are also relevant to the proposal. These are attached as *Appendix 6* to this report.

Otago Regional Policy Statement

As the District Plan must give effect to the RPS, it is considered that the assessment above is also relevant to assessing the proposal against the objectives and policies of the RPS. As such, the RPS raises the same matters as the objectives and policies contained within the District Plan with respect to protecting Otago's natural features and landscapes, waterbody's and water quality, and protecting against natural hazards. The relevant matters are consistent between the Operative and Proposed RPS.

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

Partially Operative Otago Regional Policy Statement

The relevant Partially Operative policy statement include Objective 3.2. and its associated policies that emphasise the importance of protecting, managing and enhancing high value landscapes and managing and avoiding adverse effects. This also includes Objective 5.3 which seeks to protect land for economic production through enabling rural activities, minimising the loss of productive soil, and minimising subdivision of productive land. Given that the proposal will result in the further fragmentation of land for residential purposes, it cannot be considered to be consistent with objectives 3.2 or 5.3 of the Partially Operative Regional Policy Statement. However, as is the case with the Operative Policy Statement, the loss of rural pastoral land and productive soil is slight and in my opinion is neither contrary to those provisions or inappropriate.

Summary

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

7.8 OTHER MATTERS

Precedent

The matter of precedent is a relevant consideration for the proposal. The creation of Lots 1 and 2 at 0.93ha and 3.09ha would have the potential to encourage applications for the formation of lots of a similar scale within the surrounding area. This presents a potential precedent for further residential development within this area which could give rise to cumulative effects in terms of the further fragmentation of land, traffic effects and servicing requirements that could result in a change to the character of the locality. The application did not receive submissions in opposition, and one neighbour provided a written approval. As such, there would be a potential for such a precedent to be taken advantage of by other landowners in the surrounding rural sites.

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

8. SECTION 106 OF THE RMA

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

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

9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

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

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

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

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

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

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

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

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

Overall, I consider the proposal does promote sustainable management.

10. RECOMMENDATION

- An application has been received to undertake a subdivision resulting in two fee simple allotments and to establish a building platforms on each of the lots along with associated access, servicing and landscaping.
- It is considered that the adverse effects of the activity have the potential to be more than minor. However, having considered the proposal, in my opinion the effects of the development can be generally contained within the site by topography and landscaping. It is my opinion that the proposed lots can be serviced, the effects of the proposed building platforms can be appropriately mitigated and the proposal generally maintains landscape values with respect to the ONL. Therefore I consider the effects from the proposal to be appropriate.
- The development gives rise to issues of a potential adverse effects on an ONL, cumulative effects, density effects, effects related to the fragmentation of land and precedent effects.
- Overall I consider that the proposal would not be contrary to the relevant objectives and policies of the District Plan. For these same reasons, I consider the proposal does promote sustainable management and is aligned to Part 2 of the RMA.
- I consider that Resource Consent should be granted.
- Should the Commission decide to grant consent with conditions pursuant to section 220, a list of draft proposed conditions based upon the matters discussed in the report above, and as recommended by the reporting officers, can be found in Appendix 7.

Report prepared by



Tim Anderson
PLANNER

Reviewed by



Erin Stagg
SENIOR PLANNER

Attachments:

Appendix 1	Applicants AEE
Appendix 2	Applicant's Landscape Architect's Report
Appendix 3	Landscape Architect's Peer Review
Appendix 4	Engineering Report
Appendix 5	Objectives and Policies
Appendix 6	ORPS Objectives and Policies
Appendix 7	Recommended Conditions of Consent

Report Dated: 3 May 2019

APPENDIX 1 - APPLICANTS AEE

1st June 2018

Queenstown Lakes District Council
Wanaka Office
33-35 Reece Crescent
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find an application for resource consent and accompanying plans for the two-lot subdivision of 2127B Cardrona Valley Road, which is owned by the Applicant(s) Blyth Adams and Ann Lockhart-Adams.

In summary of the application, resource consent is sought to subdivide Lot 1, DP 341711 into two allotments that in addition to the existing rural-living establishment of Waiorau Homestead, will provide for the creation of one new rural-living allotment and associated building platform.

It is also proposed as part of this application to identify a building platform generally encompassing Waiorau Homestead on proposed Lot 2.

This application includes a description of the subdivision scheme, service provisions, and an assessment of the likely outcomes associated with subdivision (including future residential land-use upon proposed Lot 1).

This application also includes discussion on how those likely outcomes align to the relevant Operative and recently decided District Plan assessment criteria.

2.0 APPLICATION DETAILS

APPLICANT	BLYTH ADAMS AND ANN LOCKHART-ADAMS
SITE LOCATION	2127B CARDRONA VALLEY ROAD
LEGAL DESCRIPTION	LOT 1, DP 341711
CERTIFICATE OF TITLE REFERENCE	171611
SITE AREA	4.022HA
OPERATIVE ZONING	RURAL GENERAL

3.0 APPENDICES

APPENDIX A	CERTIFICATE OF TITLE & CURRENT INTERESTS
APPENDIX B	SUBDIVISION SCHEME PLAN
APPENDIX C	UTILITY SERVICE CONFIRMATION
APPENDIX D	ENGINEERING REPORT (A.R ASSOCIATES)
APPENDIX E	WATER SUPPLY DETAILS
APPENDIX F	LANDSCAPE ASSESSMENT REPORT (VIVIAN+ESPIE)

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 SITE DESCRIPTION

The subject site comprises 4.022 hectares of rural-living land that is accessed from Tuohys Gully Road. Tuohys Gully Road extends in a south-easterly direction from Cardrona Valley Road, approximately 300m south of the intersection of Cardrona Valley Road and the Cardrona Ski Resort access road. This intersection is situated approximately 1.4km north of the Cardrona Township.

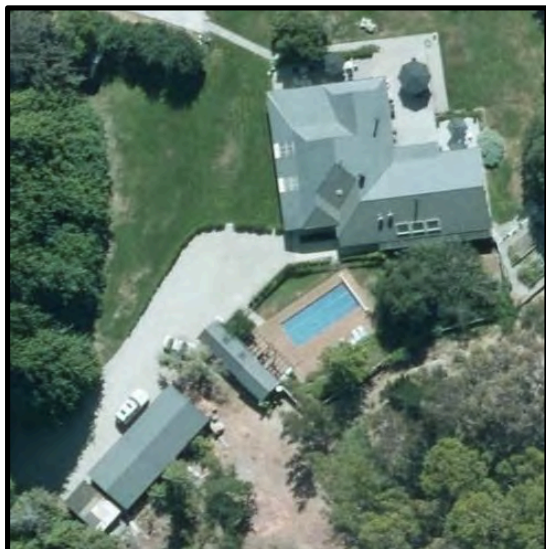
FIGURE 1 – SITE LOCATION



After crossing the Cardrona River bridge and turning right, the subject site straddles the northern extent of Tuohys Gully Road for approximately 250m. The existing vehicle crossing is located at the site's southern-most corner, extending in a north-easterly direction into the site.

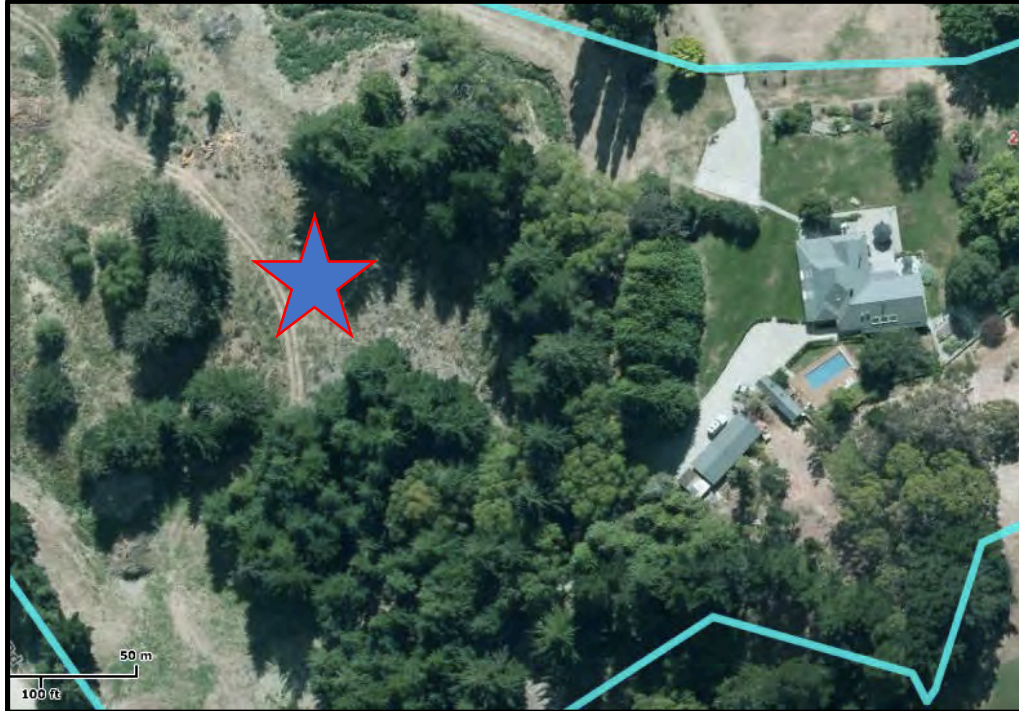
The driveway extends for approximately 120m before reaching the notably private residential establishment of Waiorau Homestead ('bed and breakfast' operation), which includes a principle residential unit, accessory buildings, swimming pool, vehicle parking and mature gardens.

FIGURE 2 – EXISTING DEVELOPMENT OF WAIORAU HOMESTEAD



Somewhat visually separate of Waiorau Homestead, located between expansive tree cover and undulating topography is an area of the site of which this application directly relates (to accommodate a building platform within proposed Lot 1).

FIGURE 3 – AREA PROPOSED TO ACCOMMODATE FUTURE BUILT FORM ON PROPOSED LOT 1



As has been detailed by Ms Baxter as part of her landscape assessment report attached as **Appendix F** to this application:

“The area of proposed Lot 1 is located on a flat valley floor and is densely populated with mature conifer trees. It is directly surrounded by proposed Lot 2 on all sides, open paddock to the North and West, trees and an outdoor skating area to the South, and a stream, trees and existing dwelling to the East. Beyond the boundary of proposed Lot 2 are rural living lots and farm-based activities to the North and South. Also to the south is the access road for the Meg Pack Track”.

The existing development of Waiorau Homestead is serviced by an existing water supply, electricity, telecom and on-site foul and storm-water disposal.

4.2 SUBDIVISION PROPOSAL

It is here-in proposed to subdivide the subject site into two allotments, which will (if approved) see the creation of one new rural-living allotment and associated building platform. The proposed scheme also proposes to identify a building platform in the general location of Waiorau Homestead upon proposed Lot 2.

Proposed Allotment	Area (ha)	Building Platform	Access
1	0.93	38 x 26 (988m ²)	ROW over existing driveway
2	3.09	Irregular (1000m ²)	Existing driveway

FIGURE 4 – PROPOSED SCHEME PLAN (FULL SIZE PLAN ATTACHED AS APPENDIX B TO THIS APPLICATION)**4.3 PROPOSED DESIGN CONTROLS (TO BE REGISTERED IN THE FORM OF CONSENT NOTICE)**

It should be noted that the following design controls take precedent over those listed within the landscape assessment report prepared by Vivian+Espie Ltd attached as **Appendix F** to the application. In this regard, the controls on exterior materials and colours below reflect applicable criteria established by recent decisions on the Proposed District Plan.

Lot	Maximum Height	External Materials	Fencing	Other
1	4.5 metres above existing ground level.	<p>Exterior roofing materials to be less than 20% light reflection value;</p> <p>Exterior cladding materials to be less than 30% light reflection value;</p> <p>All exterior roofing and cladding materials to be in the range of browns, greens and greys.</p>	Any fencing of the proposed boundary shall be with of standard post and wire.	<p>Any residential unit including residential flat and any accessory building(s) shall be contained within the identified building platform.</p> <p>All structural landscape vegetation to be maintained in perpetuity and/or replaced if plants become diseased and/or die.</p> <p>No more than 600m² of building coverage to be established inside the building platform.</p>

2	4.5 metres above existing ground level.	<p>Exterior roofing materials to be less than 20% light reflection value;</p> <p>Exterior cladding materials to be less than 30% light reflection value;</p> <p>All exterior roofing and cladding materials to be in the range of browns, greens and greys.</p>	<p>Fencing and gates are to be post-and-rail, post-and-wire or stacked stone consistent with traditional rural elements of these types.</p>	<p>Any future residential unit including residential flat and any accessory building(s) shall be contained within the identified building platform.</p> <p>All structural landscape vegetation to be maintained in perpetuity and/or replaced if plants become diseased and/or die.</p>
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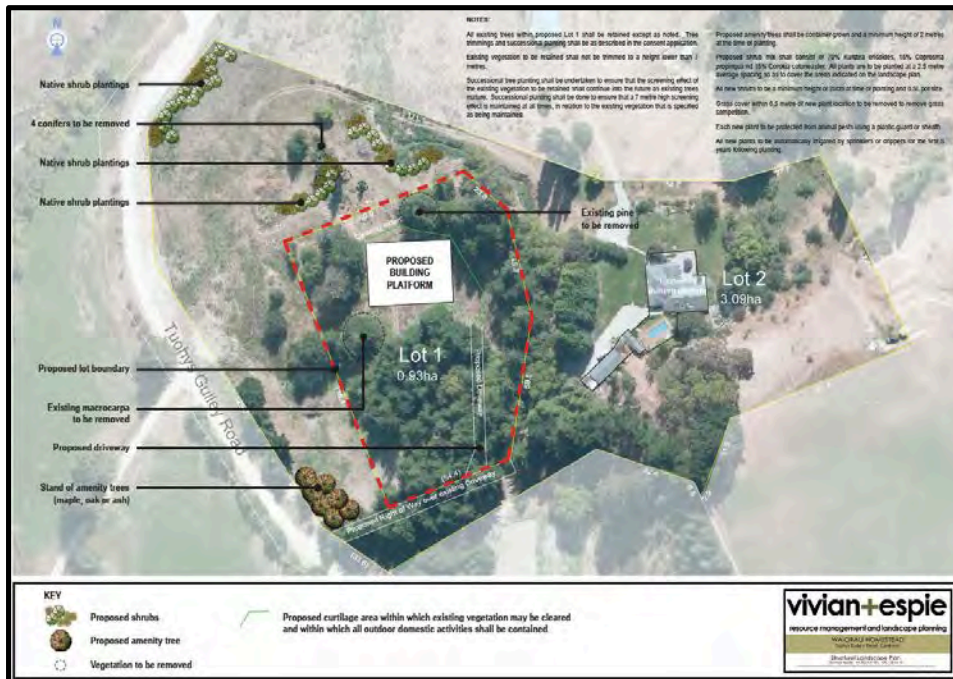
4.4 STRUCTURAL LANDSCAPING

As eluded to above, as part of this application, a structural planting plan is proposed. Structural vegetation will include:

- Confining all gardens and outdoor domestic activities to a specified curtilage area around the building platform on proposed Lot 1 (such as lawns, amenity gardens, car parking, paving, decking, play equipment and the like);
- Maintaining the entire site outside of the curtilage area in its current state, including the retention and ongoing maintenance of stands of existing pine, spruce, fir, cypress, macrocarpa and Lombardy Poplar trees. A minimum maintenance height of 7m is proposed in relation to these trees, and it is also proposed that successional planting is ensured as the trees reach the end of their life;
- A stand of amenity trees (maple, oak or ash) is proposed near the site entrance to give privacy to the rear of the proposed building platform;
- An area of kanuka dominated shrub planting are proposed to be located to the north and North West of the building platform to screen the proposed building platform from Cardona Valley Road, Tuohys Gully Road and the lowest part of the Snow Farm Access Road.

These plantings have been identified on the Structural Landscape Plan attached as part of **Appendix F** to this application.

FIGURE 5 – STRUCTURAL LANDSCAPE PLAN



Please find a copy of the Structural Landscape Plan attached as part of **Appendix F** to this application.

4.6 REVERSE SENSITIVITY

As part of this application it is volunteered that a suitably worded Consent Notice be included that stops any complaints or formal objections from any future owner or occupant of Lot 1 being made in relation to genuine and legitimate rural farming practices being undertaken on neighbouring properties.

Should Council recommend approving consent, the Applicant would welcome discussions with Council in regard to suitable scope and wording for any such condition, prior to the issue of consent.

4.6 PROVISION OF SERVICES

4.6(I) WATER SUPPLY

The subject site is currently provided with water via an existing ground supply. Currently water is reticulated into 2 header water tanks that are located in the south-eastern corner of the property. From this existing tank location, water is then gravity-fed in a north-westerly direction, down to the existing Waiorau Homestead.

Proposed Lot 1 will be allocated 2,500 litres per day from the existing header tank location upon proposed Lot 2 (south eastern corner) to fill a 30,000l water storage tank, that will provide a suitable apportionment of static fire-fighting and potable supply. All necessary easements will be created over proposed Lot 2 as part of the proposed subdivision.

Please find applicable water quality laboratory testing attached as **Appendix E** to this application.

4.6(ii) FOUL AND STORM-WATER DISPOSAL

The existing Waiorau Homestead establishment upon proposed Lot 2 currently disposals of storm and foul sewer to ground via soak-pit and septic-tank respectively. No changes to these systems are proposed as part of this application.

Any future residential activity established on proposed Lot 1 will provide for storm and foul sewer disposal to ground.

A.R and Associates (Civil Engineers) have undertaken an assessment of the soil/ground type and conditions of proposed Lot 1 and have determined that conditions are suitable for disposal to ground. Please find this assessment attached as **Appendix D** to this application.

4.6(iii) ELECTRICITY AND TELECOM

Waiorau Homestead on proposed Lot 2 is currently serviced with both electricity and telecommunications. No changes to these existing connections are proposed.

As part of this application, it is proposed that prior to the creation of title for proposed Lot 1 the building platform will be provided with connections to both of these utilities.

Please find applicable utility service documentation that confirm the availability of supply, attached as **Appendix C** to this application.

4.7 PROVISION OF VEHICLE ACCESS

Proposed Lot 1 will be accessed via the existing crossing and driveway which currently extends from Tuohys Gully Road into the subject site.

A Right of Way will be allocated over the first 80m (approx.) of existing driveway in favour of Lot 1. At this point, access will transition into private driveway.

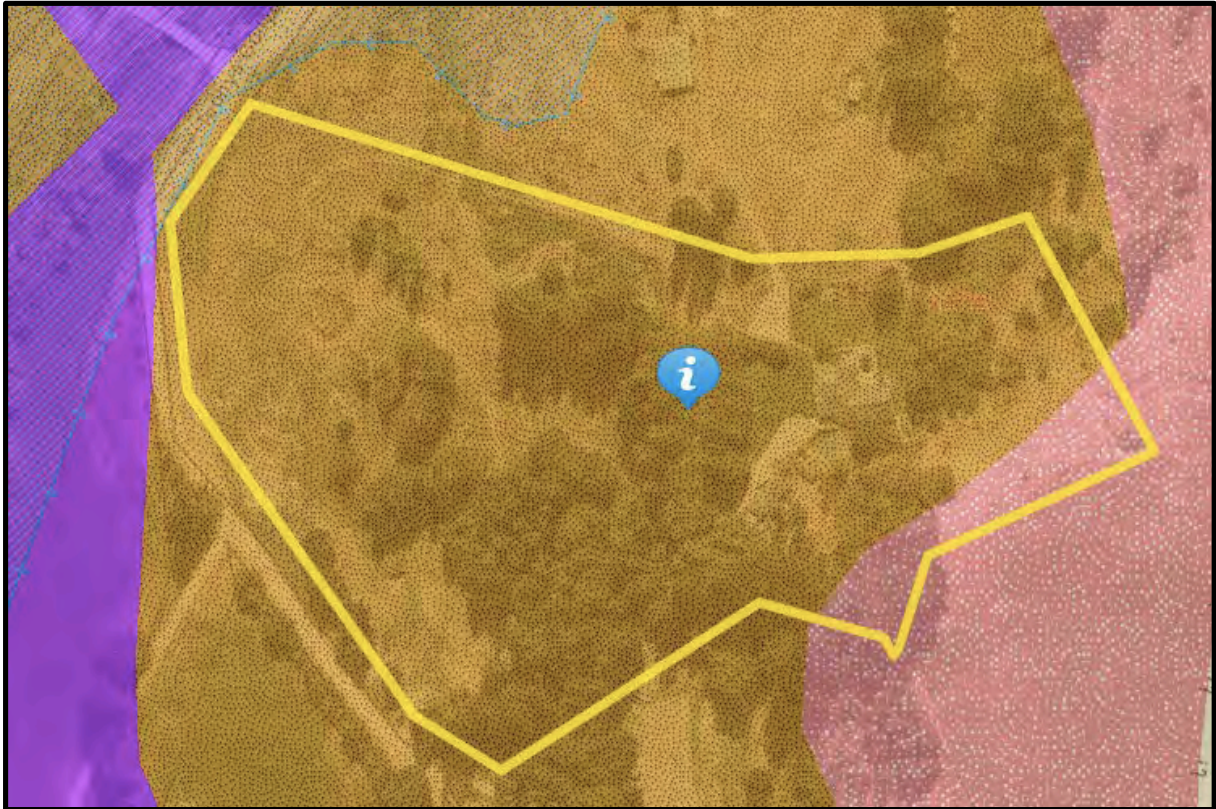
The future private driveway alignment will follow a natural gully feature, which leads from the existing driveway to the southern extent of the proposed building platform on proposed Lot 1.

While this driveway alignment is currently vegetated, the removal of these trees will qualify as a permitted activity. Earthworks volumes required to be undertaken to construct a driveway formation along the proposed alignment have been calculated to be approximately 240m³, being a total volume permitted by the Operative District Plan.

Proposed Lot 2 will continue to be accessed by the existing vehicle crossing and driveway.

4.8 NATURAL HAZARDS

The subject site is located within an area of the Cardrona Valley whereby a number of natural hazards have identified.

FIGURE 8 – GIS HAZARD REGISTER


In response to this, the Applicant engaged A.R Associates to address all hazards and related engineering considerations and report on these. Please find this reporting attached as **Appendix D** to this application.

In conclusion of this report:

Alluvial Fan

The site has been identified as being within the regional scale area of a floodwater dominated, active and young alluvial fan, and by ORC as being within an area of a recently active alluvial fan.

Detailed assessment suggests that no significant alluvial fan activity has occurred since at least the early part of the 20th century. The large terrace behind the existing Waiorau Homestead hosts mature pine trees with no signs of lean or undermining, indicating the area is generally very stable.

From all field evidence available, the processes that may be active on the alluvial fan area considered to be unlikely to impact proposed Lot 1 directly.

Liquefaction

Approximately half of the subject site has been classified as 'possibly susceptible' to liquefaction, while approximately half of the size has been classified as 'susceptible'.

Based on evidence obtained and/or observed as part of site assessment, AR Associates do not believe that the site would be subject to liquefaction during a significant seismic event.

Flooding

There is flooding risk to the north and west of the subject site, however this does not encroach on the site's boundary. The subject site is not identified as being prone to flooding.

Active Faulting

The NW Cardrona Fault is situated 1.4km to the west of the subject site. The reverse fault has a recurrence level of between 5,000 and 10,000 years. There is no known slip rate and no known date of last activation. The seismic ground classification for the site is Class D.

Landslide

There are no known or active landslides impacting the site.

4.9 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

The Queenstown Lakes District Council's GIS hazard register does include the site to be subject to potential contamination associated with Wairau Snow Farm Ltd.'s use of dangerous goods. No dangerous goods licensing applies over land contained within the subject site, and therefore, the site's inclusion within reference DG123 is misrepresented. It should be noted that council notes on GIS include "Entire parcel identified, rather than solely affected portion of".

After inspection of consent files, no known history of the subject site accommodating any concentrated use of chemicals and/or any other hazardous contaminants (herbicides/pesticides/waste discharges and/or other) in the location of proposed Lots 1 or 2 has been discovered.

While much of the vegetated topography in the direct vicinity of proposed Lot 1 is not natural, there is no anecdotal or documented evidence of any historic activity being located within the area of proposed Lot 1 that may otherwise present a risk of soil contamination and/or a risk to human health.

4.10 LANDSCAPE CATEGORY AND ASSESSMENT

As will be expanded upon within the Assessment of Potential Adverse Effects, Ms Baxter of Vivian+Espie Ltd has undertaken a detailed assessment as to how the proposed subdivision will affect the existing landscape amenity values of the subject site and surrounding landscape, which being situated in the Cardrona Valley, has been broadly classified as an Outstanding Natural Landscape.

As can be found in conclusions of that assessment attached as **Appendix F** to this application, Ms Baxter has determined the subject site to be capable of absorbing the level of rural-living development proposed.

5.0 RELEVANT PROVISIONS OF THE OPERATIVE & RECENTLY DECIDED DISTRICT PLANS

5.1 ACTIVITY STATUS UNDER THE OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General under the Operative District Plan, and the proposed subdivision activity requires the following consents:

- A **discretionary** activity pursuant to rule 15.2.3.3(vi) which states that any application for a subdivision, and including the identification of residential building platforms in the Rural General Zone shall be processed as a discretionary activity.

Overall under the Operative District Plan, the proposal qualifies as a **discretionary** activity.

5.2 ACTIVITY STATUS UNDER THE RECENTLY DECIDED DISTRICT PLAN

Under the Proposed District Plan, the site is to be zoned Rural and the proposed subdivision activity requires the following consents:

- A **discretionary** activity consent pursuant to Rule 27.5.6 of Chapter 27, which specifies that any subdivision that does not fall within any rule in Section 27.5 should be processed as a discretionary activity; *and*
- A **discretionary** activity consent pursuant to Rule 21.4.10 for the identification of a building platform not less than 70m² and not greater than 1,000m².

Overall, under the Proposed District Plan, the proposal qualifies as a **discretionary** activity.

6.0 ASSESSMENT OF POTENTIAL ADVERSE EFFECTS

The following assessment of potential adverse effects has been aligned to address relevant assessment matters applicable to land use and subdivision development as generally outlined within Chapters 5 and 15 of the Operative District Plan, and Chapter 21 of the Proposed District Plan.

6.1 EFFECTS RELATING TO LOT SIZES, DIMENSIONS & SERVICES

Whether the lot is of sufficient area and dimensions to effectively fulfil the intended purpose:

If approved, the proposed subdivision will provide for one new rural-living activity to be established upon proposed Lot 1 in the future.

Under the Operative District Plan, the building platform proposed to be established in the location of the existing Waiorau Homestead will simply provide for a change of activity status for future alterations and/or building establishment in the direct location of the proposed platform. This building platform is unlikely to materially influence physical outcomes upon proposed Lot 2.

With respect to built-form, the operative and recently decided bulk and location standards seek to site buildings within residential building platforms, locate buildings to be at least 15m from any internal boundary, 20m from road boundaries, and contain building height to be no greater than 8m above existing ground level.

With respect to the proposed scheme and more specifically the creation of proposed Lot 1, future outcomes will meet or exceed relevant bulk and location standards applicable to built form established within the Rural Zone. Other 'relevant standards' primarily relating to engineering matters will also be met and/or approved prior to 223 certification.

Overall, the proposed scheme will ensure that both allotments are of a sufficient area to effectively fulfil their intended purpose, having regard to the relevant standards for land use within the Rural General zone. Any potential adverse effects relating to the lot sizes and dimensions proposed will be less than minor in degree.

The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities:

If approved, subdivision of the site will provide for the introduction of one new rural-living activity into the landscape setting that Ms Baxter has described in her detailed report attached as **Appendix F** to this application. This additional rural living activity will be in addition, set amongst and generally contained by the existing pattern of domestication and land-use development surrounding it.

With consideration of volunteered design control relating to fencing, proposed allotment sizes will not generate adverse effects themselves, but rather will provide options of land tenure/ownership. Actual effects will relate to the future presence of a dwelling and accessory building(s), human activity, and associated vehicle movements upon proposed Lot 1.

Whether the lots proposed are of sufficient size to accommodate on-site disposal of sewage, stormwater or other wastes to avoid adverse environmental effects beyond the boundaries of the lot:

Proposed Lot 2 will not see a change in its current methods for disposing of storm water and foul sewer generated on site. Current methods of disposal will be maintained as previously approved and will be contained within the proposed new boundary configuration.

Proposed Lot 1, being nearly 1 ha in size comprises an adequate area to accommodate disposal to ground, with dispersal being easily confined within the allotment's boundaries.

As each site will be capable of confining the disposal of sewage, storm water and/or any other wastes to within the boundaries of the site, no adverse effects are anticipated in this regard.

Consideration of suitable connections to electricity, telecommunications and water supply:

As per utility service confirmation documents attached as **Appendix C** to this application, proposed Lot 1 is able to be serviced with electricity and telecom. Provided that any necessary easements are created and/or reserved as part of providing Lot 2 with these services, no adverse effects are anticipated.

As part of subdivision, the long-established existing supply of water to the underlying site will be extended to proposed Lot 1. Laboratory testing of the supply's quality is attached as **Appendix E** to this application, and provided that appropriate storage for domestic and fire-fighting purposes is provided as part of future dwelling establishment, no adverse effects associated with its use are anticipated.

6.2 EFFECTS ON LANDSCAPE QUALITY AND CHARACTER

With respect to effects on landscape quality and character, the following conclusions have been reached by Ms Baxter (refer to the full report and appendices attached as **Appendix F** to this application):

- The proposal will establish a small rural living lot within an existing rural living lot;
- Several design controls are proposed, as well as the retention of existing vegetation and successional planting management to ensure future landscape character is unaltered;
- In relation to landscape character, the building platform will provide for a new dwelling that will be well absorbed into existing patterns and accords with the existing environment of the development area;
- Future land use will be well constrained and will be surrounded and subsumed by the landscape character of its context, which includes the location of the subject site being part of the most modified and occupied part of the Cardrona Valley;
- In relation to visual effects, the future land use activities will be particularly well hidden. Only short stretches of Cardrona Valley Road, Tuohys Gully Road and the Snow Farm Access Road allow any views into the relevant area;
- If viewed from these locations, a future dwelling will sit in the same vista as existing buildings and be mitigated visually by the design controls and vegetative screening associated with the proposal. Future land use establishment and/or visibility of, will not degrade the composition or quality of existing views;
- Overall, the proposed development will be appropriate within its surrounds and will not significantly affect the landscape of the Cardrona Valley.

6.3 EFFECTS RELATING TO NATURAL HAZARDS

Whether the proposal exacerbate any natural hazard, including erosion, sedimentation, subsidence and landslips:

The extent of natural hazards which may exist in the location of the subject site has been investigated in detail by AR and Associates.

Overall, based on available information, the proposal will not exacerbate any natural hazard, including a consideration of erosion, sedimentation, subsidence and/or land-slips.

7.0 RELEVANT ISSUES, OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

Relevant to this application, the Operative District Plan describes that 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.

This explanation then goes on to describe the zone as being characterised by farming activities and a diversification to activities such as horticulture and viticulture.

It should be noted for context that the subject site is not associated with a farming, horticultural or vinicultural land use activity. It is a rural living allotment, set in a part of the Cardrona Valley that features most evidence of human modification and occupation.

The Objectives and Policies of the Operative District Plan that are relevant to this application are contained in Sections 4,5 and 15 of the Plan. Below, I will discuss some of the most relevant of these, surrounding those matters that are most contentious in the context of the proposed subdivision and determine the proposal's alignment to them.

4.2.5 Objective:

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

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 subject has been assessed to be capable of absorbing the level of change proposed. As such, this application has avoided developing an alternative site that could otherwise be more vulnerable to degradation.

While the proposal will see the addition of a new rural-living allotment within an existing presence of rural-living development, a combination of scheme configuration, existing and proposed landscaping, and proposed design controls will ensure that any future domestication upon proposed Lot 1 will not be out of context with, nor will detract from the existing levels of amenity currently available to any person who may currently observe the subject site.

The proposed subdivision will harmonise with the local topography and other nature conservation values as much as practically possible, and will therefore be consistent with the Objective 1 and related policies.

2 Outstanding Natural Landscapes

(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present;

(b) To avoid subdivision and/or development in those parts of the outstanding natural landscapes with little or no capacity to absorb change;

(c) To allow limited subdivision and development in those areas with higher potential to absorb change;

(d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.

Relevant to Policy 2 above, Ms Baxter has concluded that any future land use established upon proposed Lot 1 will be well constrained, surrounded and subsumed by the landscape character of its context, which includes the location of the subject site being part of the most modified and occupied part of the Cardrona Valley. In context, the subject site does not display a broadly open landscape character – however by identifying the building platform to within an area that is well insulated by existing and proposed vegetation, the proposal will in-fact maintain the more open character of the landscape outside of this existing portion of the property.

As a result of assessment, the subject site has been determined to be capable of absorbing change, and therefore the limited level of subdivision proposed (1 additional allotment) if approved, will see development approved in an area of the Cardrona Valley that has a higher level to absorb.

Ms Baxter importantly concludes that future land use activities will be particularly well hidden. Only short stretches of Cardrona Valley Road, Tuohys Gully Road and the Snow Farm Access Road allow any views into the relevant area.

Overall, the proposal is consistent with Policy 2 relating to Outstanding Natural Landscapes.

8 Avoiding Cumulative Degradation

(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.

Outcomes associated with this proposal will not cross a threshold whereby the benefits of further buildings are outweighed by the adverse effect on landscape values associated with an over-domestication of the landscape.

The proposed subdivision will be compatible with the existing pattern of land use development, modification and human occupation surrounding it. This will promote what could be considered as a comprehensive outcome, while remaining sympathetic to the direct locality and wider less modified and occupied regions of the Cardrona Valley. Overall, in this regard, the proposal will be consistent with the relevant 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.**

This proposed scheme plan includes the identification of two building platforms. While the platform on proposed Lot 2 will unlikely change future outcomes in the location of the existing Waiorau Homestead establishment, the platform upon proposed Lot 1 will effectively control the future location of built form.

In addition to more general location control, this application proposes controls on maximum height, exterior colours, fencing and landscaping.

The proposal will avoid locating future dwellings on skylines, ridges, prominent slopes and/or a hilltop, and overall will be consistent with those policies relating to Structures.

16 Land Use

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

With consideration of site context (the location of the subject site within a modified and human occupied part of the Cardrona Valley), the proposal will not give rise to adverse effects on the landscape character of the subject site, such that it will adversely affect or modify that character. Outcomes associated with the proposal will generally ensure a visual coherence with the local landscape, and a preservation of the wider landscape as is existing. Overall, the proposal is considered to be consistent with Policy 16.

Part 5 - Rural Areas

Objective 1 – Character and Landscape Value

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

- 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.**

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

As part of Ms Baxter's assessment, the district wide landscape objectives and policies have been considered. The proposal will provide for a new rural living activity upon proposed Lot 1 that will not compromise the greater/wider rural character, nor the potential production-value of the greater/wider rural landscape beyond the site itself, which does not currently sustain an agricultural land use.

This application has determined that the site is capable of absorbing change, while giving rise to adverse effects on landscape amenity values that are no more than minor in degree. As such, the proposal aligns to Objective 1 and related policies.

Objective 3 – Rural Amenity

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

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

Overall, and in consideration of the reverse sensitivity Consent Notice volunteered by the Applicant, conflict between a future rural living activity on proposed Lot 1 and the wider rural-productive/agricultural operations that operate within the Cardrona landscape will be unlikely. Accordingly, the proposal will be consistent with the above objective and related policies.

Overall, the proposed activity will result in outcomes that are consistent with the relevant Objectives and Policies of the Operative District Plan (including those discussed here-in this report and those not discussed but considered) that relate to subdivision and development in the Rural General zone.

In regard to the current District Plan Review being undertaken by Queenstown Lakes District Council, the most relevant Objectives and Policies of the proposed District Plan seek to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil, water resources and rural amenity.

Relevant Objectives and Policies include:

Strategic 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.

The subdivision scheme plan, including building platform location, design controls and structural landscaping has been devised and informed by landscape professionals Vivian+Espie Ltd. As part of devising the final scheme plan, Ms Baxter has considered in detail the subject site's landscape character of the site, and what role it plays set amongst the greater/wider Outstanding Natural Landscape of the Cardrona Valley.

Conclusions reached are that outcomes will protect the landscape and visual amenity of those parts of the Cardrona Valley that warrant greater protection, while the level of future land use proposed to be established on Lot 1 will be well constrained, surrounded and subsumed by the landscape character of the site's context, which includes the location of the subject site being part of the most modified and occupied part of the Cardrona Valley.

Overall, outcomes associated with the proposal will be consistent with Strategic Objective 3.2.5 and Policy 3.2.5.1.

Strategic Policy 3.3.24 Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character.

As has been similarly discussed under Operative Policy 8, the outcomes associated with this proposal will not cross a threshold whereby the benefits of further buildings are outweighed by the adverse effect on landscape values associated with (in the case of this Policy) a loss of rural character.

The proposed subdivision will be compatible with the existing pattern of land use development, modification and human occupation surrounding it in this location of the Cardrona Valley, and therefore the outcomes of this proposal will be consistent with Strategic Policy 3.3.24.

Strategic Policy 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.

The proposal will avoid adverse effects on the landscape and visual amenity values of the Cardrona Valley's Outstanding Natural Landscape. Ms Baxter has assessed that in relation to visual effects, the future land use activities will be particularly well hidden. Only short stretches of Cardrona Valley Road, Tuohys Gully Road and the Snow Farm Access Road allow any views into the relevant area, and if viewed from these locations, a future dwelling will sit in the same vista as existing buildings and be mitigated visually by the design controls and vegetative screening associated with the proposal.

Overall, as Ms Baxter has assessed that the proposed development will be appropriate within its surrounds and will not significantly affect the landscape of the Cardrona Valley, outcomes associated with the proposal will be consistent with Strategic Policy 3.3.30.

Policy 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 subject of the application.

It should be noted here that this application does not seek to identify a building platform, and/or subdivide a portion of the Cardrona Valley's Outstanding Natural Landscape that is significantly natural, open, or directly viewed in the context of such. The subject site sits within the most occupied and modified part of the valley. It is not sustaining a genuine rural use, and contains significant vegetation and varied topography such that it is able to accommodate the level of development proposed. Given these factors, the subject site does present an exceptional case to enable limited further built development within an area of the landscape that is able to absorb change. Accordingly, the subject site and proposal more generally is consistent with Policy 6.3.12.

Policy 6.3.16 Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.

The subject site is not open at present and therefore the proposal is consistent with Policy 6.3.16.

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.

Policy 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.

The building platform proposed to be established on Lot 1 will be set-back further than 15m from internal boundaries, and 20m from road boundaries. As such the proposal is consistent with Policy 21.2.1.3.

Objective 21.2.4 – Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.

Policy 21.4.1 New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

Policy 21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities.

This proposal volunteers a reverse sensitivity covenant that will prevent the future owners/occupants of built form upon proposed Lot 1 complaining or more formally objecting to any genuine rural activities associated with the wider farming practices occurring on neighbouring properties. As such, the proposal will give rise to outcomes consistent with Objective 21.2.4 and Policies 21.4.1 and 21.2.4.2.

Overall, in review of the proposal's alignment to the relevant proposed Objectives and Policies contained within Sections 3, 6 and 21 of the proposed District Plan, it is considered that the likely outcomes associated with developing the subject site as proposed will be generally aligned/consistent with those proposed Objectives and Policies relevant to rural subdivision development.

8.0 RESOURCE MANAGEMENT ACT 1991

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources.

The Act defines sustainable management 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 effects of activities on the environment.”*

The proposed subdivision activity will manage the land resource of subject site to ensure that a new and discreet rural-living environment can be provided for while sustaining rural amenity as is currently experienced from within proposed Lot 2 and as potentially observed by those who reside or visit/travel past the vicinity of the subject site.

Details of this proposal will ensure the land resource of the subject site will be sustained, while safeguarding the life-supporting capacity of air, water and soil, and while avoiding and mitigating adverse effects on the environment.

Section 6 of the Act requires for the following matters of national importance to be recognised and provided for:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights.

In regard to the relevant matter of Section 6(b), while the site is located within the broadly classified Outstanding Natural Landscape of the Cardrona Valley, the site is directly located within one of (if that ‘the most’) modified and occupied parts of the valley.

With consideration of this, and as a result of detailed landscape assessment, Ms Baxter of Vivian+Espie considers that the development as proposed will protect the Outstanding Natural Landscape from an alternate inappropriate development type/outcome.

Matters (a),(c) – (g) have been recognised, however are not considered to be relevant to the proposed activity.

Turning to Section 7 of the Act, the matters which are of particular relevance to this application include (c) the maintenance and enhancement of amenity values, and (f) the maintenance and enhancement of the quality of

the environment. Both of these matters have been considered and assessed by Ms Baxter as part of her reporting attached as **Appendix F** to this application.

Overall, the proposal will promote a maintenance of the subject site and wider locality's amenity values while maintaining the quality of the environment.

9.0 CONCLUSION

Resource consent is sought to subdivide Lot 1, DP 341711 into two allotments that in addition to the existing rural-living establishment of Waiorau Homestead, will provide for the creation of one new rural-living allotment and associated building platform. It is also proposed as part of this application to identify a building platform generally encompassing Waiorau Homestead on proposed Lot 2.


The proposal includes volunteered controls with respect to building location, building area, height, external materials, colours and landscaping. The proposal also includes a volunteered reverse sensitivity control which will maintain ongoing cohesion between rural living and genuine agricultural activity in the vicinity of the subject site.

The Applicant has engaged Vivian+Espie to report on potential effects associated with establishing a future residential activity within the Cardrona Valley's Outstanding Natural Landscape, and they have been able to conclude that overall, outcomes associated with the proposal will be appropriate and will not significantly affect the landscape of the Cardrona Valley.

The proposal qualifies as a discretionary activity under both the Operative and Proposed District Plan chapters of relevance, will result in adverse effects that are no more than minor, and will result in outcomes that are on balance consistent with relevant Objectives and Policies that address those matters most contentious to development within an Outstanding Natural Landscape.

As the proposal will promote a maintenance of the subject site will generally promote the sustainable management of the subject site's natural and physical resource, it is respectfully requested that Council approve consent subject to the inclusion of appropriately worded conditions.

Kind Regards,



Dan Curley
Director
IP Solutions Ltd
P: 0276015074
E: dan@ipsolutions.nz

APPENDIX 2 - APPLICANT'S LANDSCAPE ARCHITECT'S REPORT

vivian+espie

resource management and landscape planning

WAIORAU HOMESTEAD

Tuohys Gulley Road, Cardona

Landscape and Visual Effects Assessment Report

Shannon Baxter - Landscape Planner - 30th April 2018

APPENDICES

1. Queenstown Lakes District Plan Assessment Matters Relating to an Outstanding Natural Landscape (District Wide)
2. Proposed Subdivision Plan
3. Structural Landscape Plan
4. Viewpoint Location Map
5. Photographs

INTRODUCTION

- 1 This report identifies and quantifies the landscape and visual effects likely to arise from a proposal to create an additional title and building platform at Waiorau Homestead (Lot 1 DP341711) by way of subdivision. The building platform is proposed to provide for an additional dwelling on a relatively small rural living block.
- 2 Waiorau Homestead is a 4ha rural living property that sits on the western side of the Criffell Mountain Range and adjoins Cardrona Valley Road. The site is within the Rural General Zone (RGZ) of the Operative District Plan (ODP). The property is used as a residential and tourist accommodation operation.
- 3 The methodology for this assessment has been guided by the landscape related Objectives, Policies and Assessment Matters of the Queenstown Lakes District Plan, 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.

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:
 - It is proposed to sub-divide Lot 1 DP341711 (4ha in area) so as to create two lots. A copy of the proposed subdivision plan is attached to this report as Appendix 2.
 - The proposed Lot 1 takes in 1.08ha of woodlot within the western side of the property. Topography of the woodlot is hummocky due to mining tailings from a nearby stream, with a central, flat, non-treed area. A 988m² building platform (38 x 26m) is proposed within the central, non-treed area. A proposed driveway approaches the building platform from the existing driveway to the south.
 - The proposed Lot 2 (which contains the existing dwelling of Lot 1 DP341711) takes in 3.04ha of similarly gently sloping to flat topography. Much of this lot takes the form of open space and mature woodlot; the existing dwelling sits within the eastern side of the property. Essentially,

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'.

the status quo will continue in relation to proposed Lot 2, with the exception of three swathes of new vegetative screening as described below.

- All external cladding materials for future built form within the proposed building platform shall accord with the Queenstown Lakes District Council's "A guide to reducing glare and reflection in the Queenstown Lakes District" document dated February 2015 and shall be within the range of natural browns, greens, and greys with a light reflectance value of less than 35%.
- No part of any built form within the proposed building platform shall be higher than 4.5m above existing ground level.
- Vehicle access to the proposed building platform is as indicated on Appendix 2. Access will be provided via an extension off the existing driveway.
- Any fencing of the proposed boundary shall be with standard post-and-wire.
- A structural landscape treatment is proposed that largely maintains the site in its current state, as per Appendix 2.
 - Confining all gardens and outdoor domestic activities to a specified "curtilage area" around the dwelling (such as lawns, amenity gardens, car parking, paving, decking, play equipment and the like).
 - Maintaining the entire site outside the curtilage area in its current state, including the retention and ongoing maintenance of stands of existing pine, spruce, fir, cypress, macrocarpa and Lombardy Poplar trees. A minimum maintenance height of 7 metres is proposed in relation to these trees; it is also proposed that successional planting is ensured as the trees reach the end of their life. As marked on Appendix 2, the majority of existing trees outside the curtilage area shall be retained, with the exception of those within the proposed driveway, 1 large pine (north of the building platform), and 1 large macrocarpa (SW of the building platform). Four unhealthy conifers will also be removed from the wider residential property (proposed Lot 2) located NW of the proposed building platform. Existing scrub vegetation may be cleared.
 - A stand of amenity trees (maple, oak or ash) is proposed near the site entrance to give privacy to the rear of the proposed building platform.
 - Areas of proposed native shrub planting are located to the north and NW of the proposed building platform (within the wider residential property) to screen the proposed

building platform from Cardrona Valley Road, Tuohys Gully Road and the lowest part of the Snow Farm Access Road, as indicated on Appendix 2. The proposed shrub mix is kanuka dominated.

- Prior to the erection of the dwelling, it is proposed that an arborist assesses the existing trees of the site and reports on advisable pruning and topping. This report will also detail successional tree planting that shall occur in order to ensure that the current degree of vegetative screening of a building continues into the future.
- In summary, the proposal seeks to create one relatively small rural living lot within the existing rural living lot, as indicated on Appendix 2.

LANDSCAPE CHARACTER

- 5 Landscape character has been defined as the “distinct and recognisable pattern of elements in the landscape that make one landscape different from another, rather than better or worse”³. The elements that give any landscape its character are derived both from nature (geomorphology, ecology, hydrology) and from human interaction (roads, buildings, human land uses, elements that have historical or cultural significance).

Existing Landscape Character

- 6 The Cardrona Valley is a well-defined valley that follows the Cardrona River from the saddle between Mount Scott and Mount Hocken down to the open, relatively flat landscape that surrounds Wanaka (the floor of the Wanaka/upper Clutha basin). The valley is also followed by the Crown Range Road that runs from the Wanaka area up the valley and over the Crown Range to meet the Crown Terrace and the Wakatipu Basin.
- 7 The valley is deep-cut and has a flat floor associated with the path of the Cardrona River and its flood plain. This flat floor is up to 700 metres in width in the northern half of the valley but narrows to have no discernible floor in the southern half (approximately south of Cardrona township). The eastern side of the valley is defined by the Criffel/Pisa Ranges that have a large undulating plateau at their top. The western side of the Cardrona Valley is defined by the eastern extreme of the Harris Mountains, being the Crown/Cardrona range of mountains. The peaks of these mountains have a more jagged form. These mountain slopes descend towards the Cardrona Valley in a more variable way than those to the east, and are made up of many interlocking catchments.

³ The Countryside Agency & Scottish Natural Heritage *Landscape Character Assessment: Guidance for England and Scotland* (2002) at 9.

- 8 In terms of ecology; the flat floor of the Cardrona Valley as far south as approximately Cardrona township is dominated by exotic species associated with a farming land use, being mainly pasture grasses and willows. Pasture grasses continue up the walls of the valley to a significant altitude (very approximately 600masl). From here upwards the exotic grasses increasingly give way to native alpine grasses and intermittent grey shrub species. The upper walls of the valley are dominated by these native species. To the south of Cardrona township the valley is increasingly (as one moves south) dominated by the native species mentioned above.

- 9 To an observer travelling up the Cardrona Valley from the north, the aesthetic pattern on the floor of the valley is similar to that of the farming landscape of the Wanaka/upper Clutha basin floor, although it also features the obvious willow-lined watercourse of the Clutha River. To the south of Cardrona township the floor of the valley disappears. An observer in this higher part of the valley landscape feels they are in a more remote and more natural part of the valley.

- 10 The Cardrona Valley has historically been a route between the Wanaka/upper Clutha basin and the Wakatipu basin. It was the first route by which sheep were driven into the Wakatipu by A. H. Duncan in 1860⁴. The journey has historically been an arduous one, hampered by adverse road and weather conditions. The Cardrona Valley Road remains winding, weather-affected and often steep but it is now a well-formed sealed road.

- 11 Settled colonial population coincided with gold mining and a Cardrona community thrived between approximately 1867 and 1876⁵. Today many archaeological sites reflect the gold rush era. The results of large-scale sluicing of the sandstone-rich gravels of the terraces of the Cardrona Valley, as well as areas of colonial tree planting are visible in the landscape today. Following the gold mining years, pastoral farming significantly altered the vegetation of the valley, particularly its northern half, through seasonal burning and other agricultural practices.

- 12 In terms of landscape character, natural patterns and processes are prominent within the Cardrona Valley, particularly its southern half. Rugged, ice-weathered slopes and ridgelines dominate the landform and a tawny grass vegetation cover, which includes relatively intact tussock ecosystems at higher altitudes which dominate the ecology. Cultural patterns are subservient in the upper valley, with scattered fence lines, gates and tracks meaning that a farming use of the land has modified it only slightly. In the lower valley, approximately north of Cardrona township, farming has modified the valley floor more heavily and here

⁴ J. H. Angus, *Aspiring Settlers*, John McIndoe, Dunedin, 1981.

⁵ I. Roxburgh, *Wanaka Story*, Otago Centennial Historical Publications, Dunedin. 1957, Chapter 8.

cultural patterns in the form of improved pasture and considerably more exotic trees compete with nature, with the result that landscape character is less wild and remote. The landform of the valley is easily legible, being relatively straight with long views up and down it, and close, steep walls. This brings a sense of enclosure to all parts of the valley. The upper valley in particular is very representative of the wild, relatively remote, high-country landscape character for which the district is renowned.

- 13 The entire valley is identified as an outstanding natural landscape (ONL) by the PDP and by past decisions of the Environment Court⁶.
- 14 The location of the proposed building platform is shown on Appendix 3 and is:
 - Directly across the Cardrona River from the Mount Cardrona Station Special Zone (MCSSZ) and Backcountry Saddle Expeditions horse trekking operation;
 - 350m south of the the Cardrona Alpine Resort access road and the Cardrona Distillery,
 - Immediately adjacent to the Snow Farm Access Road;
 - Immediately adjacent to the Pisa Alpine Charitable Trust farm buildings and dwelling; and
 - Across Tophys Gully Road from Cardrona Valley Farms Ltd. farm buildings and two dwellings.
- 15 Both the Cardrona Alpine Resort Ski Area and the Snowfarm Ski Area sit within identified areas of Ski Area Sub Zone (SASZ) pursuant to the ODP and PDP. These two areas of SASZ and all of the elements listed in paragraph 14 above sit as individual instances of development within the Cardrona Valley. These affect landscape character in that, individually and collectively, they read as instances of human influence and occupation within a landscape dominated by natural patterns and farming land use. These elements of modification are relatively close together and mean that the part of Cardrona Valley approximately between Boundary Creek and the southern end of Cardrona township has a relatively busy character with recreational activities and human occupation being a significant part.
- 16 The area of proposed Lot 1 is located on flat valley floor and is densely populated with mature conifer trees. It is directly surrounded by proposed Lot 2 on all sides - open paddock to the North and West, trees and an outdoor skating area to the South, and a stream, trees and existing dwelling to the East. Beyond the

⁶ Environment Court decision C124/2003, Wakatipu Environmental Society Incorporated vs. Q.L.D.C.

boundary of proposed Lot 2 are rural living lots and farm-based activities to the north and south. Also to the south is the access road for the Meg Pack Track.

Effects of the activities on Landscape Character

17 Landscape character effects are:⁷

"... the effects of change and development on landscape as a resource. The concern here is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character."

18 Landscape character effects are the effects that an activity may have on the landscape as a resource in its own right; on the characteristics and qualities that make up the landscape rather than on views or visual amenity. Appendix 1 of this report is a table that sets out assessment findings in relation to all of the assessment matters of the ODP that relate to ONLs. Some of these assessment matters relate to landscape character and some of them relate to views and visual amenity. In this section of my report I describe and summarise my findings in relation to landscape character effects. When describing effects, I will use the following hierarchy of adjectives:

- Negligible;
- Very Low;
- Low;
- Moderate;
- High;
- Very High;
- Extreme⁸.

19 A description of the landscape character of the relevant vicinity is set out above. The actual changes to the landscape that will occur as a result of the proposal will ultimately be the addition of a new rural dwelling to the landscape as described above. In relation to landscape character, this will be one instance of additional elements of human modification and occupation.

⁷ Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3rd ed, Routledge, Oxford, 2013) at paragraph 5.1 and Glossary.

⁸ New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management', page 8.

- 20 The township of Cardrona lies 1.5km to the south and west of the proposed building platform, therefore the area of proposed activities is outside the Cardrona township and the Rural Visitor Zone (RVZ). The proposed activities are situated 150m SE of the Cardrona River and within the vicinity of several rural living lots and farming operations along Tuohys Gully Road and the Snow Farm Access Road.
- 21 The tourism operation of Waiorau Homestead will continue as it currently does, albeit that the lot will be subdivided and have an additional dwelling associated with it. Waiorau Homestead as a whole is currently 4ha in area. It is not unusual for a rural living lot this size to contain two dwellings. The proposed location for the building platform is on flat valley floor, surrounded by mature conifer trees that are proposed to be retained, with exception of those indicated on Appendix 2.
- 22 This is a typical location for a dwelling within the Cardrona Valley. While a future dwelling will be an additional element of human occupation in the valley, thereby having a cumulative effect on landscape character, I consider that a dwelling in this location does not discord with existing and expected landscape patterns and uses. It is in keeping with the pattern of the wider landscape in which it sits, which includes a number of rural living properties and dwellings. Traditionally, dwellings within the Cardrona Valley sit on the valley floor and are often clustered together.
- 23 An additional dwelling within an appreciated and valued rural landscape is potentially adverse in terms of landscape character. If it is located such that it significantly competes with or dilutes the traditionally farming-dominated character of the Cardrona Valley, then I consider that it could be considerably adverse. In this particular instance, the additional building platform and its associated mature trees are surrounded by residential rural living properties. In addition to this, the site is located nearby to the urban centre of Cardrona, and is used for human occupation. In this sense, I consider that the new elements will be subsumed by the surrounding farming landscape character and existing landscape features of the site.
- 24 A future dwelling on the proposed building platform will add to the overall human modification of the Cardrona Valley, meaning a cumulative reduction in the influence of natural patterns, relative to human patterns in the valley. However, given the factors set out above, I consider that this cumulative reduction will be of a negligible degree.
- 25 Given that this part of the valley floor is already significantly characterised by human activity and is a small part of the rural and farm-related nature of the vicinity, I consider that any adverse effects of landscape character are negligible.
- 26 The provisions of both the ODP and PDP that relate to ONLs place emphasis on protecting existing landscape character. I consider that in this particular part of the Cardrona Valley (and also in some other parts) one further instance of rural living activity is not inherently contradictory to existing character,

provided that the activity is carefully located and designed so as to be subordinate to a genuinely rural, farming character. I consider that this will be achieved in this case. Farming character will continue to dominate the wider landscape. The incremental increase of human/residential patterns over natural and/or farming patterns will result in an adverse cumulative effect on landscape character of a negligible degree.

VIEWS AND VISUAL AMENITY

27 Visual effects are:

“the effects of change and development on the views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”.⁹

28 The ONL assessment matters of Section 5.4.2.2(2) of the ODP relate, in part, to visual effects. I give comments in relation to these assessment matters in Appendix 1 of this report. In this section of my report I describe and summarise my findings in relation to effects on views and visual amenity.

29 Built form on the proposed building platform, as well as gardens and curtilage activities are aspects of the proposal that may affect views and visual amenity. These elements will potentially be visible from:

- Cardona Valley Road;
- Public land associated with the Cardrona River corridor;
- Snowfarm Access Road;
- Tuohys Gully Road;
- Meg Pack Track;
- Elevated land on the western side of Cardrona Valley; and
- Owners and occupiers of neighbouring properties on Tuohys Gully Road.

Cardrona Valley Road

30 A traveller on Cardona Valley Road experiences a high degree of visual amenity and scenic beauty as they travel up or down the valley. The aesthetics are rugged, wild, dramatic and rural. On the journey through

⁹ Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3rd ed, Routledge, Oxford, 2013) at paragraph 6.1 and Glossary.

the valley, the stretch of road between the stables at the southern end of Cardrona township¹⁰ and approximately Boundary Creek to the north, is the stretch from which most human occupation can be seen. Travelling approximately 2km north from Cardrona (towards Wanaka) access to Waiorau Homestead is gained via Tuohys Gully Road. As a traveller arrives to Tuohys Gully Road the location of the proposed activity is visible; large stands of conifer trees and open paddock dominate the view. It is important to note, when travelling by moving vehicle, the view gained is brief for a passer-by, obtaining a short glimpse of the Waiorau Homestead property as a whole.

- 31 For a northbound traveller, there are some very brief lines-of-sight available to the area from Cardrona Valley Road in the vicinity of Tuohys Gully Road. This visibility is only available intermittently from an approximately 120 metres long stretch of Cardrona Valley Road that is centred on the intersection of Tuohys Gully Road. The proposed building platform is also intermittently visible from an approximately 200 metres long stretch of both Tuohys Gully Road and the Snow Farm Access Road. Views from Cardrona Valley Road are illustrated by photographs #3 and 4 of Appendix 5.
- 32 When travelling in either direction along Cardrona Valley Road, built form and living activity will be difficult to discern due to the dense woodlot of existing conifer trees on the property and the scattered willows along the banks of the Cardrona River. Additionally, views will be very brief and a future dwelling will be seen as being clustered with existing buildings and activity. It will not sit in an undeveloped context. As outlined previously, I consider that some evidence of rural living in this location is not entirely discordant with existing and expected character, hence I do not find that some inconspicuous visibility will adversely affect an observer's amenity in a significant way. I consider that any visual effects are of a very low degree.
- 33 Overall, I consider that the visual amenity experience of a Cardrona Valley Road user will change very little if the current proposal proceeds.

Public land associated with the Cardrona River

- 34 The Cardrona River sits within a corridor of public land that is often approximately 50 metres wide. In the vicinity of the subject site the Cardrona River corridor is unused in any practical sense, although it does connect to Tuohys Gully Road and Cardrona Valley Road via public land connections. The part of the river corridor from which the site is most visible directly adjoins Tuohys Gully Road.
- 35 It may be that in the future this public river corridor is more usable and used than it is now. If it is developed so as to include walking access, a river corridor user would visually experience other existing development

¹⁰ Backcountry Saddles Expeditions, 2416 Cardrona Valley Road.

adjacent to, and within, the site. I consider that, in this scenario, the visibility of parts of a dwelling will add to the overall amount of built elements in the vicinity such that the area has a more occupied and busy (although still rural) appearance. It will still appear as visually interesting and pleasant countryside backed by dramatic mountains. A user of this river corridor in this area sees considerable built form, including the site's existing dwelling and the farm buildings of Pisa Alpine Charitable Trust and Cardrona Valley Farms Ltd., as well as the signage associated with the Snow Farm. In this visual context, I do not consider that a dwelling on the proposed building platform will adversely affect an observer's experience.

Snow Farm and associated access road

- 36 Topography means that elevated land on the eastern side of the Cardrona Valley generally does not gain views of the building platform location. The Snow Farm sits on a large block of land that takes in a considerable area of the eastern side of the Cardrona Valley. This block includes the Snow Farm Access Road and is owned by the Pisa Alpine Charitable Trust. Hence, the land and the road are not public, however, I understand that the Trust allow use of the road by customers of the Snow Farm operation and also by users of the Pisa Conservation area, but at a charge. Access is by vehicle only; the Trust does not allow pedestrian use of the road.
- 37 The very lowest part of the Snow Farm Access Road practically touches the subject site; it is a continuation of Tuohys Gully Road. This part of the Snow Farm Access Road leaves the bridge and then runs beside the adjacent cluster of buildings. Photograph 2 of Appendix 5 illustrates a view from this area. Views from this part of the Snow Farm Access Road are very similar to those available from the nearby part of the Cardrona River corridor, as described above. A future dwelling, enabled by the proposed building platform, will be seen beside the existing dwelling on site and in the context of all existing clustered built form. Snow Farm Access Road users are fully aware of this existing clustered built form. I consider that an additional dwelling in this context, while visible, will be partially screened and visually softened by proposed and existing vegetation. I do not consider it will be degrading to the condition or quality of existing views.
- 38 From some very limited parts of the Snow Farm Access Road that are higher up, above the valley floor, there may be some lines-of-sight to the building platform location. These views also take in a significant area of the floor of the Cardrona Valley and are at a considerable distance. Views from these parts of the Snow Farm Access Road are extremely broad and panoramic. A viewer that focuses on the particular vicinity of the Waiorau Homestead will find it very difficult to observe an increase in built form. I consider that the change to the views will be particularly unassuming. Effects on the visual amenity of a user of these parts of the Snow Farm Access Road user will be of a negligible degree.

Tuohys Gully Road

- 39 Part of Tuohys Gully Road follows the northwestern and western boundaries of the subject site. This part of Tuohys Gully Road serves a carpark that is used for the Meg Pack Track and also accesses the Cardrona Valley Farms Ltd. farm base area and some other rural dwellings. From the section of this road that adjoins the site there will be some visibility of the Lot 1 building platform and a future dwelling on it. Photograph 1 of Appendix 5 illustrates this view. A new building will be seen as additional to the various other dwellings and farm buildings that a viewer on this road currently experiences. I consider that future built form will be considerably softened (in a visual sense) by proposed and existing vegetation and hence will tie in well with its visual context. A viewer in this location is not experiencing an open or unoccupied landscape character. I consider that the visual evidence of the proposed activities that will ultimately arise will not degrade the current amenity that is had.

The Meg Pack Track

- 40 The Meg Pack Track ascends from the bottom of Tuohys Gully to the Meg Saddle and then follows the Roaring Meg south to State Highway 6. The section of this track that ascends Tuohys Gully allows views back towards the Cardrona Valley. The track follows the low floor of Tuohys Gully and hence is enclosed by the gully walls. Therefore, it appears that no built form enabled by the proposed activity will be visible. I consider that development enabled by the proposal will effectively be indiscernible and will not affect views or visual amenity.

Elevated land on the western side of Cardrona Valley

- 41 The elevated land on the western side of the valley access road affords views across the Cardrona Valley. Viewing areas include parts of the Cardrona Alpine Resort Ski Area and its access road, parts of the Mount Cardrona Station Special Zone (MCSSZ) and other elevated areas of private land. Views of this sort that include the area of the proposed development are available from land which is steep, rugged, unoccupied, mountainside country. It is likely to be used infrequently and only for farming or land management purposes. Exceptions to this are the ski area itself, parts of its access road and the MCSSZ. Visibility of new elements enabled by the current proposal will be insignificant, given the height and maturity of the existing screening vegetation, the context within which the new dwelling will sit and viewing distances involved. From the Activity Areas within the MCSSZ that provide for built development, there will be minimal (if any) ability to view the area of the proposed building platform. Any associated visual effects will be negligible.

Owners and occupiers of neighbouring properties on and adjacent to Tuohys Gully Road

- 42 Neighbouring properties include the following: The Pisa Alpine Charitable Trust (Lots 1 & 3 DP450206) to the north and east, with several farm buildings and a dwelling; Cardrona Valley Farms Ltd. (DP420241) to the south, with several farm buildings and two dwellings; two rural living blocks (Sections 12 & 17, Block 1 Cardrona SD) located SW of the subject site; and the Cardrona Distillery (Lot 1 DP479579) to the north, as indicated on Appendix 4. These properties are located approximately between 100 metres and 600 metres from the boundary of the proposed building platform in this application and all on the southern side of the Cardrona River, as indicated on Appendix 4. From these locations, a dwelling on the proposed building platform will be minimally visible and views will be difficult to obtain. Proposed retention of the majority of conifer trees surrounding the activities will significantly screen the proposed built form from view, as will the proposed native shrub plantings along the boundary. From the closest property, on land owned by the Pisa Charitable Trust, there will be some (considerably filtered) visibility to the proposed built form, as illustrated by the photos on Appendix 5. However, I do not consider that this will have effects on the visual amenity that is currently appreciated to a more than a very low degree.

Summary regarding visual effects

- 43 The proposed activities have been located such that views of the future built form in this location are difficult to obtain. There will be some limited visibility to a future dwelling from Cardrona Valley Road, from locations in close proximity at Tuohys Gully Road, and from the Snow Farm Access Road. When viewed from these locations, the location of proposed activity is visible, however, depending upon the location of the built form, it will be difficult to ascertain and will not be discordant with the current composition of views; therefore I consider effects will be of a very low degree. The existing mature conifer vegetation in the most part screens any views to the proposed building platform and this vegetation will be retained with conditions relating to ongoing successional planting. Additional deciduous shrub and tree planting will further provide significant screening to any built form proposed.

CONCLUSIONS

- 44 The potential effects of the proposed activities have been considered in terms of the Operative District Plan, in particular the provisions that apply to the ONL(DW). The proposal will establish a small rural living lot within an existing rural living lot. Several design controls are proposed, as well as the retention of existing vegetation and successional planting management to ensure future landscape character is unaltered.
- 45 In relation to landscape character, the building platform will provide for a new dwelling that will be well absorbed into existing patterns and accords with the existing environment of the development area. The proposed activity will be well contained and will be surrounded and subsumed by the landscape character

of its context. This particular part of the Cardrona Valley is the most modified and occupied part. Any adverse effect on landscape character will be of a very low degree.

- 46 In relation to visual effects, the proposed activities are particularly well hidden. Only short stretches of Cardrona Valley Road, Tuohys Gully Road and the Snow Farm Access Road allow any views into the relevant area. In these views, the future dwelling will sit in the same vista as existing buildings and be mitigated visually by the design controls and vegetative screening associated with the proposal. The vegetative screening provides a positive effect by increasing the overall amount of native species and wildlife habitat on site. The activities will not significantly degrade the composition or quality of existing views.
- 47 Overall, I consider the proposed development will be appropriate within its surrounds and will not significantly affect the landscape of the Cardrona Valley.

Shannon Baxter, vivian+espie

30th April 2018

APPENDIX 3 - LANDSCAPE ARCHITECT'S PEER REVIEW

Memo

FILE REF: RM180814 – Adams

TO: **Tim Anderson** – Senior Planner, Planning and Development, QLDC

FROM: Kris MacPherson – Registered NZILA Landscape Architect

DATE: 24 August 2018

SUBJECT: **Landscape assessment review**

INTRODUCTION

1. An application has been received to subdivide the property at 2127B Cardrona Valley Road into two lots and establish two building platforms on the lots. The existing property is approximately 4.022Ha in area and is legally known as Lot 1 DP 341711.
2. The site is an irregularly shaped piece of land on relatively flat land within the Cardrona River Valley. On the site there is an existing homestead and ancillary buildings with a driveway and established tree stands.
3. The proposal entails subdividing the site to create two lots. There will be a building platform of 1000m² around the existing homestead (as Lot 2) and a new building platform (988m²) on Lot 1 and right of way driveway to it.
4. The site is zoned Rural General under the Queenstown Lakes District Council Operative District Plan (ODP) within a District Wide Outstanding Natural Landscape (ONL). Under the Proposed District Plan (PDP) the site is also zoned Rural. Overall the proposal to subdivide the land and establish building platforms is a discretionary activity.
5. This memo provides a review of landscape and visual effects assessment of the activity as described in applicant's report; written by Ms S. Baxter of Vivien & Espie Ltd (dated May 2018) and the other supplied documentation.
6. This review evaluates the adequacy of the submitted assessment and specifically addresses the following aspects:
 - i. Whether the assessment methodology is appropriate and robust;
 - ii. Whether the analysis and classification of the landscape context of the site is robust and corresponds to the landscape attributes and values;

- iii. Whether any key issues or considerations have been missed in the assessment;
- iv. Whether the assessment has correctly interpreted the nature and magnitude of visual and landscape effects;
- v. Whether the conclusions of the assessment are credible and justifiable;

ASSESSMENT REVIEW

7. *The assessment methodology* used by Ms Baxter for the assessment is robust and reflects the current best practice of the Landscape Architecture Association of New Zealand.
8. The analysis and classification of the landscape context of the site is clear. I agree with the assessment that generally natural patterns and processes are prominent within the Cardrona Valley but that farming and habitation have modified the area of the valley where the site is located such that it has a less wild and remote landscape character.
9. I also agree that in this portion of the valley there are several recreational and infrastructural activities occurring which make human activity and occupation visible. These include signage, buildings and roads etc. in relatively close proximity to each other.
10. I concur that the entire valley is an outstanding natural landscape (ONL) within the PDP and the ODP assessment is undertaken with this in mind. The physical and visual attributes of the proposed development and the landscape within which it is proposed are comprehensively described and assessed.
11. The proposed controls for activities on the site and within the Lot 1 building platform and curtilage include height, colour, planting designs and the access to both lots. They are adequate and will manage the potential adverse effects such that they will be minimal.
12. *A key issue missed* in this assessment is that no assessment has been done against the Chapter 21 of the PDP. In this case, I consider that the application fits with the outcomes against which an assessment should be made and achieves the outcomes sort by those provisions.
13. *The nature and magnitude of visual and landscape effects* have been correctly interpreted by Ms Baxter in my estimation. There will be no change on the Lot 2 - the existing homestead lot. Although no curtilage for activities is proposed, the position of trees on this lot combines with the topography to support the existing activity arrangement.
14. However I recommend that the current height and footprint of the existing building become the extent of building constraints on this lot. The location of this house is more exposed to views from the road than the building platform on Lot 1. These controls would protect the current visual amenity for the public in the future when the PDP would allow a building of 5m high and 500m².
15. Regarding the proposal on new Lot 1; the change effects for those using public spaces such as tracks and roads, will be minimal. The proposed building platform on Lot 1 is located with an existing mature tree stand. Generally views are at such a distance that the vegetation will mitigate adverse effects from the subdivision. Lot 2 'wraps' around Lot 1 and the existing vegetation on Lot 2 is proposed to be enhanced with additional planting to ensure any residual visual effects are mitigated effectively.
16. Some existing conifers are proposed to be removed on Lot 1 as part of the proposal. This will not increase the exposure of the building platform and potential buildings to views because of the remaining tree stands on the lot.

17. I agree that there is capacity within this landscape to absorb the proposed activity given its location and the existing vegetation on the site.

CONCLUSION

18. In my opinion *the conclusions are credible and justifiable* and that the mitigations and design controls will reduce that potential adverse effects to a very low level within this landscape.

RECOMMENDATION

That building height and footprint controls are placed on the Lot 1 building platform to maintain the current level of amenity in the landscape; should the existing buildings be demolished and new buildings be built in the future prior to consent being granted.

Prepared by:

Kris MacPherson

BLA

Registered NZILA Landscape Architect

Reviewed by:



Helen Mellsop

BLA, BHB, Dip Hort (Distinction)

Registered NZILA Landscape Architect

APPENDIX 4 - ENGINEERING REPORT

ENGINEERING REPORT

TO: Tim Anderson

FROM: Cameron Jones

DATE: 02/11/2018

APPLICATION DETAILS	
REFERENCE	RM180814
APPLICANT	B Adams & K Lockhart Adams
APPLICATION TYPE & DESCRIPTION	Subdivision creating two lots with a building platform around an existing dwelling and create a new platform.
ADDRESS	2127B Cardrona Valley Road, Cardrona
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 341711
SITE AREA	4.022 ha
ACTIVITY STATUS	Discretionary

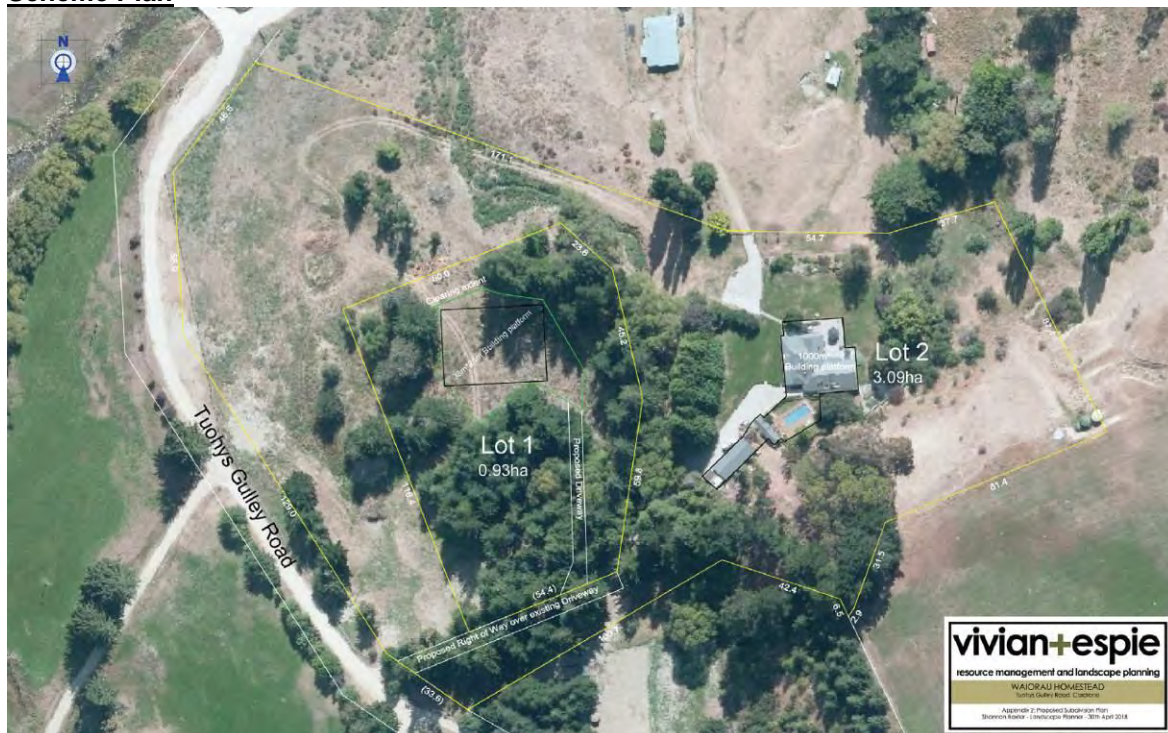
Application	Reference Documents	Documents provided with consent application.
	Previous Relevant Consents	RM010829 (underlying subdivision).
	Date of site visit	26/07/2018

Comments		
	Existing Use	Rural allotment with a lodge.
	Neighbours	Tuohys Gully Road to the west; rural land used for farming and Snow Farm to the other sides.
	Topography/Aspect	Gently to moderately sloping towards the northwest.
	Water Bodies	A creek bisects the site, running north to south.

Location Diagram



Scheme Plan



ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Means of Access	<p><u>Access</u></p> <p>The subject site has direct access onto Tuohys Gully Road, an existing gravel road with a formed width of approximately 5.5m. Tuohys Gully Road leads to three more dwellings, facilities for Tuohys Gully Station, and the trailhead for several public walking tracks. I am satisfied that this formation is appropriate for the environment, and that it can absorb the traffic from one more dwelling without upgrade, as the formation complies with an E2 standard for up to 20 dwelling units.</p> <p>Access to the existing lodge on Lot 2 is via a 120m long gravel driveway with a formed width of approximately 3m. No provision for passing is provided, while the QLDC Land Development and Subdivision Code of Practice requires passing bays every 50m. I recommend a condition that provision for passing be provided in accordance with Council standards.</p> <p>The applicant proposes to construct another driveway to the building platform on Lot 1, from a point approximately 80 metres along the existing driveway. An easement will be provided to enable this. Given the length of the frontage, it would generally be acceptable to leave the formation of the access up to future lot owners. However, given the amount of work required to form the access (levelling the ground and removing trees), I recommend a condition that an access be provided to the building platform prior to 224c certification.</p>	X X
		Vehicle crossing	<p><u>Vehicle crossings</u></p> <p>The site is accessed via an existing vehicle crossing onto Tuohys Gully Road. I am satisfied that this complies with Council requirements for length, sight distances and break over angles. I make no recommendations with regard to the vehicle crossing.</p>	

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks as required to establish an accessway to the proposed building platform and for service trenching.	
		Cut /Fill Volume (m3)	Cut: 120m ³ Fill: 75m ³	
		Total Volume (m3)	195m ³	
		Area Exposed (m2)	Not specified.	
		Max Height Cut/Fill (m)	Max cut: 1.2m Max fill: 0.6m	
		Prox. to Boundary	Given the minor nature of the earthworks and the distances to the boundaries, I am satisfied that they will not result in any adverse effects beyond the lot's boundaries. Regardless, I recommend a condition that no earthworks extend beyond the boundaries.	X

		Prox. to Water	The provided plans show that there are earthworks approximately 8.5m from Tuohys Gully Stream, in breach of Rule 25.5.20 of the proposed District Plan. I recommend an appropriate condition regarding site management for the earthworks.	X
	Stability	Geotech assessment by	Ground Consulting Ltd (GLC)	
		Report reference	' <i>Waiorau Lodge, Tuohys Gully Road, Cardrona. Geotechnical Assessment for a Proposed Rural Dwelling.</i> ' GCL ref R3858-1A, dated 18 March 2018.	
		Report Comment	The report presents the results of several test pits and Scala penetrometer tests, along with recommendations for foundation design and earthworks methodology. I recommend a condition that the earthworks be undertaken in accordance with these recommendations.	X
		Rock breaking	Not required.	
		Rock blasting		
		Preconstruction survey	Not required.	
		Retaining	None proposed, nor anticipated.	
		Recommendations on cut/batter slopes	As per the GCL report.	X
		Fill certification/specific foundation design required	Not required.	
		Engineers supervision	Not required.	
		Uncertified fill covenant	Not required.	
		Schedule 2a Certificate	Not required.	
		Clean fill only	Not required.	
	Site Management	Report reference	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the ' <i>Guide to Earthworks in the Queenstown Lakes District</i> ' brochure.	X
		Specific sedimentation management	Not required.	
		Specific stormwater management		
		Neighbours	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		Traffic management	I am satisfied that traffic management will not be necessary.	
		Construction crossing	Not required.	
		Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X

SERVICES	Existing Services	The existing lodge is provided with water from a spring, and has reticulated power and telecommunications connections. Stormwater and wastewater are disposed of on-site.	
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	Water	Potable	<p>Water is supplied via a spring within the site. The existing spring is taken to be an unsecure water supply according to section 4.5 of the NZ Drinking Water Standards 2005 (Revised 2008) (the DWS). This means that the water supply requires treatment in accordance with Table 10.1 of the DWS, and bacterial testing every 3 months. I recommend a consent notice condition with regard to ensuring compliance with the DWS.</p> <p>The applicant has provided laboratory test results indicating that the water supply currently complies with the NZ Drinking Water Standards. As this could change between the time of application and 224c certification, I recommend a condition that water test results be provided prior to 224c certification.</p> <p>The applicant has provided confirmation (via AR & Associates) that the spring has been used for over 10 years, and that it has never run short of water supply, and that the second header tank has never been utilised. Further, the measured rate of extraction of water on-site was 26.67 litres per minute, giving a daily yield of 38,405 litres. I am satisfied that this demonstrates a continuous supply of greater than 2,100 litres of water per day per lot for the proposed subdivision. I recommend a condition that a minimum of 2,100 litres of water be provided to the building platform on Lot 1 prior to 224c certification.</p>	X
		Fire-fighting	<p>It is understood that the existing lodge is served by two 30,000 litre tanks and an additional 10,000 litre tank. I am satisfied that this is adequate as a reserve for firefighting for the lodge, but no firefighting coupling was seen on site. I therefore recommend a condition that a static firefighting reserve and approved coupling be installed prior to 224c certification. The existing tanks currently have no access and are therefore non-complying in respect to the requirements for firefighting water supply and they are further than 90m from the dwelling's front door. An appropriate condition is recommended to ensure that the firefighting water supply is upgraded to comply with current requirements.</p> <p>I recommend that a consent notice be added to the title for both lots with regard to providing a static firefighting reserve, in accordance with SNZ PAS 4509:2008.</p>	X X
	Effluent Disposal		<p>The existing lodge disposes of wastewater to ground, and I am satisfied that this system would have been appropriately assessed at the time it was installed.</p> <p>The applicant has provided a site and soils assessment prepared by AR & Associates, confirming that on-site wastewater disposal is feasible. I recommend that a consent notice be added to the title for both lots with regard to installing an on-site wastewater treatment and disposal system at the time a dwelling is constructed, in accordance with the recommendations therein.</p>	X
	Stormwater		<p>The applicant has provided a detailed stormwater disposal assessment for the proposed building platform on Lot 1, including indicative designs for either an attenuation/detention system, or a soakage system and bubble-up structure. I recommend that a consent notice condition be registered on the lot's title, that at the time a dwelling is constructed, the stormwater disposal system be designed in accordance with these recommendations.</p>	X

	Power & Telecoms	The applicant has provided letters from Aurora and Chorus, stating that power and telecommunications connections can be provided. I recommend a condition that confirmation of supply to each lot be supplied prior to 224c certification.	X X
	Management Company	While a formal management company is not required, proof as to how the water supply will be managed should be provided to Council prior to 224c certification and I recommend an appropriate condition to this effect.	X

NATURAL HAZARDS	Hazards on or near the site	Council's GIS show that the site is subject to two alluvial fan hazards, and that it is 'possibly susceptible' to liquefaction.	
	Hazard assessment by	Ground Consulting Ltd (GCL)	
	Report reference	<i>'Waiorau Lodge, Tuohys Gully Road, Cardrona. Geotechnical Assessment for a Proposed Rural Dwelling.'</i> GCL ref R3858-1A, dated 18 March 2018. Letter dated 28 August 2018 from Peter Forrest: <i>'Re: Request for Further Information RM180814 – Adams and Lockhart-Adams Liquefaction Potential.'</i>	
	Report on Hazards	The GCL report makes the following assessment of the risk due to the alluvial fans: <i>"The presence of the tailings mounds around the building platform do not appear to have been impacted by flood waters or inundation, suggesting no significant alluvial fan activity since at least the early part of the 20th century.</i> <i>The large terrace behind the existing lodge hosts mature pine trees with no signs of lean or undermining, indicating the area is generally stable.</i> <i>From the field evidence and observations made, the processes that may be active on the alluvial fan are considered very unlikely to impact the property directly."</i> I accept this assessment, and I make no recommendations with regard to the alluvial fans shown on QLDC's GIS. With regard to liquefaction, GCL considers that due to the presence of a dry non-liquefiable crust over the site, the risk due to liquefaction is low. Given that some fine-grained soils were present (in thin horizons), GCL recommends that 800mm of material be removed and recompacted under any future dwelling as a matter of conservatism. I recommend an appropriate consent notice in this regard.	X

PROJECT INFORMATION	Developers Engineering Representative	Required for subdivision works and creation of easements	X
	Notice of commencement	Not required.	
	Traffic Management Plan	Not required.	
	Design Certificates	Not required.	
	Completion Certificates	Not required.	
	As built	Required.	X

TITLES	Consent Notices	The lot is not subject to any consent notices. I recommend new consent notices for both lots with regard to providing a static firefighting water supply, effluent disposal, stormwater disposal, and foundation design (for liquefaction mitigation). These are discussed further in the relevant sections herein.	X
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on title plan	Not required.	
	Building platforms	Digital location on survey plan required.	X
	Amalgamation Condition	Not required.	

DECISION A: 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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

2. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

4. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).
5. 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.
6. No earthworks, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

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

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

8. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The formation of the right of way over Lot 2 and access to the building platform on Lot 1 that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group '*Engineering Drawings Driveway Location*' (Job No. W5510, Sheet 101, dated 10/10/2018) and '*Engineering Drawings Driveway Longsection*' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge on Lot 2. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
- g) In the event that the test results required in Condition 8(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
 - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
 - OR
 - ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180814 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.
- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- j) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.

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

Ongoing Conditions/Consent Notices

9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd 'Site Assessment Report' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
 - i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure
 - c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
 - d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
 - e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
 - f) At the time a residential unit is erected on the lot, the foundation design shall be undertaken in accordance with the recommendations made in the Ground Consulting Limited report and letter submitted with the RM180814 resource consent application (GCL references R3858-1A & L3858-1A, dated 18 March 2018 & 28 August 2018).
 - g) At the time a residential unit is erected on the lot, 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 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

Advice Note:

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

DECISION B: RECOMMENDED LAND USE CONDITIONS FOR BUILDING PLATFORMS

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

General conditions

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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

2. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

3. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

4. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).
5. 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.
6. No earthworks, temporary or permanent, are to breach the boundaries of the site.

New Building Platform to be registered

7. At the time the consent is given effect to, the consent holder shall provide a 'Land Transfer Covenant Plan' showing the location of the approved building platform (as per Patterson Pitts Group plan titled 'Scheme Plan, Lots 1-2 Being Subdivision of Lot 1 DP 341711', Job No. W5510, Revision X, dated X/XX/XXXX). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier XXX and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

Prior to the registration of the building platform on the Computer Freehold Register

8. Prior to the building platform being registered on the Computer Freehold Register, 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 development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the Land Transfer Plan shall be submitted to the Manager of Resource Management Engineering at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The provision of an access way to the existing lodge that comply with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group 'Engineering Drawings Driveway Location' (Job No. W5510, Sheet 101, dated 10/10/2018) and 'Engineering Drawings Driveway Longsection' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) 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 development.
- g) 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 development.
- h) All earthworked and/or exposed areas created as part of the development shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.

Ongoing Conditions/Covenants

- 9. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 for works to be carried out at the time a residential unit is proposed:
 - 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and

Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd '*Site Assessment Report*' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:

- i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
- ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure
- c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) Prior to the occupation of any residential unit on the lot, 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 55,000 litre combination of tanks (or alternative). 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 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 residential units. 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 that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent). 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

Advice Note:

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

Prepared by:



Cameron Jones
LAND DEVELOPMENT ENGINEER

Reviewed by:



Lyn Overton
SENIOR LAND DEVELOPMENT ENGINEER

APPENDIX 5 - OBJECTIVES AND POLICIES

1. District Plan: Relevant Objectives and Policies

Part 4.2: District Wide – Landscape and Visual Amenity

4.2.5 Objective:

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

Policies:

1 Future Development

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

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

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

8. Avoiding Cumulative Degradation

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

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

9. Structures

To preserve the visual coherence of:

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

- promoting the use of local, natural materials in construction.
- (b) visual amenity landscapes
- by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and

17. Land Use

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

Part 4.8: Natural Hazards

Objective 1

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

Policies:

- 1.4 To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.
- 1.5 To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.
- 1.6 To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.
- 1.7 To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.

Part 5.2: Rural Areas

Objective 1 - Character and Landscape Value

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

Policies:

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

Objective 3 - Rural Amenity

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

Policies:

- 3.1 Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.

- 3.2 Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.
- 3.3 To avoid, remedy or mitigate adverse effects of activities located in rural areas.
- ...
- 3.5 Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.

Part 15: Subdivision, Development and Financial Contributions

Objective 1 – Servicing

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

Policies:

[...]

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

[...]

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

Objective 2 - Cost of Services to be Met by Subdividers

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

Policies:

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

- stormwater collection, treatment and disposal;
- trade waste disposal;
- provision of energy;
- provision of telecommunications.

Objective 5 - Amenity Protection

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

Policies:

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

[...]

2. Proposed District Plan: Objectives and Policies

Chapter 3: Strategic Directions

- 3.2.1 *The development of a prosperous, resilient and equitable economy in the District.*

Policies

- 3.2.1.6 *Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.*
- 3.2.1.7 *Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled.*
- 3.2.1.8 *Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.*

- 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.*

- 3.2.5 *The retention of the District's distinctive landscapes.*

Policies

- 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.*

Chapter 6: Landscapes

Policies

- 6.3.4 *Avoid urban subdivision and development 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.*
- 6.3.7 *Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character.*
- 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.*
- 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.*
- 6.3.16 *Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.*

Chapter 21: Rural

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

Policies

- 21.2.1.1 *Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*

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

Chapter 25: Earthworks

- 25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefit from earthworks while being protected from adverse effects.

Policies

- 25.2.21 Subject to Objective 25.2.1, enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:
 - a. Nationally and Regionally Significant Infrastructure;
 - b. tourism infrastructure including the continued operation, and provision for future sensitive development
 - c. of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Wairau Ski Area Sub Zone;
 - d. minimising the risk of natural hazards;
 - e. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and the use and enjoyment of land for recreation, including public walkways and trails.
- 25.2.2.2 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- 25.2.2.3 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
- 25.2.2.4 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.

Chapter 27: Subdivision and Development

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

Policies:

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.*

27.2.5 Infrastructure and services are provided to new subdivisions and developments.

Policies:

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

27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

27.2.5.8 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.*

27.2.5.11 Ensure appropriate stormwater design and management

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.

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.

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

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

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

Policies:

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

APPENDIX 6 - 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 4.1 Risk that natural hazards pose to Otago's communities are minimised.

Objective 4.3 Infrastructure is managed and developed in a sustainable way.

- Objective 4.6 Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago.
- Objective 5.1 Public access to areas of value to the community is maintained or enhanced
- Objective 5.2 Historic heritage resources are recognised and contribute to the region's character and sense of identity.
- 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.
- Objective 5.4 Adverse effects of using and enjoying Otago's natural and physical resources are minimised.

APPENDIX 7 - RECOMMENDED CONSENT CONDITIONS

DECISION A: SUBDIVISION CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following Plans:
 - 'Scheme Plan Lots 1-2 Being Subdivision of Lot 1 DP 341711, Sheet 100 Revision A produced by Patterson Pitts Group dated 08/11/2018
 - 'Engineering Drawings Driveway Location' Sheet 101 produced by Patterson Pitts Group, dated 10/10/18
 - 'Engineering Drawings Earthworks Plan' Sheet 102 produced by Patterson Pitts Group dated 10/10/18'
 - 'Engineering Drawings Driveway Long Section' Sheet 103 produced by Patterson Pitts Group dated 10/10/18
 - 'Structural Landscape Plan' prepared by Vivian+Espie, dated 28/2/2019

stamped as approved on 14 May 2019

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.

Engineering

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

6. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).

7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

To be completed before Council approval of the Survey Plan

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

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

10. 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 Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The formation of the right of way over Lot 2 and access to the building platform on Lot 1 that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group '*Engineering Drawings Driveway Location*' (Job No. W5510, Sheet 101, dated 10/10/2018) and '*Engineering Drawings Driveway Longsection*' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge on Lot 2. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
- g) In the event that the test results required in Condition 10(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
 - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
 - OR
 - ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be

installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180814 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.

- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.

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

- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- j) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.
- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- m) The approved structural landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Ongoing Conditions/Consent Notices

11. 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd '*Site Assessment Report*' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
 - i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure

- c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) At the time a residential unit is erected on the lot, the foundation design shall be undertaken in accordance with the recommendations made in the Ground Consulting Limited report and letter submitted with the RM180814 resource consent application (GCL references R3858-1A & L3858-1A, dated 18 March 2018 & 28 August 2018).
- g) At the time a residential unit is erected on the lot, 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 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- h) The maximum height of any building located on Lots 1 and 2 shall be 4.5m above existing ground level.
- i) Any future residential unit including residential flats and any accessory building(s) shall be contained within the identified building platforms.
- j) All boundary fencing on Lot 1 shall be standard farm fencing of post and wire.
- k) All boundary fencing on Lot 2 shall be standard farm fencing of post and wire or stacked stone consistent with traditional rural elements of these types.
- l) All structural landscape vegetation as shown on the approved structural landscape plan shall be maintained in perpetuity. Should any plant or tree die or become diseased it shall be replaced in the next planting season.
- m) There is to be no exterior lighting on either the north, east or western elevations of any buildings on Lot 1 or within any landscaped areas facing those elevations.

Advice Note:

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

DECISION B: LAND USE CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following Plans:
 - 'Scheme Plan Lots 1-2 Being Subdivision of Lot 1 DP 341711, Sheet 100 Revision A produced by Patterson Pitts Group dated 08/11/2018
 - 'Engineering Drawings Driveway Location' Sheet 101 produced by Patterson Pitts Group, dated 10/10/18
 - 'Engineering Drawings Earthworks Plan' Sheet 102 produced by Patterson Pitts Group dated 10/10/18'
 - 'Engineering Drawings Driveway Long Section' Sheet 103 produced by Patterson Pitts Group dated 10/10/18
 - 'Structural Landscape Plan' prepared by Vivian+Espie

stamped as approved on 14 May 2019

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites and Tuohys Gully Stream remain unaffected from earthworks. 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.

To be monitored throughout earthworks

6. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Ground Consulting Ltd (GCL ref R3858-1A, dated 18 March 2018).

7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

New Building Platform to be registered

9. At the time the consent is given effect to, the consent holder shall provide a 'Land Transfer Covenant Plan' showing the location of the approved building platform (as per Patterson Pitts Group plan titled 'Scheme Plan, Lots 1-2 Being Subdivision of Lot 1 DP 341711', Job No. W5510, Revision X, dated X/XX/XXXX). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier XXX and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

Prior to the registration of the building platform on the Computer Freehold Register

10. Prior to the building platform being registered on the Computer Freehold Register, 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 development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the Land Transfer Plan shall be submitted to the Manager of Resource Management Engineering at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 1 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - d) The provision of an access way to the existing lodge that comply with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice, in accordance with the Paterson Pitts Group 'Engineering Drawings Driveway Location' (Job No. W5510, Sheet 101, dated 10/10/2018) and 'Engineering Drawings Driveway Longsection' (Job No. W5510, Sheet 101, dated 10/10/2018) plans. Provision shall be made for stormwater disposal from the carriageway.
 - e) Domestic water and firefighting storage is to be provided for the existing lodge. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (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 residential units. 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 FENZ 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

- f) 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 development.
- g) 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 development.
- h) All earthworked and/or exposed areas created as part of the development shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.

Ongoing Conditions/Covenants

- 11. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 for works to be carried out at the time a residential unit is proposed:
 - 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 building is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site in accordance with the AR & Associates Ltd '*Site Assessment Report*' (ARAL reference P18-026: R01, dated 18 June 2018). The proposed stormwater system shall be subject to the review Council prior to implementation and shall be installed prior to occupation of the residential unit. This shall include:
- i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results and provided to Council for acceptance prior to installation of the individual soak pit infrastructure.
- c) At the time a residential unit 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 AR & Associates Limited, dated 09/08/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) At the time that a residential unit is erected on the lot, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) Prior to the occupation of any residential unit on the lot, 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 55,000 litre combination of tanks (or alternative). 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 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 residential units. 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 that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of

Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent). 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 residential unit. Given that the proposed residential unit is approximately 23km 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 residential unit.

Landscaping

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

Advice Note:

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

For Your Information

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

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

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

